

GRANT OF MULTI-PURPOSE EASEMENT

Garrett Homeowners Association, Inc., a Colorado nonprofit corporation, 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, public sidewalks and trails, 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.: 2945-032-81-000

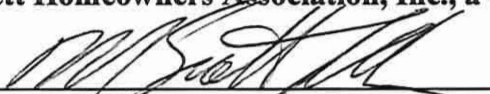
TO HAVE AND TO HOLD unto the said Grantee, its successors, assigns and permittees forever, together with the right to enter upon said premises with workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including 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.

Executed and delivered this 19 day of June, 2025.

Garrett Homeowners Association, Inc., a Colorado nonprofit corporation

By: 
Scott Callas, Manger

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 19 day of June, 2025, by Scott Callas as Manager of Garrett Homeowners Association, Inc. a Colorado nonprofit corporation.

Witness my hand and official seal.

ANNE MARIE OPITZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254017829
MY COMMISSION EXPIRES MAY 13, 2029


Notary Public

EXHIBIT A

2945-032-81-000

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-38

A parcel of land being a portion of Tract C, Garrett Estates Subdivision as recorded at Reception Number 1977755 located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the West Quarter (W1/4) of said Section 3, and assuming the South line of said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 3 bears S89°59'53"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N28°44'22"E, a distance of 91.66 feet to a point on the Northerly Right-of-Way line of Parcel RW-38 and the Point of Beginning;

thence N00°03'04"E, a distance of 15.73 feet; thence Southeasterly, a distance of 220.10 feet along the arc of a 456.34 foot radius curve concave northeasterly through a central angle of 27°38'03" whose chord bears S76°10'07"E, a distance of 217.97 feet to a point on the north line of an existing fourteen foot (14') wide Multi-Purpose Easement as recorded at Reception Number 1977755; thence N89°59'53"W, a distance of 113.80 feet along said north line of said Multi-Purpose Easement to a point on the Northerly Right-of-Way line of Parcel RW-38; thence Northwesterly, a distance of 104.62 feet along the arc of a 470.34 foot radius curve concave northeasterly through a central angle of 12°44'39" whose chord bears N69°36'42"W, a distance of 104.40 feet along said Northerly Right-of-Way line of Parcel RW-38 to the Point of Beginning.

Said Parcel of land CONTAINING 2,013 Square Feet or 0.05 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
 City Surveyor - City of Grand Junction
 244 North 7th Street
 Grand Junction, CO. 81501



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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
B.O.W.	Back of Sidewalk	F#	Filing Number
PSCO	Public Service Company of Colorado		

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.

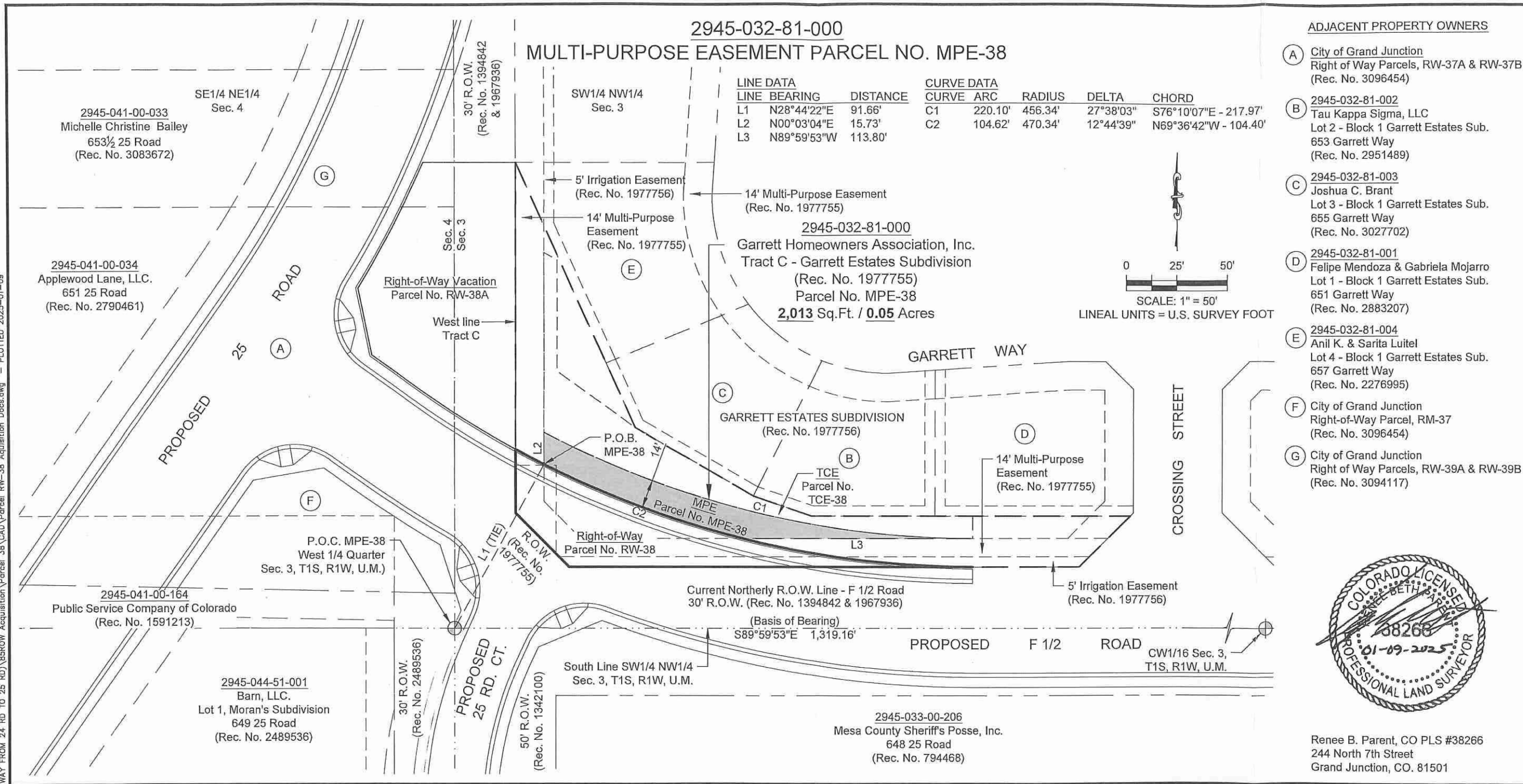
DRAWN BY: NCW
 DATE: 01/09/25
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: _____

Portion of 2945-032-81-000
 Located in a part of the SW1/4 NW1/4
 Section 3, T1S, R1W,
 Ute Meridian, City of Grand Junction
 County of Mesa, State of Colorado



ENGINEERING &
 TRANSPORTATION DEPARTMENT
 PROJECT NO. 207-F210306

EXHIBIT B



Renee B. Parent, CO PLS #38266
 244 North 7th Street
 Grand Junction, CO. 81501

G:\Data\Landpro\F5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Acquisition\Parcel 38\CAD\Parcel RW-38 Acquisition Does.dwg - PLOTTED 2025-01-09

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DRAWN BY: NCW
 DATE: 01/09/25
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: 1" = 50'

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 Section 3, T1S, R1W
 Ute Meridian, City of Grand Junction
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