

GRANT OF MULTI-PURPOSE EASEMENT

Eric Jacobson, as to an undivided 16.666% interest, Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00), 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, Grantor's undivided interests in and to 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.: 2701-324-00-092

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 an undivided 16.666 percent of the herein described premises; that Grantor has good and lawful right to grant Grantor's undivided interests in and to this Easement; that Grantor shall warrant and forever defend the title and quiet possession of Grantor's undivided interests against the lawful claims and demands of all persons whomsoever.


1/4/19 em

Executed and delivered this 11th day of November, 2021.

Eric Jacobson as to an undivided 16.666% interest

By:

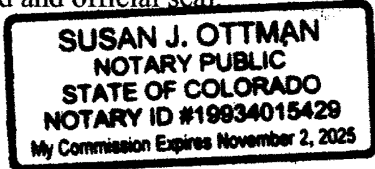
Printed Name: Eric Jacobson

State of Colorado,

County of Mesa) ss.

The foregoing instrument was acknowledged before me this 11th day of November, 2021, by Eric Jacobson.

Witness my hand and official seal



[Signature]
Notary Public
My Commission Expires: 11/2/25

EXHIBIT "A"

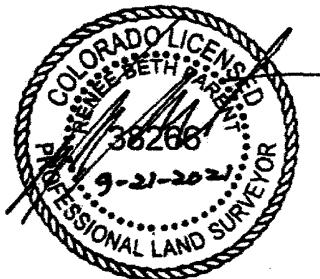
2701-324-00-092
MULTIPURPOSE EASEMENT PARCEL NO. MPE-9

A parcel of land lying in the East 1/2 of the Southeast Quarter (E 1/2 SE 1/4) of Section 32, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being a portion of a parcel of land described in a deed filed under Reception Number 2998804 and being more particularly described as follows:

Commencing at the NE corner of the SE 1/4 said SE 1/4 of Section 32, and assuming the East line of said SE 1/4 SE 1/4 of said Section 32 bears S0°02'59"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°58'21"W along the north line of said SE 1/4 SE 1/4 a distance of 96.04 feet to a point on the west line of Right of Way Parcel No. RW-9 conveyed to the City of Grand Junction by instrument recorded in the office of the Mesa County Clerk and Recorder on November 24, 2021, under Reception No. 3009414 also being the point of beginning; thence along the boundary of said RW-9 for the following three (3) courses: S00°02'53"W a distance of 102.61 feet; S57°32'40"W a distance of 61.33 feet; N89°58'53"W a distance of 17.18 feet; thence N00°02'53"E a distance of 14.00 feet; thence S89°58'53"E a distance of 13.10 feet; thence N57°32'40"E a distance of 49.58 feet; thence N00°02'53"E a distance of 94.30 feet; thence N05°03'20"W a distance of 86.56 feet to the south line of an irrigation easement described in a deed recorded under Reception Number 2409255; thence N86°13'08"E along the south line said irrigation easement a distance of 14.00 feet to the NW Corner of said Parcel No. RW-9; thence S05°03'20"E along the west line of said RW-9 a distance of 86.88 feet to the point of beginning.

CONTAINING 0.08 acres or 3579 Square Feet, more or less, as described.

Authored by: Renee B. Parent, CO LS38266
City Surveyor
City of Grand Junction



ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE

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

H:\Renee\Projects\24 & 6 Road\Legals\Acquisition Legals June 2020

DRAWN BY: R.B.P.
DATE: 09-21-2020
SCALE: NA
APPR BY: LC

Portion of 2701-324-00-092
located in the E 1/2 SE 1/4 OF SECTION 32
T. 1N., R. 1 W., Ute Meridian
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO



EXHIBIT "B"

2701-324-00-092
 MULTIPURPOSE EASEMENT PARCEL NO. MPE-9

15' Irrigation Easement
 Rec. No. 2409255 (CDOT)

2701-324-00-092

Kirsten Jacobson Lerner as to an undivided 66.667% interest individually and as Trustee of the Warren R. Jacobson Revocable Trust, and Eric Jacobson as to an undivided 33.333% interest individually and as Trustee for the Marian Jacobson Living Trust, also known as the Marion Jacobson Living Trust.

