

## GRANT OF MULTI-PURPOSE EASEMENT

**Chronos Property, LLC, a Colorado Limited Liability Company, 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 Non-Exclusive 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.: 2945-044-71-241  
Being a parcel of land described in Special Warranty Deed, Reception #3075765,  
as recorded in the Mesa County Colorado Clerk and Recorder's records.

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.

*Signatures next page*

Executed and delivered this 20<sup>th</sup> day of February, 20 24.  
**Chronos Property LLC**

By: [Signature]

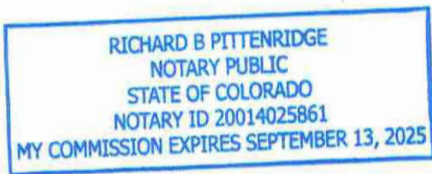
Name: Garrett Davis

Title: Manager

State of Colorado )  
County of Mesa ) ss.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of February, 20 24, by Garrett Davis as Manager of Chronos Property LLC.

Witness my hand and official seal.



[Signature]  
Notary Public

# EXHIBIT A

## LEGAL DESCRIPTION

2945-044-71-241

### MULTI-PURPOSE EASEMENT PARCEL NO. MPE-18

A parcel of land being a portion of Lot 241, Heritage Heights Filing One, same as recorded at Reception Number 2725697 lying in the NE1/4 SE1/4 of Section 4, 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 East Quarter Corner of said Section 4, Whence the South Sixteenth Corner of said Section 4 and 3 bears S00°02'40"W a distance of 1302.72 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, thence S00°02'40"W along the East line of said Northeast Quarter of the Southeast Quarter, a distance of 335.00 feet; thence N89°50'06"W, a distance of 350.41 feet to a point on the North line of said Lot 241, being the Point of Beginning; thence continuing along said North line N89°50'06"W a distance of 13.89 feet to the Northeast corner of Right of Way Parcel RW-18A; thence along the Eastern boundary of said RW-18A S09°53'01"E a distance of 8.57 feet to a point on the Southern boundary line of said Lot 241; thence along said boundary line the following two (2) courses, 1) S54°34'47"E a distance of 225.72 feet, 2) Southeasterly along the arc of a 566.67 foot radius curve concave Southwesterly, a distance of 161.46 feet thru a central of angle of 16°19'31" whose chord bears S46°25'59"E, a distance of 160.92 feet to the most Westerly corner of Right of Way Parcel RW-18B; Thence the following six (6) courses, 1) N52°20'06"E a distance of 10.24 feet to a point on the West line of a 14' Multi-Purpose Easement as described in Reception Number 2725697, 2) N00°02'40"E a distance of 62.73 feet along said West line, 3) Southwesterly along the arc of a 62.00 foot radius non-tangent curve concave Southeasterly, a distance of 50.69 feet thru a central of angle of 46°50'53" whose chord bears S06°02'57"W, a distance of 49.29 feet, 4) S52°20'06"W, a distance of 0.83 feet, 5) Northwesterly along the arc of a 581.57 foot radius curve concave Southwesterly, a distance of 151.62 feet thru a central angle of 14°56'14" whose chord bears N47°06'40"W, a distance of 151.19 feet, 6) N54°34'47"W, a distance of 220.45 feet to the Point of Beginning.

Said Parcel of land CONTAINING 5,797 Square Feet or 0.13 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  
970-256-4003



#### 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.

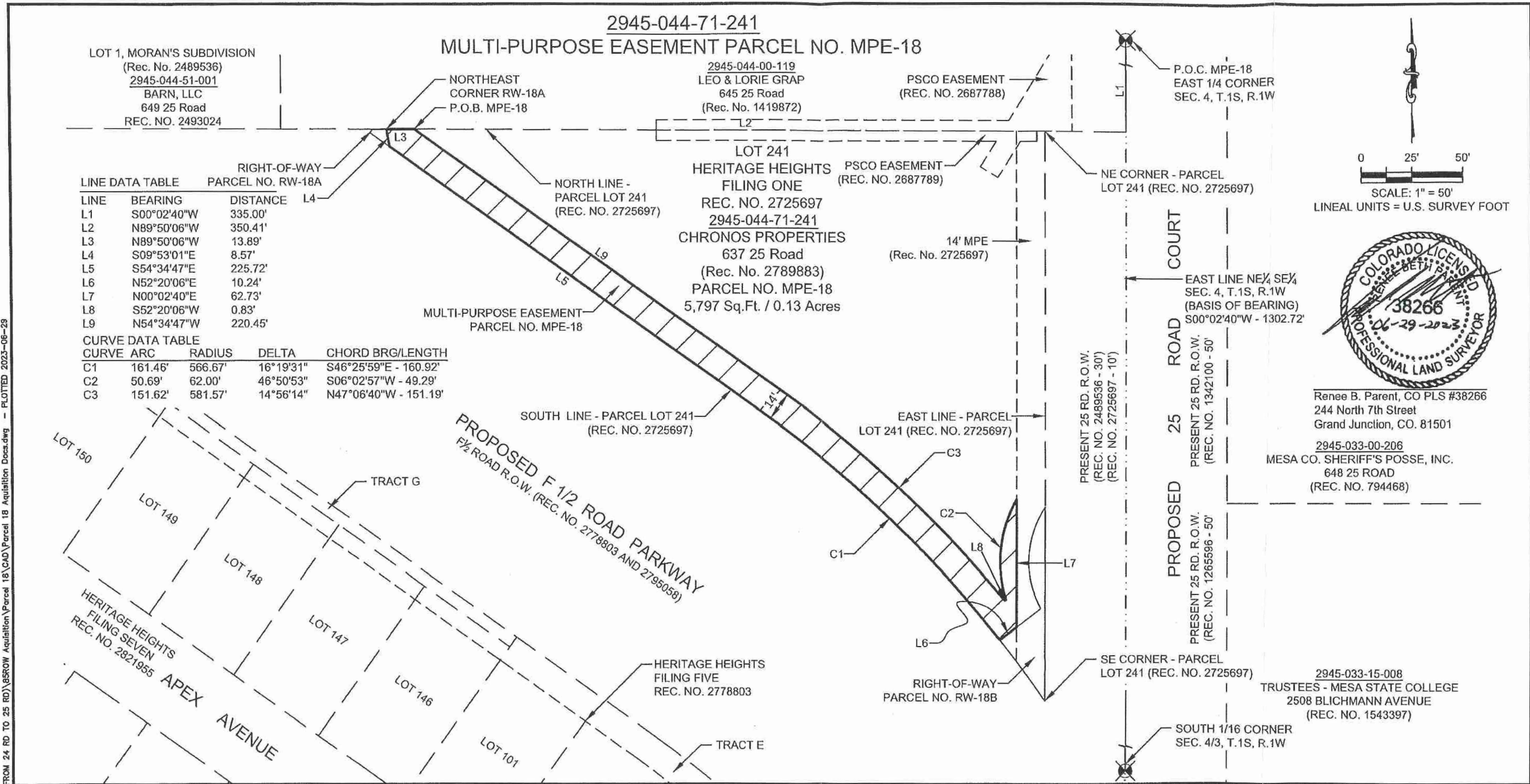
DRAWN BY: MJH  
DATE: 06-28-2023  
REVIEWED BY: RBP  
APPROVED BY: BH  
SCALE: N/A

