

GRANT OF MULTI-PURPOSE EASEMENT

****This document is being re-recorded to add the Consent of Lien Holder.****

Deborah D. Heidel-Davis, 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, Colorado 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:

MPE-16A – Containing 1,175 square feet (0.03 acres) and more particularly described on 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.

MPE-16B – Containing 1,120 square feet (0.03 acres) and more particularly described on Exhibit "C" and Exhibit "D" 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.

Upon a part of Mesa County Assessor Parcel No.: 2945-044-00-118

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 21st day of February 2024.

GRANTOR:

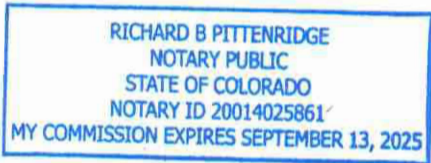
Deborah D. Heidel-Davis
Deborah D. Heidel-Davis

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 21st day of February 2024, by Deborah D. Heidel-Davis.

Witness my hand and official seal.

My commission expires: 9-13-2025



Richard B. Pittenridge
Notary Public

Consent of Lien Holder

Wells Fargo Bank, N.A. ("Lien Holder"), is the current holder of a Deed of Trust dated December 10, 2014 as recorded in Instrument No. 2709702, Book/Page 5671 Pg 359 hereby consents to the grant of the foregoing Grant of Multi-Purpose Easement dated February 21, 2024 and signed by Deborah D. Heidel-Davis, and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold and the same is hereby deemed to be sold subject to said Easement.

SIGNED AND EXECUTED this 18th day of June, 2024.

Wells Fargo Bank, N.A.

By: [Signature] 6-18-2024

Name: Kia Moua

Title: Vice President

State of Minnesota

County of Hennepin

This instrument was acknowledged before me on 6.18.2024 (date) by Kia Moua (name(s) of person(s) as VICE PRESIDENT (type of authority, e.g., officer, trustee, etc.) of Wells Fargo Bank, N.A., a national banking association.

(Stamp)

Katherine Klaire White

Signature of notarial officer

Katherine Klaire White

Notary Public

My commission expires: 01-31-2025



Exhibit A

LEGAL DESCRIPTION

2945-044-00-118
MULTI-PURPOSE EASEMENT PARCEL NO. MPE-16A

A fourteen foot (14') Wide Parcel of land being a portion of the Parcel of land as described in Reception Number 2709701 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 1/4 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, S00°02'40"W along said East line, a distance of 95.00 feet to the Northeast Corner of said Parcel of land described in Reception Number 2709701, thence N89°50'06"W along the North line of said Parcel a distance of 199.84 feet to the Point of Beginning;

thence continuing N89°50'06"W along said North line of said Parcel a distance of 17.14 feet to the Northeast Corner of Parcel RW-16A; thence along the East Line of Parcel RW-16A S35°25'16"W a distance of 69.11 feet to a point on the West line of Parcel of land described in Reception Number 2709701; thence along the along the West line of said Parcel S00°02'40"W a distance of 23.57 feet to the Southwest Corner of Said Parcel; thence along the South line of said parcel S89°50'06"E a distance of 0.43 feet; thence N35°25'16"E a distance of 97.97 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,175 Square Feet or 0.03 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



\\Publicworks-wfs\pww\Doc\Landpro\F.5 ROAD PARKWAY FROM 24 RD TO 25 RD\BESROW Acquisition\Parcel 16\CAD\Parcel 16 Acquisition Docs.dwg - PLOTTED 2022-12-15

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 | 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: MJH
DATE: 12-13-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

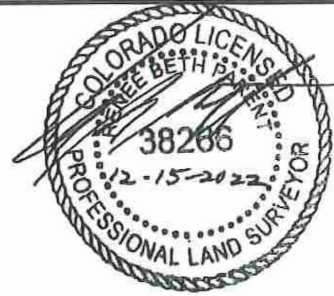
Portion of 2945-044-00-118
Located in a part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

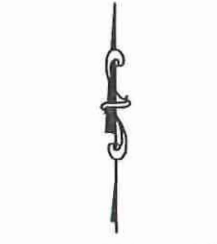
PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