Rec. No. 2998804 same as

E $\frac{1}{2}$ SE $\frac{1}{4}$ of Sec. 32, T. 1N., R. 1W. of the Ute Meridian

Excepting the following:

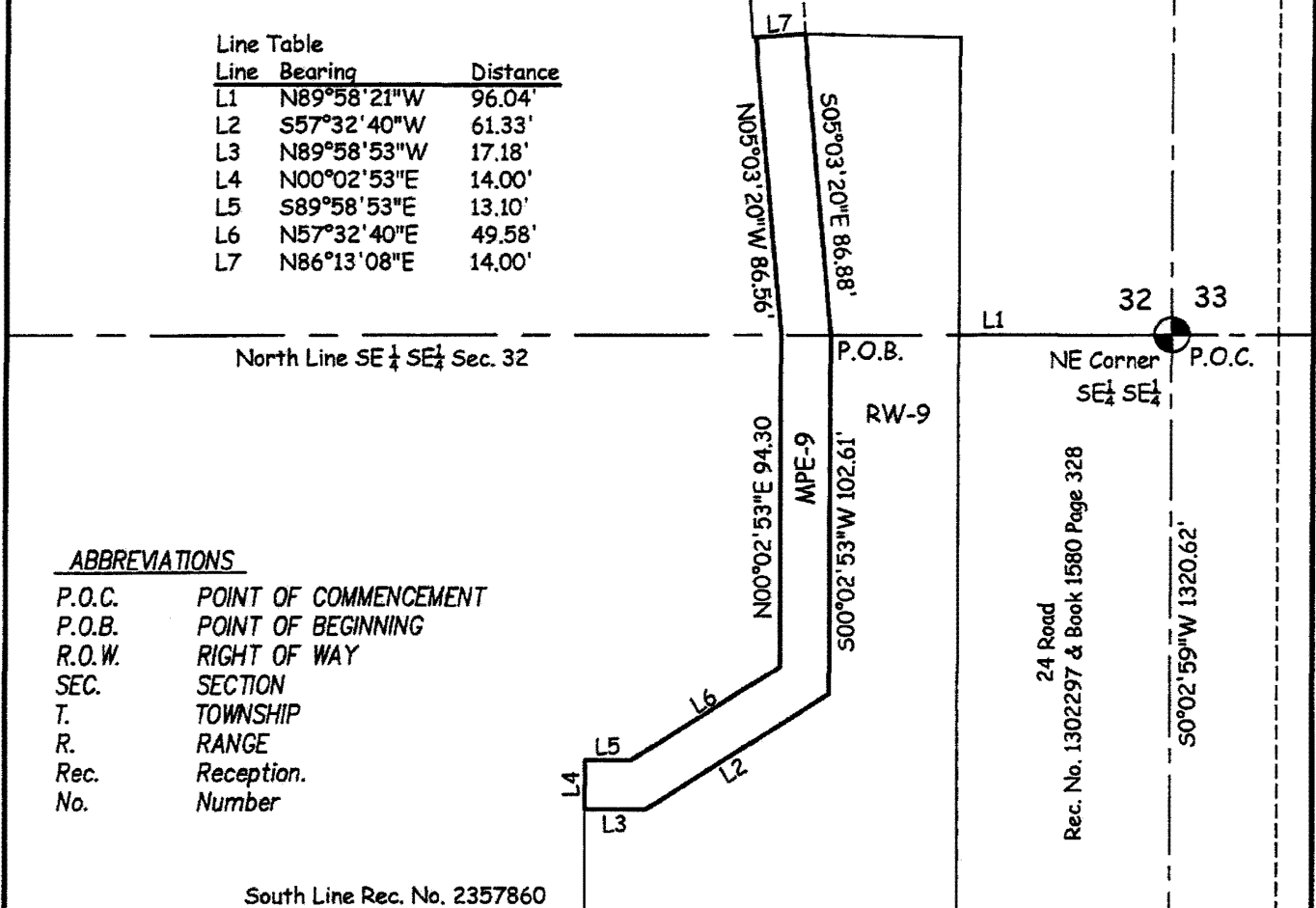
the South 1155 feet, Reception No. 855283 and

Reception No. 2409255

Parcel RW-9 0.28 acres 12315 SF

Line	Bearing	Distance
L1	N89°58'21"W	96.04'
L2	S57°32'40"W	61.33'
L3	N89°58'53"W	17.18'
L4	N00°02'53"E	14.00'
L5	S89°58'53"E	13.10'
L6	N57°32'40"E	49.58'
L7	N86°13'08"E	14.00'

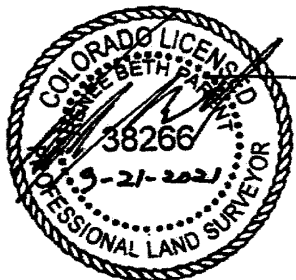
24 Road
 Rec. No. 2409255 & Book 4541 Page 790



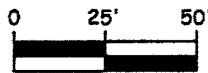
ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- T. TOWNSHIP
- R. RANGE
- Rec. Reception.
- No. Number

2701-324-00-093
 South 1155' of the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Sec. 32, T. 1N., R. 1W.
 Ute Meridian
 except G Road and 24 Road Rights-of-Way



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1 inch = 50 ft.

Lineal Units = U.S. Survey Foot

DRAWN BY: R.B.P.
 DATE: 9-21-2021
 SCALE: 1" = 50'
 APPR. BY: L.G.

Portion of 2701-324-00-092
 located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 32
 T. 1N., R. 1 W., Ute Meridian
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO

