

GRANT OF MULTI-PURPOSE EASEMENT

Jeannie Brom Messick, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, a Perpetual Multi-Purpose Easement ("Easement") for the use and benefit of Grantee and for the use and benefit of public utilities permitted therein by Grantee, to include the installation, operation, maintenance and repair of said utilities and appurtenances, which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees, grade structures, , on, along, over, under, through and across the following described parcel of land, to wit:

See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference for the legal description and graphic illustration of the Multi-Purpose Easement that is the subject of this instrument.

Being a part of Mesa County Assessor Parcel No.: 2943-174-04-016

TO HAVE AND TO HOLD unto the said Grantee, its successors, assigns and permittees forever, together with the right to enter upon said premises with workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard construction and repair machinery, subject to the terms and conditions contained herein.

The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted. Grantor shall not install within the Easement, or permit the installation within the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other groundcover, without the prior written consent of Grantee. In the event such obstacles are installed in the Easement, Grantee has the right to require Grantor to remove such obstacles from the Easement. If Grantor does not remove such obstacles within thirty (30) calendar days from the date written notice is given by Grantee to Grantor, Grantee may remove such obstacles without any liability or obligation for repair or replacement thereof, and charge Grantor for Grantee's costs for such removal. If Grantee chooses not to remove the obstacles, Grantee shall not be liable for any damage to the obstacles or any other property to which they are attached.

Grantor hereby covenants with Grantee that Grantor has good title to the herein described premises; that Grantor has good and lawful right to grant this Easement; that Grantor shall warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

EXHIBIT A

LEGAL DESCRIPTION

2943-174-04-016

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-25

A fourteen foot (14') wide parcel of land being a portion of the tract of land as described in Reception Number 2708501 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the E 1/4 corner of said Section 17, and assuming the north line of said NE1/4 SE1/4 bears N.89°59'22"W. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SE1/4, N.89°59'22"W., along said north line, a distance of 610.00 feet; thence S.00°01'23"W. a distance of 30.00 feet to the northwest corner of said entire tract; thence along the north line of said entire tract, S.89°59'22"E. a distance of 19.47 feet to the Point of Beginning.

Thence continuing along north line of said entire tract, S.89°59'22"E. a distance of 113.03 feet to the northeast corner of said entire tract; thence along the east line of said entire tract, S.00°01'23"W. a distance of 14.00 feet; thence N.89°59'22"W. a distance of 127.03 feet to a point in the southwesterly line of Right-of-Way Parcel RW-25; thence along the southeasterly line of said Parcel RW-25, N.45°00'00"E. a distance of 19.80 feet to the Point of Beginning.

