

17B

**GRANT OF MULTI-PURPOSE EASEMENT**

**Leo Grap and Lorie Grap, 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. 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 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 Multi-Purpose Easement MPE-17B that is the subject of this instrument.

Located upon part of Mesa County Assessor Parcel No.: 2945-044-00-119

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.

(INTENTIONALLY LEFT BLANK – SIGNATURE PAGE TO FOLLOW)

Executed and delivered this 24<sup>th</sup> day of May, 2023.

Leo Grap  
Leo Grap

Lorie Grap  
Lorie Grap

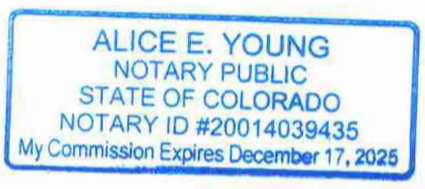
State of Colorado )  
County of Mesa ) ss.

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2023, by Leo Grap and Lorie Grap.

Witness my hand and official seal.

My Commission Expires: 12-17-2025

Alice E Young  
Notary Public



# EXHIBIT A

## LEGAL DESCRIPTION

2945-044-00-119

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-17B

A fourteen foot (14') wide parcel of land being a portion of the land as described in Reception Number 1419872 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, and assuming the East line of said NE1/4 SE1/4 bears S00°02'40"W 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 175.00 feet to the Northeast corner of said land described in Reception Number 1419872; 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 No. RW-17B being the Point of Beginning;

thence along the boundary of said RW-17B for the following one (1) course:  
S00°02'40"W, a distance of 160.00 feet to a point on the South Line of said parcel; thence N89°50'06"W along said South line, a distance of 14.00 feet; thence N00°02'40"E, a distance of 160.00 feet to a point on the North line of said parcel; thence S89°50'06"E along said North Line, a distance of 14.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 2,240 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  
333 West Avenue, Building C  
Grand Junction, CO 81501



N:\Landpro\F5 ROAD PARKWAY FROM 24 RD TO 25 RD)\BROW Acquisition\Parcel 17\CAD\Parcel 17B Acquisition Docs REVISED 4-19-2022.dwg - PLOTTED 2022-04-19

### 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 properly boundary lines.

DRAWN BY: NCW  
DATE: 04-19-2022  
REVIEWED BY: RBP  
APPROVED BY: BH  
SCALE: \_\_\_\_\_

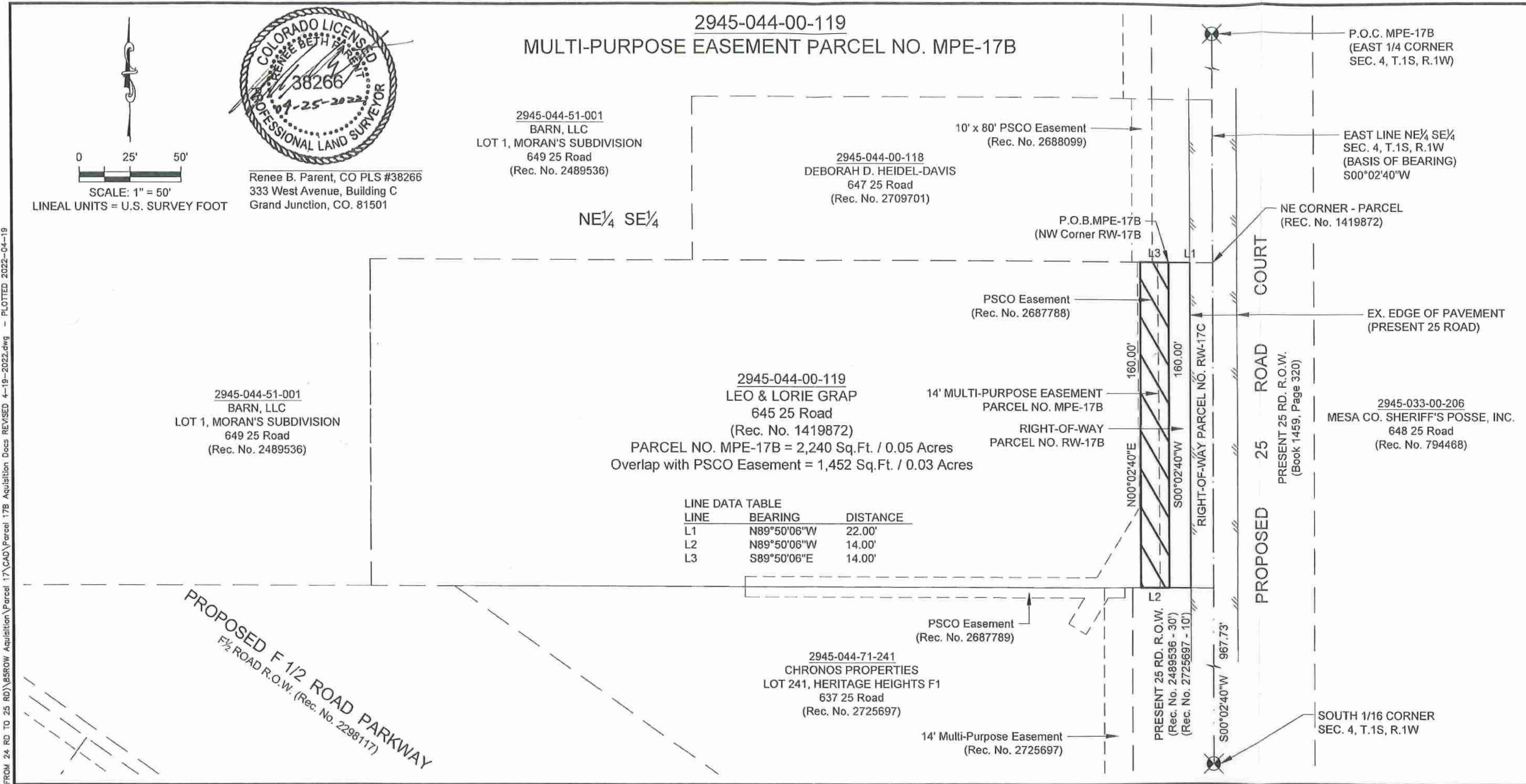
Portion of 2945-044-00-119  
Located in a part of the NE $\frac{1}{4}$  SE $\frac{1}{4}$   
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

