

LANDSCAPE EASEMENT

2515 Patterson Road
GRAND JUNCTION, CO 81505

SCI Colorado Funeral Services, LLC, 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 Landscape Easement ("Easement") for the use and benefit of Grantee and for the use and benefit of public permitted therein by Grantee, to include the installation, maintenance and repair of appurtenances, which may include but are not limited to, irrigation systems, landscaping, trees, and 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 Landscape Easement that is the subject of this instrument.

Being a part of Mesa County Assessor Parcel No.: 2945-102-00-119

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(s) 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(s) 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(s) to remove such obstacles from the Easement. If Grantor(s) does not remove such obstacles within thirty (30) calendar days from the date written notice is given by Grantee to Grantor(s), Grantee may remove such obstacles without any liability or obligation for repair or replacement thereof, and charge Grantor(s) 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(s) hereby covenants with Grantee that Grantor(s) has good title to the herein described premises; that Grantor(s) has good and lawful right to grant this Easement; that Grantor(s) 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 15th day of January, 2026.

SCI Colorado Funeral Services, LLC

By: 

Printed name: Michael L. Decell

Title: Vice President

State of Texas)

) ss.

County of Harris)

The foregoing instrument was acknowledged before me this 15th day of January, 2026, by Michael L. Decell, Vice President.

Witness my hand and official seal.

My Commission Expires: 3-14-2027


Notary Public



EXHIBIT A

PARCEL 2945-102-00-119
LANDSCAPE EASEMENT (LE-14A & LE14-B) TO THE CITY OF GRAND JUNCTION

LEGAL DESCRIPTION (LE-14A)

A landscape easement being a portion of the land described in Reception Number 2809662 located in the northwest quarter (NW1/4) of the northwest quarter (NW1/4) of Section 10, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the northwest corner of said Section 10, whence the West (W1/16) corner on the north line of said Section 10 bears S89°59'38"E, a distance of 1,319.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from the said Point of Commencement S89°59'38"E, a distance of 225.13 feet along the north line of said northwest quarter of Section 10; thence S00°00'22"W, a distance of 63.00 feet to a point on the south line of a parcel of land described at Reception Number 4687; thence S00°05'47"E, a distance of 9.00 feet along the west line of said Reception Number 2809662 to the Point of Beginning;

thence S89°59'38"E, a distance of 104.36 feet; thence S00°00'22"W, a distance of 3.21 feet to an existing fence line; thence N89°45'06"W, a distance of 104.36 feet along said fence line to the west line of said Reception Number 2809662; thence N00°05'47"W, a distance of 2.17 feet along said west line to the Point of Beginning.

Said landscape easement CONTAINING 312 Square Feet or 0.007 Acres, more or less, as described.

LEGAL DESCRIPTION (LE-14B)

A landscape easement being a portion of the land described in Reception Number 2809662 located in the northwest quarter (NW1/4) of the northwest quarter (NW1/4) of Section 10, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the northwest corner of said Section 10, whence the West (W1/16) corner on the north line of said Section 10 bears S89°59'38"E, a distance of 1,319.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from the said Point of Commencement S89°59'38"E, a distance of 553.94 feet along the north line of said northwest quarter of Section 10; thence S00°00'22"W, a distance of 63.00 feet to northeast corner of SWE-14 being a point on the south line of a parcel of land described at Reception Number 4687; thence continuing S00°00'22"W, a distance of 9.00 feet to the Point of Beginning;

thence S89°59'38"E, a distance of 105.68 feet to a point on the west line of Westgate Park No. 2 as described in Reception Number 1119013; thence S00°03'46"E, a distance of 11.00 feet along said west line; thence N89°59'38"W, a distance of 15.00 feet; thence N00°03'46"W, a distance of 6.76 feet to an existing fence line; thence N89°48'49"W, a distance of 90.69 feet along said fence line to the southeast corner of SWE-14; thence N00°00'22"E, a distance of 3.95 feet to the Point of Beginning.

Said landscape easement CONTAINING 536 Square Feet or 0.012 Acres, more or less, as described.

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



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, and is not intended to be used as a means for establishing or verifying property boundary lines.

