

GRANT OF MULTI-PURPOSE EASEMENT

David S. Mundy, 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, 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.

Upon a part of Mesa County Assessor Parcel No.: 2945-042-00-127

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 12th day of July, 2023.

GRANTOR:

David S. Mundy
David S. Mundy

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 12th day of July, 2023, by David S. Mundy.

Witness my hand and official seal.

My commission expires: 9-13-2025

Richard B. Pittenridge
Notary Public

RICHARD B PITTENRIDGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014025861
MY COMMISSION EXPIRES SEPTEMBER 13, 2025

LEGAL DESCRIPTION

2945-042-00-127

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-43

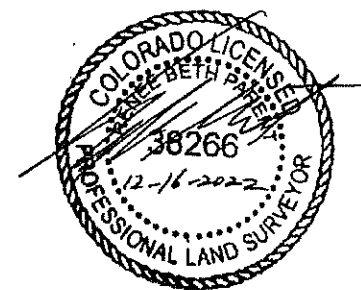
A parcel of land being a portion of the tract of land as described in Reception Number 2615625 located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast (SE) Corner of the said SE1/4 NW1/4 of Section 4, and assuming the East line of said SE1/4 NW1/4 bears N0°01'45"E with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°55'28"W a distance of 30.00 feet to a point on the West Right-of-Way line of 24 1/2 Road as described in Reception Number 838138; thence N0°01'45"E along said West line, a distance of 313.67 feet to the Southeast corner of the said tract of land described in Reception Number 2615625 also being the Southeast Corner of Parcel RW-43; thence S89°55'28"W along the South line of said tract a distance of 26.07 feet to the Southwest Corner of said Parcel RW-43 being the Point of Beginning;

thence along the boundary of said Parcel RW-43 for the following three (3) courses: 1) Northeasterly along the arc of a non-tangent 412.00 foot radius curve concave Easterly, a distance of 9.49 feet thru a central angle of 1°19'12" whose chord bears N07°37'56"E, a distance of 9.49 feet; 2) N08°17'32"E, a distance of 117.49 feet; 3) Northeasterly along the arc of a 764.00 foot radius curve concave Westerly, a distance of 51.59 feet thru a central angle of 3°52'08" whose chord bears N06°21'28"E, a distance of 51.58 feet to the North boundary of said tract; thence S89°55'28"W along the North boundary of the said tract, a distance of 14.04 feet; thence Southwesterly along the arc of a non-tangent 750.00 foot radius curve concave Westerly, a distance of 49.54 feet thru a central angle of 3°47'05" whose chord bears S06°23'59"W, a distance of 49.53 feet; thence S08°17'32"W a distance of 117.49 feet; thence Southwesterly along the arc of a 426.00 foot radius curve concave Easterly, a distance of 11.55 feet thru a central angle of 1°33'10" whose chord bears S07°30'57"W, a distance of 11.55 feet to the South boundary of said tract; thence N89°55'28"E along the said South boundary, a distance of 14.10 feet to the Point of Beginning.

Said Parcel of land CONTAINING 2500 Square Feet or 0.06 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



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
R.	Section	MPE	Multi-Purpose Easement
S.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately		

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.

WRITTEN BY: RBP
DATE: 12-16-2022
REVIEWED BY: CVW
APPROVED BY: BH
SCALE:

Portion of 2945-042-00-127
Located in part of the SE1/4 NW1/4
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

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

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