

37-F15113-23

## GRANT OF MULTI-PURPOSE EASEMENT



Michael R. Meredith & Nichole M. Meredith, 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. 5<sup>th</sup> 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.: 2943-174-04-001

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.

30-F15113-23

GRANT OF MULTI-PURPOSE EASEMENT

Michael R. Meredith & Nichole M. Meredith, 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. 5<sup>th</sup> 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:

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Being a part of Mesa County Assessor Parcel No.: 2943-174-04-001

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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.

Executed and delivered this 25<sup>th</sup> day of July, 2024.

[Signature]  
Michael R. Meredith

[Signature]  
Nichole M. Meredith

State of Colorado )

County of Mesa )ss

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July, 2024 by Michael R. Meredith & Nichole M. Meredith.

My commission expires May 14, 2027.  
Witness my hand and official seal.

[Signature]  
Notary Public

NICKOLE MOZELL BROWN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154019213  
MY COMMISSION EXPIRES MAY 14, 2027

# EXHIBIT A

## LEGAL DESCRIPTION

2943-174-04-001

### MULTI-PURPOSE EASEMENT PARCEL NO. MPE-26

A fourteen foot (14') wide parcel of land being a portion of an entire tract of land as described in Reception Number 1801731 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 N89°59'22"W. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SE1/4, N89°59'22"W. a distance of 345.00 feet; thence S00°01'23"W. a distance of 30.00 feet to the northeast corner of said entire tract; thence along the north line of said entire tract, N89°59'22"W. a distance of 21.01 feet to the northwest corner of Right-of-Way Parcel RW-26 and the Point of Beginning.

Thence along the southwesterly line of said Parcel RW-26, S45°01'23" E. a distance of 19.80 feet; thence N89°59'22"W. a distance of 125.50 feet to a point in the west line of said entire tract; thence along the west line of said entire tract, N00°01'23"E. a distance of 14.00 feet to the northwest corner of said entire tract; thence along said north line of said entire tract, S89°59'22"E. a distance of 111.49 feet to the Point of Beginning.

Said Parcel of Land CONTAINING 1659 Square Feet or 0.038 Acres, more or less, as described.

Authored by: Ted T Taggart, PLS #37075  
Wasatch Surveying Associates  
288 Vista Valley Dr  
Fruita, CO 81521



# EXHIBIT B

Portion of 2943-174-04-001

Located in a part of the

NE1/4 SE1/4

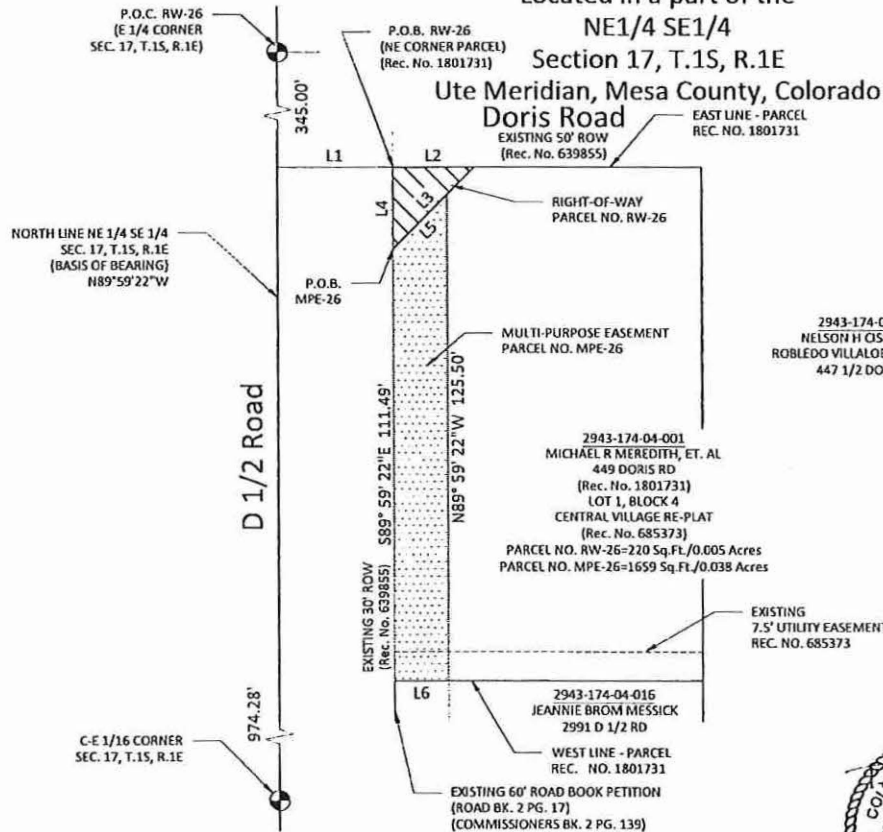
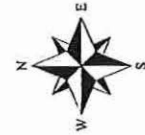
Section 17, T.1S, R.1E

Ute Meridian, Mesa County, Colorado

Doris Road

EXISTING 50' ROW  
(Rec. No. 639855)

EAST LINE - PARCEL  
REC. NO. 1801731



2943-174-04-002  
NELSON H CISNEROS &  
ROBLEDO VILLALOBOS SOCORRO  
447 1/2 DORIS RD

Line Table

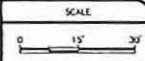
LINE	BEARING	DISTANCE
L1	S00° 01' 23"W	30.00'
L2	S00° 01' 23"W	20.98'
L3	N45° 01' 23"W	29.69'
L4	S89° 59' 22"E	21.01'
L5	S45° 00' 06"E	19.80'
L6	N00° 01' 23"E	14.00'

**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: RLA  
DATE: 05-28-24  
REVIEWED BY: TT  
APPROVED BY: TT  
SCALE: 1"=30'



ENGINEERING &  
TRANSPORTATION  
PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD  
EXHIBIT PARCEL 26