**CITY OF**  
**Grand Junction**  
COLORADO

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**PUBLIC WORKS**  
**ENGINEERING DIVISION**  
PROJECT NO. 207-F210306

# EXHIBIT B



**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:** NCW  
**DATE:** 04-19-2022  
**REVIEWED BY:** RBP  
**APPROVED BY:** BH  
**SCALE:** 1" = 50'

Portion of 2945-044-00-119  
 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

**CITY OF**  
**Grand Junction**  
 COLORADO

**PUBLIC WORKS**  
**ENGINEERING DIVISION**  
 PROJECT NO. 207-F210306

N:\Lendro\1\F.S. ROAD PARKWAY FROM 24 RD TO 25 RD)\BSROW Aquisition\Parcel 17\CAD\Parcel 17B Aquisition Docs REVISED 4-19-2022.dwg - PLOTTED 2022-04-19

**JOINER AND CONSENT OF HOLDER/LENDER**  
**OF DEED OF TRUST**

Rocket Mortgage, LLC, a Michigan limited liability company, f/k/a Quicken Loans, LLC, a Michigan limited liability company ("Lender") as holder/lender of a deed of trust from Leo Grap and Lorie Grap, husband and wife, ("Grantor") dated July 22<sup>nd</sup>, 2020 and recorded July 27, 2020 among the real property records of Mesa County, Colorado at Reception No. 2934715 in the Office of Register of Deeds for Mesa County, State of Colorado for the benefit of Lender, hereby joins in the aforesaid Grant of Multi-Purpose Easement ("Easement") for the sole purpose of expressing its consent to the Easement and to binding, subjecting and subordinating the Deed of Trust referenced above and its interest in any portion of the Grantor's property to the terms of the Easement dated 04.19.2022 by and between Grantor and the City of Grand Junction, a Colorado home rule municipality.

Lender: Rocket Mortgage, LLC, a Michigan limited liability company

By: Kassandra Aldrich

Name: Kassandra Aldrich

Title: Assistant Secretary  
of MERS

STATE OF Michigan )

COUNTY OF Wayne ) ss

The foregoing instrument was acknowledged before me this 11 day of May, 2023, by Kassandra Aldrich as Assistant Secretary, of Rocket Mortgage, LLC, a Michigan limited liability company.

Witness my hand and official seal.

My commission expires: 07-11-2028

Annie M Harris  
Notary Public