Portion of 2945-044-71-241  
Located in a part of the NE $\frac{1}{4}$  SE $\frac{1}{4}$   
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

CITY OF  
**Grand Junction**  
COLORADO

PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. 207-F210306

# EXHIBIT B



LOT 1, MORAN'S SUBDIVISION  
(Rec. No. 2489536)  
2945-044-51-001  
BARN, LLC  
649 25 Road  
REC. NO. 2493024

## 2945-044-71-241 MULTI-PURPOSE EASEMENT PARCEL NO. MPE-18

2945-044-00-119  
LEO & LORIE GRAP  
645 25 Road  
(Rec. No. 1419872)

PSCO EASEMENT  
(REC. NO. 2687788)

P.O.C. MPE-18  
EAST 1/4 CORNER  
SEC. 4, T.1S, R.1W

LOT 241  
HERITAGE HEIGHTS  
FILING ONE  
REC. NO. 2725697  
2945-044-71-241  
CHRONOS PROPERTIES  
637 25 Road  
(Rec. No. 2789883)  
PARCEL NO. MPE-18  
5,797 Sq.Ft. / 0.13 Acres

PSCO EASEMENT  
(REC. NO. 2687789)

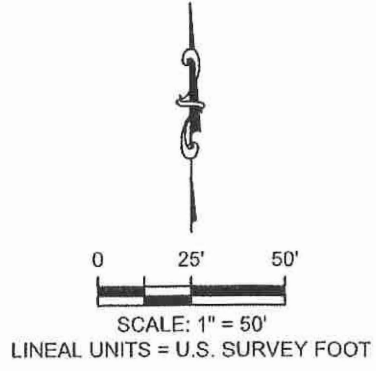
NE CORNER - PARCEL  
LOT 241 (REC. NO. 2725697)

### LINE DATA TABLE

LINE	BEARING	DISTANCE	RIGHT-OF-WAY PARCEL NO. RW-18A
L1	S00°02'40"W	335.00'	
L2	N89°50'06"W	350.41'	
L3	N89°50'06"W	13.89'	
L4	S09°53'01"E	8.57'	
L5	S54°34'47"E	225.72'	
L6	N52°20'06"E	10.24'	
L7	N00°02'40"E	62.73'	
L8	S52°20'06"W	0.83'	
L9	N54°34'47"W	220.45'	

### CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG/LENGTH
C1	161.46'	566.67'	16°19'31"	S46°25'59"E - 160.92'
C2	50.69'	62.00'	46°50'53"	S06°02'57"W - 49.29'
C3	151.62'	581.57'	14°56'14"	N47°06'40"W - 151.19'



Renee B. Parent, CO PLS #38266  
244 North 7th Street  
Grand Junction, CO. 81501  
2945-033-00-206  
MESA CO. SHERIFF'S POSSE, INC.  
648 25 ROAD  
(REC. NO. 794468)

N:\Landscape\F 1/2 ROAD PARKWAY FROM 24 RD TO 25 RD\656ROW Aquation\Parcel 18\CAD\Parcel 18 Aquation Docs.dwg -- PLOTTED 2023-06-23

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DRAWN BY: NCW/MJH  
DATE: 06-28-2023  
REVIEWED BY: RBP  
APPROVED BY: BH  
SCALE: 1" = 50'

Portion of 2945-044-71-241  
Located in a part of the NE 1/4 SE 1/4  
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. 207-F210306