

RECEPTION#: 3108528
11/1/2024 1:37:26 PM, 1 of 9
Recording: \$73.00, Doc Fee Exempt
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER



GRANT OF SANITARY SEWER EASEMENT

Peebles DeJarnatt Living Trust dated September 8, 2017, 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**, for the use and benefit of the Lake Road Lift Station, whose address is 250 N. 5th Street, Grand Junction, CO 81501, a Perpetual Easement for the installation, operation, maintenance and repair of sanitary sewer facilities, except installation and maintenance of roadway for ingress and egress, and appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

Parcel 2, see Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference for the legal description and graphic illustration of the Sanitary Sewer Easement that is the subject of this instrument.

Parcel 2A, see Exhibit "C" and Exhibit "D" attached hereto and incorporated herein by reference for the legal description and graphic illustration of the Sanitary Sewer Easement that is the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2945-163-00-286

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns 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.

Grantee shall not construct above-grade structures or improvements within the Easement Area that may impede Grantors ingress or egress to the property.

Grantor shall not perform any act or permit the performance of any act that could be detrimental to Grantee's installation, operation, maintenance and repair of Grantee's sanitary sewer facilities and related appurtenances. In the event Grantor installs or permits the installation of any item, fixture or obstacle that Grantee determines is detrimental to Grantee's installation, operation, maintenance and repair of Grantee's sanitary sewer facilities and related appurtenances, Grantee has the right to require Grantor to remove such item, fixture or obstacle from the Easement. If Grantor does not remove such item, fixture or obstacle, Grantee may remove such item, fixture or obstacle without any liability or obligation for the repair or replacement thereof, and charge the Grantor for Grantee's costs for such removal. If Grantee chooses not to remove the item, fixture or obstacle, Grantee will not be liable for any damage to the item fixture or obstacle 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 claiming the whole or any part thereof, by, through or under Grantor.

Peebles DeJarnatt Living Trust dated September 8, 2017

By: *Randy W. Peebles*
Randy Peebles, Trustee

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 9th day of April, 2024, by Randy Peebles as Trustee of Peebles DeJarnatt Living Trust dated September 8, 2017.

My commission expires: 9-13-2025

Witness my hand and official seal.

Richard B. Pittenridge
Notary Public

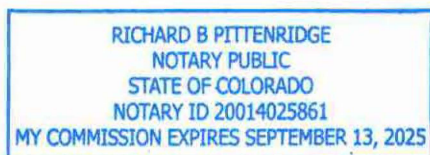


EXHIBIT A

LEGAL DESCRIPTION

2945-163-00-286

SEWER EASEMENT TO THE CITY OF GRAND JUNCTION, SE-2

A Sewer Easement being a portion of Reception Number 2852061 located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 16, 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 Center Quarter Corner of said Section 16, whence the East Quarter Corner of said Section 16 bears N89°02'06"E a distance of 2645.87 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from the said point of commencement S08°26'54"W a distance of 1231.23 feet to a point on the Southwestern boundary of said Reception Number 2852061 being the Point of Beginning; thence along said boundary N50°51'12"W a distance of 193.42 feet; thence the following three (3) courses 1) N84°02'05"E a distance of 16.80 feet 2) N21°29'34"E a distance of 3.81 feet 3) S45°59'42"E a distance of 183.38 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,474 Square Feet or 0.03 Acres, more or less, as described.

Authorized 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	PSCO	Public Service Company Of Colorado

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.