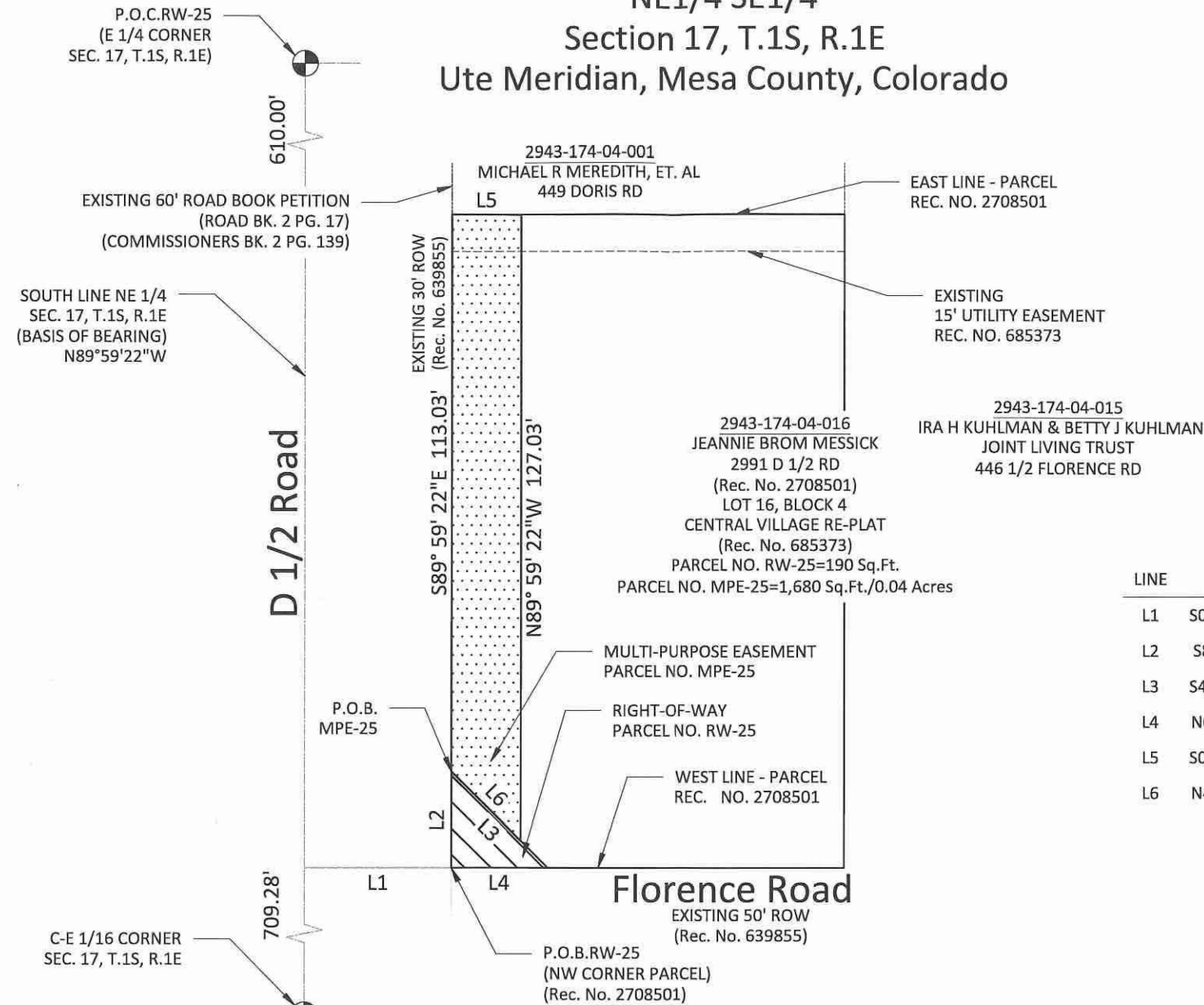
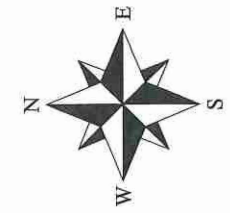
Said Parcel of Land CONTAINING 1680 Square Feet or 0.04 Acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690
Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
Pleasant Grove, UT 84062



EXHIBIT B

Portion of 2943-174-04-016
 Located in a part of the
 NE1/4 SE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, Mesa County, Colorado



Line Table

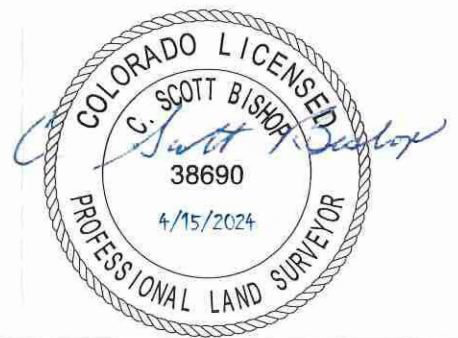
LINE	BEARING	DISTANCE
L1	S00° 01' 23\"W	30.00'
L2	S89° 59' 22\"E	19.47'
L3	S45° 00' 00\"W	27.54'
L4	N00° 01' 23\"E	19.48'
L5	S00° 01' 23\"W	14.00'
L6	N45° 00' 00\"E	19.80'

ABBREVIATIONS

P.O.C.	Point Of Commencement	Rec.	Reception
P.O.B.	Point Of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.Ft.	Square Feet

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: SMB
 DATE: 04-11-2024
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=30'



Joinder and Consent to Easement

Western Rockies Federal Credit Union d/b/a/ Canvas Credit Union, its successors and assigns, with an address of PO Box 5238, Englewood, CO 80155, as the current holder of that certain Deed of Trust granted by Jeannie Brom Messick, dated November 20, 2014, as Nominee for Canvas Credit Union, its successors and assigns, and recorded December 2, 2014 at Reception No. 2708502 in the Office of the Clerk and Recorder of Mesa County, Colorado which encumbers the property described in said Deed of Trust, does hereby consent to the Grant of Multi-Purpose Easement to the City of Grand Junction, Colorado and agrees that said easement shall be superior to the lien of Canvas Credit Union

Signed this 8th day of January 2025.

Canvas Credit Union

By: 

Print Name: Michael Nelson

Title: Director of PSA

STATE OF Colorado

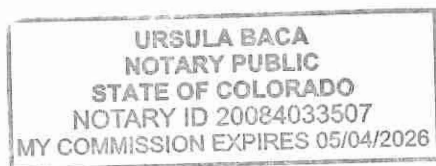
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on this 8th day of January 2025 by Michael Nelson as Director of PSA of Canvas Credit Union


NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: 5/4/2026



Joinder and Consent to Easement

Canvas Credit Union, its successors and assigns, with an address of PO Box 5238, Englewood, CO 80155, as the current holder of that certain Deed of Trust granted by Jeannie Brom Messick, dated November 20, 2014, as Nominee for Canvas Credit Union, its successors and assigns, and recorded December 2, 2014 at Reception No. 2708502 in the Office of the Clerk and Recorder of Mesa County, Colorado which encumbers the property described in said Deed of Trust, does hereby consent to the Grant of Multi-Purpose Easement to the City of Grand Junction, Colorado and agrees that said easement shall be superior to the lien of Canvas Credit Union

Signed this 19th day of December, 2024.

Canvas Credit Union

By: 

Print Name: Michael Nelson

Title: Director of PSA

STATE OF Colorado

COUNTY OF Douglas

The foregoing instrument was acknowledged before me on this 19th day of December 2024 by Nevia Joosten as Loan Operations of Canvas Credit Union


NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: 10/7/28



**CORRECTION
GRANT OF MULTI-PURPOSE EASEMENT**

This Correction Grant of Multi-purpose Easement made this 14th day of April, 2025, by and between **Jessica Brom Messick, Grantor**, whose address is 2991 D ½ Road, Grand Junction, CO 81504, to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501.

The Grantor conveyed to the Grantee the property described below, which is located in Mesa County, Colorado, by warranty deed dated September 19, 2024, which was recorded in the records of the Mesa County Clerk and Recorder on February 24, 2025, with Reception No. 3118047 (the "Original Easement Grant").

The Grantor and the Grantee have discovered that the recorded document had two Exhibit A's for the legal description of the property. The Exhibit A that identifies the legal description by title as a Multi-purpose Easement Parcel No. MPE-25 was the correct legal description. The other Exhibit A describes a parcel for a fee simple interest for a roadway and utility purposes that Grantor granted to Grantee by Warranty Deed and in the Mesa County Clerk and Recorder's records at Reception #3118046 and was included in error. Grantors and Grantee agree, as evidenced by their signatures below, that including two legal descriptions was incorrect and desire to correct the error(s) by Grantor's execution and delivery of this correction deed. Grantor intends the conveyance and correction made by the execution and delivery of this correction deed to be retroactive to and effective as of February 24, 2025, which is the date of delivery of the Original Easement Grant to Grantee which is hereby replaced with this Correction Grant of Multi-purpose Easement.

The Grantors, for the consideration recited in the Original Easement Grant of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration do hereby grant and convey to the Grantee, whose address is 250 N. 5th Street, Grand Junction, CO 81501, a Perpetual Multi-Purpose Easement ("Easement") for the use and benefit of Grantee and for the use and benefit of public utilities permitted therein by Grantee, to include the installation, operation, maintenance and repair of said utilities and appurtenances, which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees, and grade structures on, along, over, under, through and across the following described parcel of land, to wit:

See Exhibit A and Exhibit B attached hereto and incorporated herein by reference for the legal description and graphic illustration of the Multi-Purpose Easement that is the subject of this instrument.

Being a part of Mesa County Assessor Parcel No. 2943-174-04-016 located at 2991 D ½ Road, Grand Junction, CO 81504.

TO HAVE AND TO HOLD unto the said Grantee, its successors, assigns and permittees forever, together with the right to enter upon said premises with workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard construction and repair machinery, subject to the terms and conditions contained herein.

The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not unreasonably interfere with the full use and quiet enjoyment of the rights herein granted. Grantor shall not install within the Easement, or permit the installation within the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other groundcover, without the prior written consent of Grantee. In the event such obstacles are installed in the Easement, Grantee has the right to require Grantor to remove such obstacles from the Easement. If Grantor does not remove such obstacles within thirty (30) calendar days from the date written notice is given by Grantee to Grantor, Grantee may remove such obstacles without any liability or obligation for repair or replacement thereof, and charge Grantor for Grantee's costs for such removal. If Grantee chooses not to remove the obstacles, Grantee shall not be liable for any damage to the obstacles or any other property to which they are attached.

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Said Parcel of Land CONTAINING 1680 Square Feet or 0.04 Acres, more or less, as described.