Located in the NW1/4 of the NW1/4
Section 10, T1S, R1W, Ute Meridian,
City of Grand Junction
County of Mesa, State of Colorado

DRAWN BY: NCW
DATE: 09/22/25
REVIEWED BY: RBP
APPROVED BY: KH
SCALE:

CITY OF
Grand Junction
COLORADO
Engineering & Transportation
Department
244 North 7th Street - Grand Junction, Co. 81501

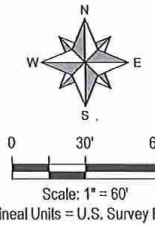
N:\Energy\TRANSPORTATION\CI012 (Petterson Trail 244) to 25nd\BSCRW Acquisition\Parcels\Parcel 14 - SWE & TCE.dwg - PLOTTED 2025-09-22

EXHIBIT B

PARCEL 2945-102-00-119 LANDSCAPE EASEMENTS (LE-14A & LE-14B) TO THE CITY OF GRAND JUNCTION

PATTERSON

ROAD



P.O.C. LE-14A / LE-14B
NW Cor. Sec. 10
T1S, R1W, U.M.
S89°59'38"E
9' 10"

225.13' (LE-14A)
553.94' (LE-14B)

S89°59'38"E 1,319.14'
(BASIS OF BEARING)
North Line NW1/4 - Sec. 10

W1/16 Cor. Sec. 10
T1S, R1W, U.M.
30' R.O.W.
(Rec. No. 1119013)

(Rec. No. 3137665)

NW Cor. SWE-14
(WD Rec. No. 2058566)
P.O.B. LE-14A

(Easement Rec. No. 3137664)

NE Cor. SWE-14
(SWD Rec. No. 2809662)
P.O.B. LE-14B

G.V.I.C. Maintenance R.O.W.
(Rec. No. 1119013)

ROAD

50' R.O.W. (QCD Rec. No. 1091617)

Parcel No. 2945-102-00-120
C & F Food Store, Inc.
596 25 Road
(WD Rec. No. 2058566)
(Assessor's Records
excepts Rec. No. 4687)

East Line - (Rec. No. 2058566)

Drainage Easement
(Rec. No. 1986261)

LINE DATA TABLE (LE-14A)

LINE	BEARING	DISTANCE
L1	S00°00'22"W	63.00'
L2	S00°05'47"E	9.00'
L3	S89°59'38"E	104.36'
L4	S00°00'22"W	3.21'
L5	N89°45'06"W	104.36'
L6	N00°05'47"W	2.77'

9' Multi-Purpose Easement
(Rec. No. 2358715)

LE-14A & LE-14B
from the South line of MPE
(Rec. No. 2358715) to
existing fence lines.

TOTAL AREA LE-14A
312 ft² / 0.007 Acres

TOTAL AREA LE-14B
536 ft² / 0.012 Acres

Parcel No. 2945-102-00-119
SCI Colorado Funeral Services, LLC
2515 Patterson Road
(SWD Rec. No. 2809662)
(Assessor's Records excepts Rec. No. 4687)

NW1/4
NW1/4

LINE DATA TABLE (LE-14B)

LINE	BEARING	DISTANCE
L7	S00°00'22"W	63.00'
L8	S00°00'22"W	9.00'
L9	S89°59'38"E	105.68'
L10	S00°03'46"E	11.00'
L11	N89°59'38"W	15.00'
L12	N00°03'46"W	6.76'
L13	N89°48'49"W	90.69'
L14	N00°00'22"E	3.95'

West Line - Westgate Park No. 2
(Rec. No. 1119013)

Parcel No. 2945-102-12-008
J & G Enterprises, Inc.
599 Northgate Drive
Lots 1-3, Portion of Lot 4
Westgate Park No. 2
(WD Rec. No. 1978358)

6' Utility Easement
(Rec. No. 1119013)

WESTGATE PARK
NO. 2
(Rec. No. 1119013)



Renee B. Parent, CO PLS #38266
244 North 7th Street
Grand Junction, CO. 81501

LEGEND

- Section Lines
- Adjoiner Lines
- Right-of-Way Lines
- Easement Lines
- PL Property Lines (2515 Patterson Road)
- Ex. Plastic Fence Line

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ABBREVIATIONS

Rec. Reception
R.O.W. Right-of-Way
SWE Sidewalk Easement
U.M. Ute Meridian
LE Landscape Easement
P.O.B. Point of Beginning

WD Warranty Deed
No. Number
Sec. Section
T. Township
R. Range
SWD Special Warranty Deed
P.O.C. Point of Commencement

Located in the NW1/4 of the NW1/4
Section 10, T1S, R1W, Ute Meridian,
City of Grand Junction
County of Mesa, State of Colorado

DRAWN BY: NCW
DATE: 09/22/25
REVIEWED BY: RBP
APPROVED BY: KH
SCALE: 1" = 60'

CITY OF
Grand Junction
COLORADO
Engineering & Transportation
Department
244 North 7th Street - Grand Junction, Co. 81501

N.E. MAP TRANSPORTATION CO. 01012 (Patterson Trail 2nd to 25th) (SSOW Acquisition) Parcel 14 - SCI Colorado Funeral Services LLC (QCD) Parcel 14 - SWE & ICE dng - PLOTTED