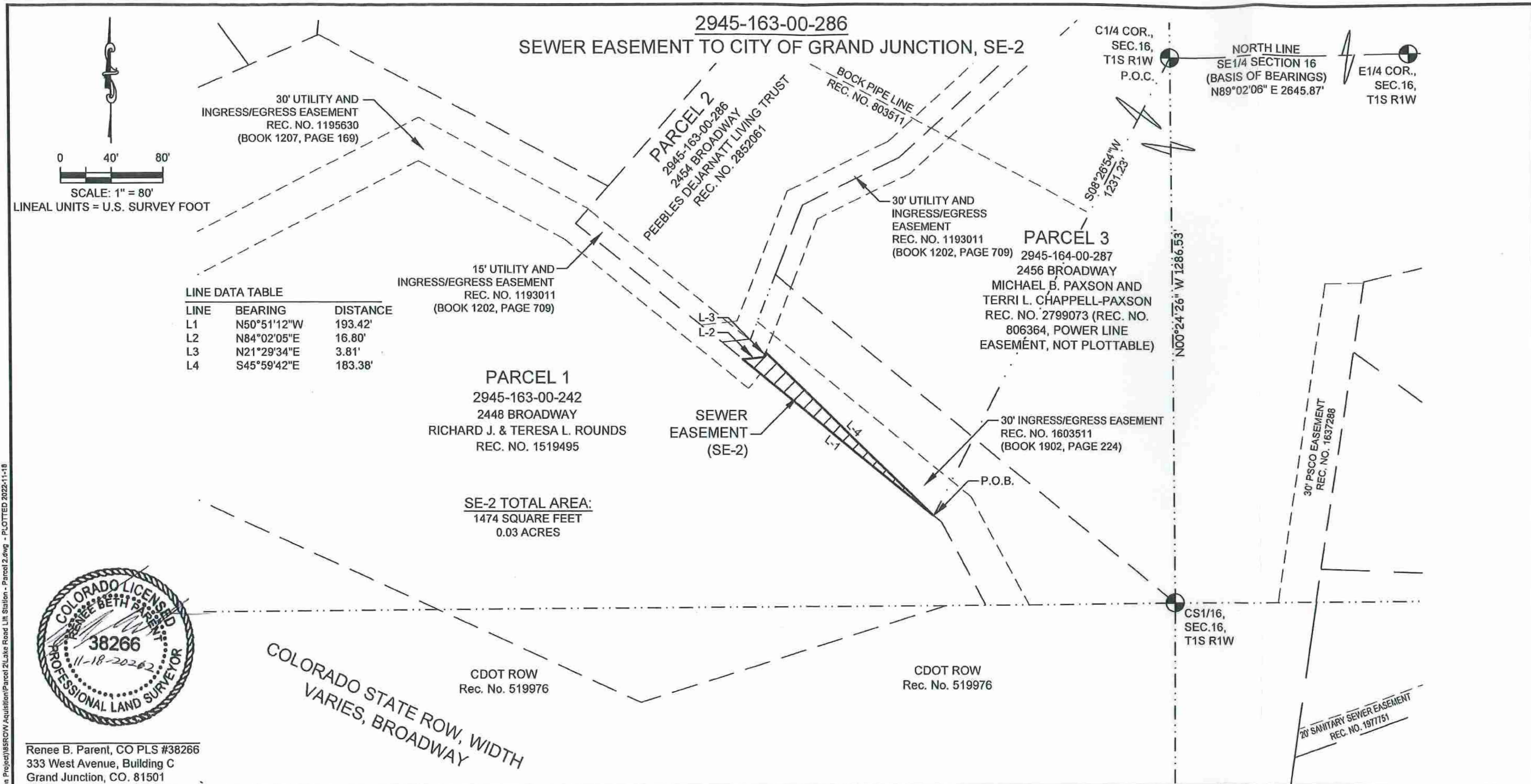
DRAWN BY:	MJH
DATE:	10-27-2022
REVIEWED BY:	RBP
APPROVED BY:	LC
SCALE:	N/A

LAKE ROAD LIFT STATION PROJECT
Located in parts of the NE1/4 SW1/4
Section 16, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 902-F1704

EXHIBIT B



Renee B. Parent, CO PLS #38266
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
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DRAWN BY: MJH
DATE: 10-27-2022
REVIEWED BY: RBP
APPROVED BY: LC
SCALE: 1" = 80'

LAKE ROAD LIFT STATION PROJECT
Located in parts of the NE1/4 SW1/4
Section 16, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 902-1704F

