

GRANT OF EASEMENT – TEMPORARY

Robert L. Sutton and Donald E Sutton and Jerald L. Sutton and William D. Sutton and Roberta A. Wilborn, Grantors, the owner of that certain real property as evidenced by that certain Warranty Deed recorded at Reception No. 2825539, 2825540, 2825541, 2925543 and 2826625 (the Property) and platted as Granite Falls Subdivision (the Plat) as recorded with the Mesa County Clerk and Recorder (the Property), for and in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey, to **The City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns, a temporary easement over the Property as described in the attached Exhibit A, for the purpose of providing a vehicular turnaround area from Knowles Canyon Avenue to Pollack Canyon Avenue, with appropriate surfacing for large, heavy vehicles, including but not limited to fire department vehicles. The easement area shall be constructed and maintained by the Grantors, or by Grantors' successor in interest, at their/its expense. Grantor shall not obstruct or interfere with the use of the easement nor permit any other entity to obstruct or interfere with such use; Grantor shall maintain the paved surface of the easement area free of obstructions, debris, weeds and dangerous conditions at all times.

The easement is required because there is at the time of the granting of the easement insufficient fire access point(s) connecting the subdivision to the public street system in accordance with the Zoning and Development and Fire Codes of the City of Grand Junction. The temporary turnaround access easement shall terminate when sufficient access point(s) to/from the subdivision to an external public street is established and fully constructed in accordance with the City's Zoning and Development Code and the applicable Fire Code, and to the satisfaction of the Grand Junction Fire Department. The parties hereto anticipate that this will be accomplished with the extension of Knowles Canyon Avenue and/or Pollack Canyon Avenue to the south through subsequent phase(s) of the subdivision development, or with the construction of other temporary turnaround areas in the Subdivision, which the parties anticipate will occur with the platting and development of subsequent subdivision filing(s) in accordance with the approved Preliminary Plan for Granite Falls Subdivision.

Executed and delivered this 31 day of May 2018.

Robert L. Sutton

Robert L. Sutton

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 31 day of May 2018, by Robert L. Sutton.

My commission expires 9/15/2018.
Witness my hand and official seal.

T. S. Berry

Notary Public
TAMELA S. BERRY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024029314
My Commission Expires September 15, 2018

Donald E. Sutton

Donald E. Sutton

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 31 day of May 2018, by Donald E. Sutton.

My commission expires 9/15/2018.
Witness my hand and official seal.

T. S. Berry

TAMELA S. BERRY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024029314
My Commission Expires September 15, 2018

Jerald L. Sutton

Jerald L. Sutton

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 31 day of May 2018, by
Jerald L. Sutton.

My commission expires 9/15/2018.
Witness my hand and official seal.

TAMELA S. BERRY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024029314
My Commission Expires September 15, 2018

T. Berry
Notary Public

William D. Sutton

William D. Sutton

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 31 day of May 2018, by
William D. Sutton.

My commission expires 9/15/2018.
Witness my hand and official seal.

TAMELA S. BERRY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024029314
My Commission Expires September 15, 2018

T. Berry
Notary Public

Roberta A. Wilborn

Roberta A. Wilborn

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 31 day of May
2018, by Roberta A. Wilborn.

My commission expires 9/15/2018.
Witness my hand and official seal.

TAMELA S. BERRY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024029314
My Commission Expires September 15, 2018

T. Berry
Notary Public

EXHIBIT A

A Temporary Access Easement located within Lot X of Granite Falls Subdivision, situated in Government Lot 4 of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

Beginning at the southeasterly most angle point on the right of way of Pollock Canyon Avenue as shown on said plat of Granite Falls Subdivision;
Thence along the southerly right of way of said Pollock Canyon Avenue North 89°56'33" East, a distance of 38.24 feet to a point being on a 28.00 foot radius non-tangent curve to the left, whence the radius point bears South 44°53'39" East;
Thence 22.04 feet along the arc of said curve, through a central angle of 45°06'21", with a chord bearing South 22°33'11" West, a distance of 21.48 feet;
Thence South 00°00'00" West tangent to said curve, a distance of 207.37 feet;
Thence 38.26 feet along the arc of a 28.00 foot radius tangent curve to the left, through a central angle of 78°17'42", with a chord bearing South 39°08'51" East, a distance of 35.35 feet to the westerly line of Knowles Canyon Avenue as shown on said plat of Granite Falls Subdivision;
Thence along said westerly line South 01°59'43" East, a distance of 30.80 feet;
Thence South 88°00'17" West, a distance of 25.41 feet;
Thence 43.03 feet along the arc of a 28.02 foot radius non-tangent curve to the right, through a central angle of 88°00'17", with a chord bearing North 45°59'52" West, a distance of 38.93 feet;
Thence North 00°00'00" East, a distance of 259.20 feet to the Point of Beginning.

