

GRANT OF MULTI-PURPOSE EASEMENT

WILLIAM G. BURIN AND COLLEEN K. BURIN, Grantor(s), 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.

Being a part of Mesa County Assessor Parcel No.: 2943-294-00-040

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 9 day of July, 2026.

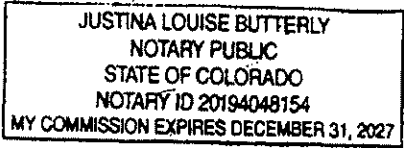
William G. Burin
WILLIAM G. BURIN

Colleen K. Burin
COLLEEN K. BURIN

State of COLORADO)
) ss.
County of MESA)

The foregoing instrument was acknowledged before me this 9 day of July, 2026, by
WILLIAM G. BURIN AND COLLEEN K. BURIN.

Witness my hand and official seal.



[Signature]
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

2943-294-00-040

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-29

A fourteen foot (14') wide parcel of land located in the northeast quarter of the northwest quarter of the southeast quarter of Section 29, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said parcel being part of an entire tract described in Reception No. 2793040, and being more particularly described as follows:

COMMENCING at the East 1/16th corner of said Section 29, and assuming the North line of said northwest quarter of the southeast quarter bears South 89°51'48" West;

THENCE along said North line, South 89°51'48" West 263.98 feet;

THENCE South 00°06'44" East 40.00 feet to the southeast corner of Right-of-Way Parcel RW-29B and the POINT OF BEGINNING.

THENCE along the East line of said entire tract, South 00°06'44" East 14.00 feet;

THENCE South 89°51'48" West 198.01 feet to a point in the West line of said entire tract;

THENCE along said West line, North 00°06'23" West 14.00 feet to the southwest corner of Right-of-Way Parcel RW-29B;

THENCE along the South line of said RW-29B, North 89°51'48" East 198.00 feet to the POINT OF BEGINNING.

The above described area contains 0.06 acre (2,772 sq. ft.) more or less.

Authored by: C. Scott Bishop, PLS #38690

Survey Manager, Horrocks

2161 W. Grove Parkway Suite #100

Pleasant Grove, UT 84062

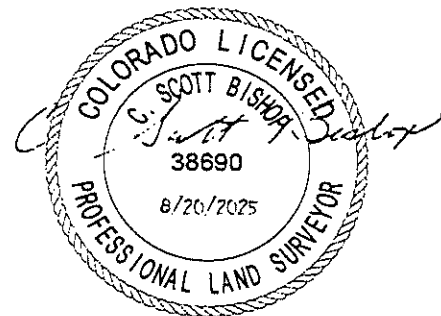


EXHIBIT B