\\Publicworks-wfs\vol_pw\Data\Landproj\902-F1704 (Lake Road Lift Station - Parcel 2 - NEW Aug 2023.dwg - PLOTTED 2023-10-04

LEGAL DESCRIPTION

2945-163-00-286

SEWER EASEMENT TO THE CITY OF GRAND JUNCTION, SE-2A

A Twenty (20') foot wide Sewer Easement being a portion of Reception Number 2852061 located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 16, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 16, whence the East Quarter Corner of said Section 16 bears N89°02'06"E a distance of 2645.87 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from the said point of commencement S12°55'11"W a distance of 690.69 feet to a point on the northwesterly line said Reception Number 2852061 being the Point of Beginning;

thence S55°15'34"W along said Northwesterly line, a distance of 31.40 feet; thence S85°10'41"E, a distance of 50.11 feet; thence N55°20'25"E, a distance of 55.84 feet; thence S55°17'28"E, a distance of 6.79 feet; thence S34°42'34"W, a distance of 351.06 feet to a point on the westerly line of an existing 30 foot Utility and Ingress/Egress easement same as recorded at Reception Number 1193011; thence N64°14'13"E along said westerly line, a distance of 40.58 feet; thence N34°42'34"E, a distance of 335.75 feet; thence N55°17'28"W, distance of 40.63 feet; thence S55°20'25"W, a distance of 62.50 feet; thence N85°10'18"W, a distance of 18.73 feet to the Point of Beginning.

Said easement being 9214 Square Feet or 0.21 Acres more or less as described.

Authored by: Renee B. Parent, CO PLS #38266
 City Surveyor - City of Grand Junction
 244 North 7th Street
 Grand Junction, CO 81501



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
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Sec.	Section	MPE	Multi-Purpose Easement
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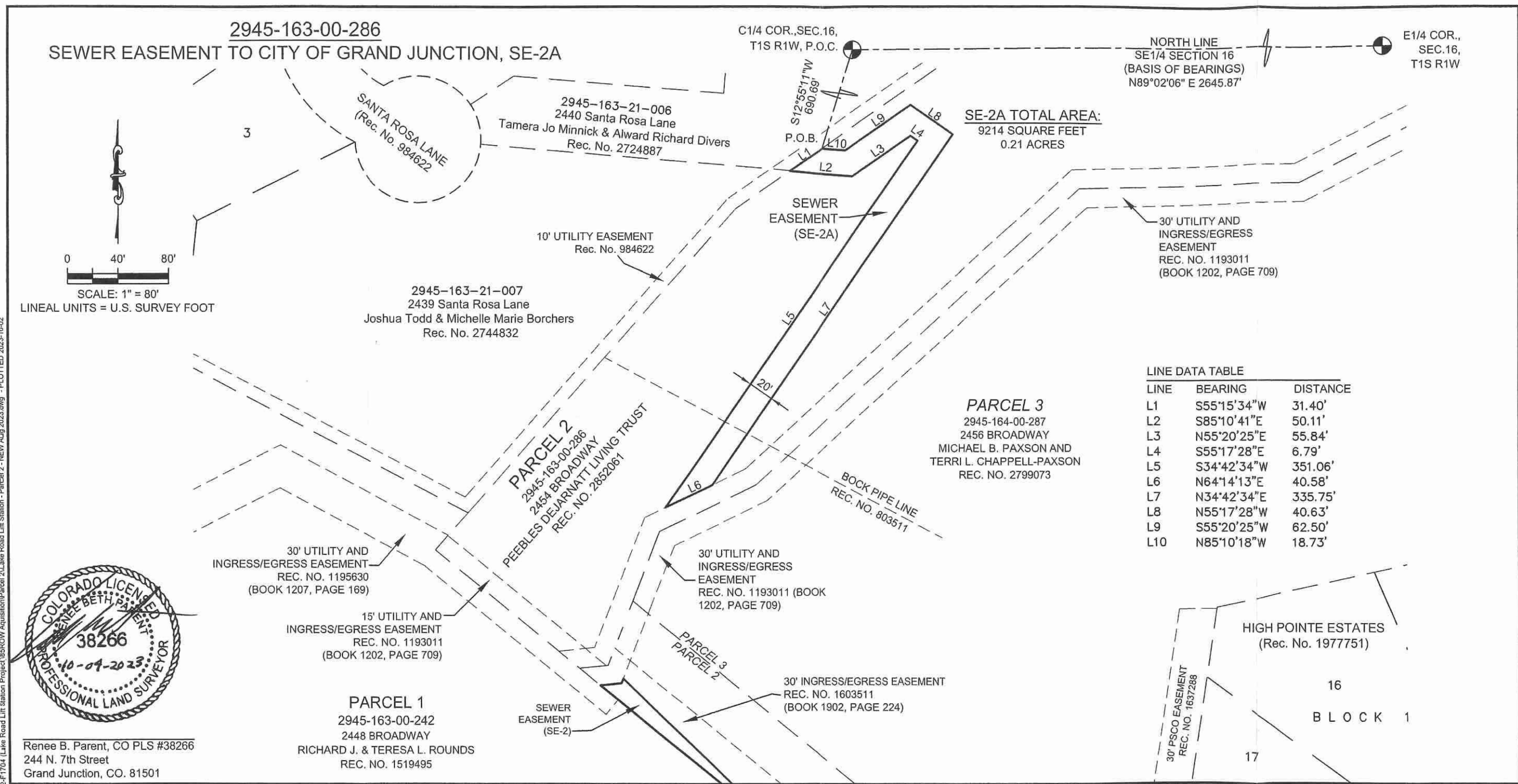
DRAWN BY:	RBP
DATE:	10-02-2023
REVIEWED BY:	RBP
APPROVED BY:	LC
SCALE:	N/A