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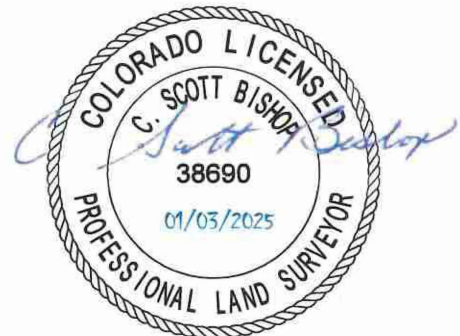
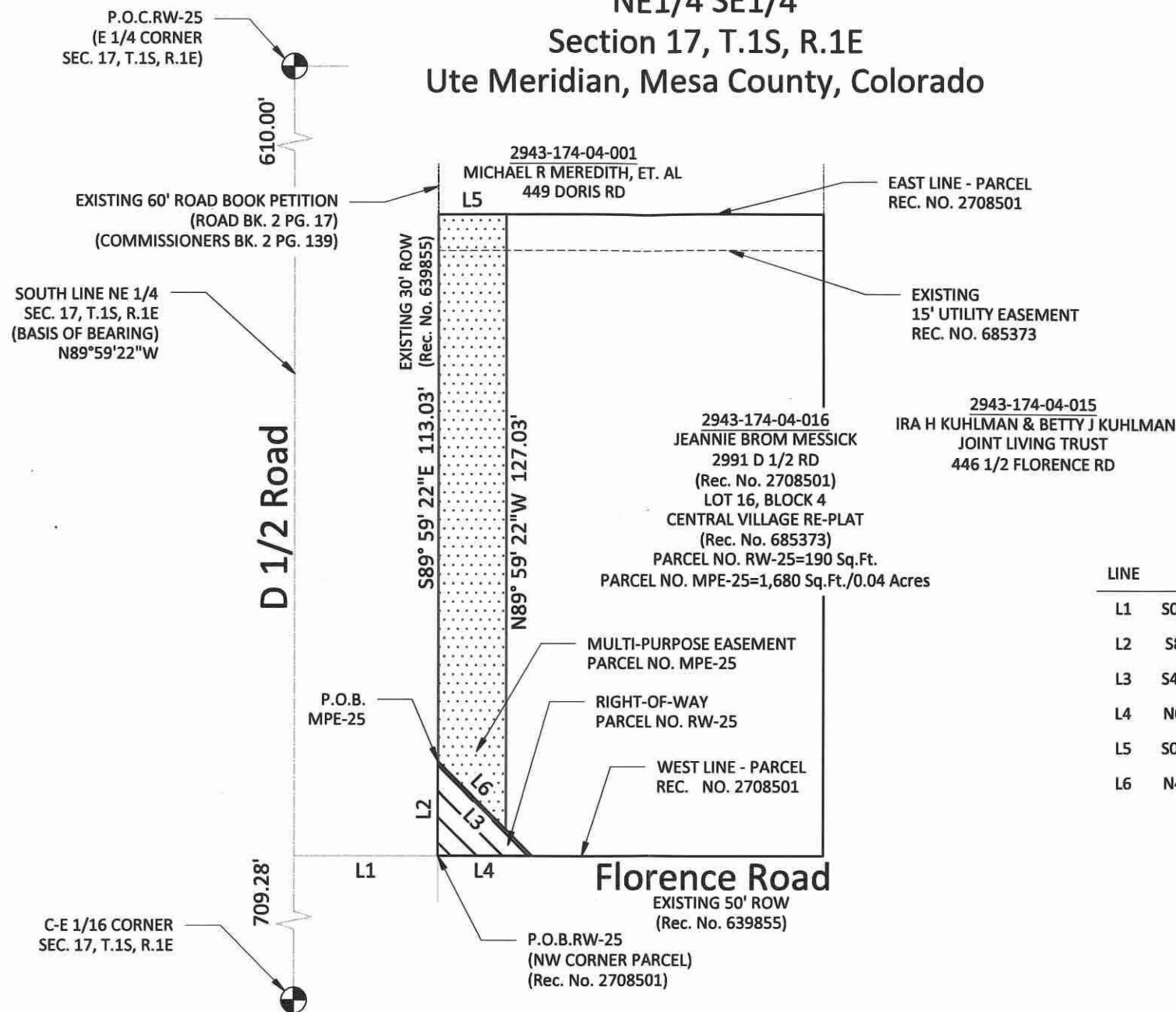
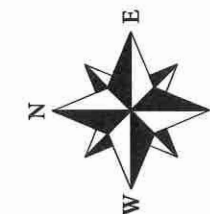


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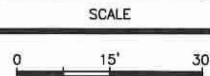
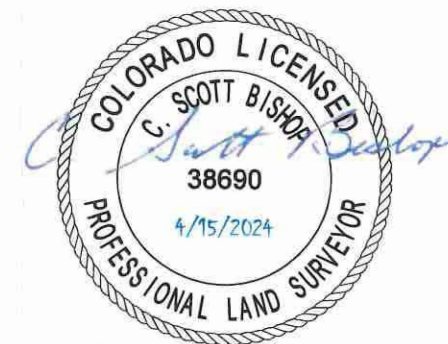
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ENGINEERING & TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 25