Containing 0.214 acres, more or less.

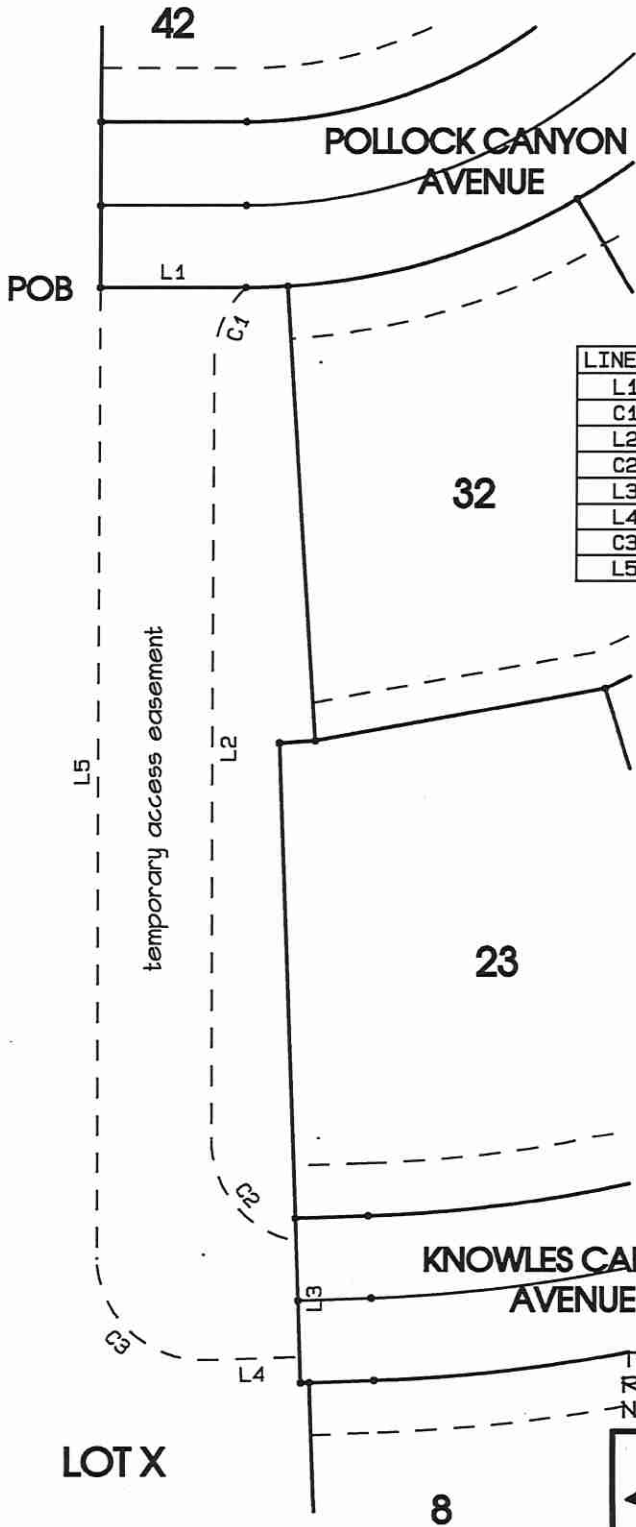
This description was prepared by:
Kenneth Scott Thompson
Colorado P.L.S. 18480
744 Horizon Court - #110
Grand Junction, CO 81506



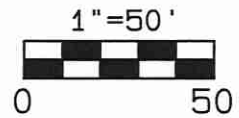
NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

SHEET 3 OF 4

EXHIBIT B Temporary Access Easement



LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
L1	38.24'	N89°56'33"E			
C1	22.04'	S22°33'11"W	28.00'	45°06'21"	21.48'
L2	207.37'	S00°00'00"W			
C2	38.26'	S39°08'51"E	28.00'	78°17'42"	35.35'
L3	30.80'	S01°59'43"E			
L4	25.41'	S88°00'17"W			
C3	43.03'	N45°59'52"W	28.02'	88°00'17"	38.93'
L5	259.20'	N00°00'00"E			



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

RIVERCITY
CONSULTANTS

744 Horizon Ct.
Suite 110
Grand Junction
CO 81506
970-241-4722

Drawn: kst | Checked: akt | May 1, 2018 | Job No. 0208-023

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