

# INGRESS AND EGRESS EASEMENT

**City of Grand Junction**, a Colorado home rule municipality, **Grantor**, whose address is 250 N. 5th Street, Grand Junction, CO 81501 for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, 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, an Ingress and Egress Easement to the use and benefit of the Public, including but not limited to Sunshine Polishing Technology Inc to specifically access Lot 5 of the Jarvis Subdivision Filing One, on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 22 and the Northwest Quarter (NW 1/4) of Section 23, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

A 25 foot Ingress/Egress easement the centerline of which is the centerline within the 45 foot Ingress/Egress easement depicted within Lot 8, Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, Public Records of Mesa County, Colorado.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for 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 interests conveyed are easements 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. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features or similar improvements typically located in Easements.

Executed and delivered this 13<sup>th</sup> day of March, 2017.



City of Grand Junction,  
A Colorado Home Rule Municipality

By: Phyllis Norris  
Phyllis Norris  
President of City Council

Attest:

Stephanie Tuin  
Stephanie Tuin,  
City Clerk for the City of Grand Junction

State of Colorado     )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of March, 2017, Phyllis Norris, President of City Council and Stephanie Tuin, City Clerk for the City of Grand Junction.  
My commission expires 07-11-2018.  
Witness my hand and official seal.

Janet Harrell  
Notary Public

JANET HARRELL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20144027406  
My Commission Expires July 11, 2018

**SHEET 1 OF 2**