Exhibit B

2945-044-00-118 MULTI-PURPOSE EASEMENT PARCEL NO. MPE-16A

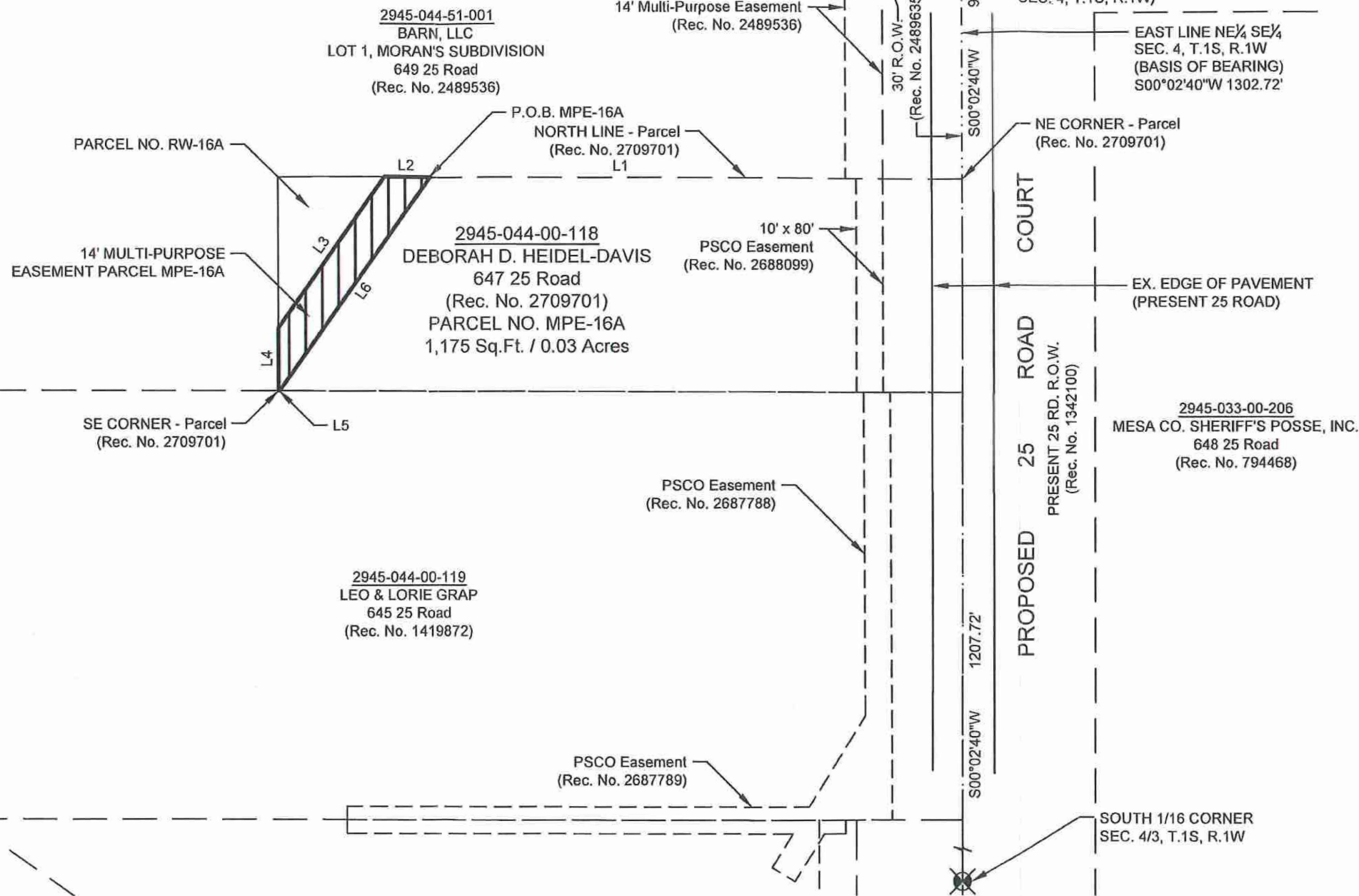


Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501



0 25' 50'
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N89°50'06"W | 199.84' |
| L2 | N89°50'06"W | 17.14' |
| L3 | S35°25'16"W | 69.11' |
| L4 | S00°02'40"W | 23.57' |
| L5 | S89°50'06"E | 0.43' |
| L5 | N35°25'16"E | 97.97' |



\\Publicworks-wfs\vol_data\Landpro\24 RD TO 25 RD\BROW Aquilium\Parcel 16\CAD\Parcel 16 Aquilium Decoding - PLOTTED 2022-12-15

| 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 | F# Filing Number |
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DRAWN BY: MJH
DATE: 12-13-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 50'