LAKE ROAD LIFT STATION PROJECT
Located in the NE1/4 SW1/4
Section 16, T.1S, R.1W
Ute Meridian
Mesa County, Colorado



PUBLIC WORKS ENGINEERING DIVISION

EXHIBIT D



\\publicworks-ws\vol_001\land\proj\902-F1704 Lake Road Lift Station Project\902F1704 Lake Road Lift Station Project\Parcel 2 - NEW Aug 2023.dwg - PLOTTED 2023-10-02

Joinder and Consent to Easement

Bank of Colorado, its successors and assigns, with an address of Grand Junction Branch, 200 Grand Avenue, PO Box 968, Grand Junction, Colorado 81501, as the current holder of that certain Deed of Trust granted by Randy Warren Peebles and Marilyn DeJarnatt Peebles, not personally but as Trustees on behalf of Peebles DeJarnatt Living Trust, Dated September 8, 2017, to Bank of Colorado dated April 1, 2020 and recorded April 6, 2020 at Reception No. 2919826 in the Office of the Clerk and Recorder of Mesa County, Colorado which encumbers the property described in said Deed of Trust, does hereby consent to the Grant of Sanitary Sewer Easement to the City of Grand Junction, Colorado and agrees that said easement shall be superior to the lien of Bank of Colorado.

Signed this 19th day of June, 2024.

Bank of Colorado

By: [Signature]

Print Name: David Nelson

Title: Loan Officer VP

STATE OF Colorado

COUNTY OF Mesa

The foregoing instrument was acknowledged before me on this 19th day of June 2024 by David Nelson as Loan Officer VP of Bank of Colorado.

[Signature]
NOTARY PUBLIC

(SEAL)

CINDY M. WOLFE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20164030270
My Commission Expires August 9, 2024

MERS Phone: 1-888-679-6377

(SEAL)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF Ventura)

On October 18, 2024 before me, Carolyn R. Evans, Notary Public
(insert name and title of the officer)

personally appeared Sergio Alarcon,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct,

Witness my hand and official seal.

Signature 
Carolyn R. Evans, Notary Public

(Seal)