Portion of 2945-044-00-118
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-F210308

EXHIBIT C

LEGAL DESCRIPTION

2945-044-00-118

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-16B

A fourteen foot (14') wide Parcel of land being a portion of the land as described in Reception Number 2709701 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 1/4 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, S00°02'40"W along said East line, a distance of 95.00 feet to the Northeast Corner of said Parcel of land described in Reception Number 2709701, said point also being the Northeast Corner of Right-Of-Way Parcel No. RW-16C, thence N89°50'06"W along the North line of said Parcel, a distance of 22.00 feet to the Northwest Corner of Right-Of-Way Parcel Number RW-16B being the Point of Beginning;

thence continuing N89°50'06"W along the North line of said Parcel a distance of 14.00 feet; thence S00°02'40"W a distance of 80.00 feet to a point on the South Line of said Parcel; thence S89°50'06"E along said South line of said Parcel a distance of 14.00 feet to the Southwest Corner of Right-Of-Way Parcel No. RW-16B; thence N00°02'40"E along the West line of said RW-16B a distance of 80.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,120 Square Feet or 0.03 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



\\Publicworks-ws\vol_pw\Data\Landpro\{F:\S ROAD PARKWAY FROM 24 RD TO 25 RD}\65ROW Aquilition\Parcel 16\CAD\Parcel 16 Aquilition Docs.dwg -- PLOTTED 2022-12-15

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 | F# | Filing Number |
| PSCO | Public Service Company of Of Colorado | | |

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DRAWN BY: NCW/MJH
DATE: 12-13-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-044-00-118
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 D

2945-044-00-118 MULTI-PURPOSE EASEMENT PARCEL NO. MPE-16B



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501



0 25' 50'
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N89°50'06"W | 22.00' |
| L2 | N89°50'06"W | 14.00' |
| L3 | S89°50'06"E | 14.00' |

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

14' Multi-Purpose Easement
(Rec. No. 2489536)

P.O.B. MPE-16B
NW COR. RW-16B

NORTH LINE - Parcel
(Rec. No. 2709701)

2945-044-00-118
DEBORAH D. HEIDEL-DAVIS
647 25 Road
(Rec. No. 2709701)
PARCEL NO. MPE-16B
1,120 Sq.Ft. / 0.03 Acres
Overlap with PSCO Easement
1120 Sq.Ft. / 0.03 Acres

10' x 80' PSCO Easement
(Rec. No. 2688099)

14' MULTI-PURPOSE EASEMENT
PARCEL NO. MPE-16B

SOUTH LINE - Parcel
(Rec. No. 2709701)

RIGHT-OF-WAY
PARCEL NO. RW-16C

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

PSCO Easement
(Rec. No. 2687788)

PSCO Easement
(Rec. No. 2687789)

P.O.C. MPE-16B
(EAST 1/4 CORNER
SEC. 4, T.1S, R.1W)

EAST LINE NE $\frac{1}{4}$ SE $\frac{1}{4}$
SEC. 4, T.1S, R.1W
(BASIS OF BEARING)
S00°02'40"W 1302.72'

NE CORNER - Parcel
(Rec. No. 2709701)

EX. EDGE OF PAVEMENT
(PRESENT 25 ROAD)

RIGHT-OF-WAY
PARCEL NO. RW-16C

PROPOSED 25 ROAD
PRESENT 25 RD. R.O.W.
(Rec. No. 1342100)

2945-033-00-206
MESA CO. SHERIFF'S POSSE, INC.
648 25 Road
(Rec. No. 794468)

SOUTH 1/16 CORNER
SEC. 4/3, T.1S, R.1W

PROPOSED F 1/2 ROAD PARKWAY
F $\frac{1}{2}$ ROAD R.O.W. (Rec. No. 2795058)

ABBREVIATIONS

| | | | |
|--------|------------------------------------|------|---------------------------------|
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| P.O.B. | Point of Beginning | No. | Number |
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| SEC. | Section | MPE | Multi-Purpose Easement |
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DATE: 12-13-2022
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SCALE: 1" = 50'

Portion of 2945-044-00-118
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

GRANT OF MULTI-PURPOSE EASEMENT

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Upon a part of Mesa County Assessor Parcel No.: 2945-044-00-118

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.

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