

SIDEWALK 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 Sidewalk 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, street lighting, grade structures, and public sidewalk 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 Sidewalk 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) shall not be held responsible or liable for property damage or personal injury resulting from use of the Easement by members of the general public that is not caused by or created by the gross negligence or willful misconduct of Grantor(s).

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


Cecy Zepeda
Notary Public



EXHIBIT A

PARCEL 2945-102-00-119 SIDEWALK EASEMENT (SWE-14) TO THE CITY OF GRAND JUNCTION

LEGAL DESCRIPTION

A sidewalk easement being a portion of the land described in Reception Number 2809662 located in the northwest quarter of the northwest quarter (NW1/4 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 329.49 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 the land described in Reception Number 4687 and the Point of Beginning;

thence continuing S00°00'22"W, a distance of 12.21 feet to a point on the existing fence line; thence along said fence line the following three courses:

- 1) S89°43'35"E, a distance of 54.00 feet;
- 2) S89°56'22"E, a distance of 34.64 feet
- 3) S89°48'11" E, a distance of 135.82 feet;

thence N00°00'22"E, a distance of 12.95 feet to a point on the south line of said Reception Number 4687; thence N89°59'38"W, a distance of 224.45 feet along said south line to the Point of Beginning.

Said sidewalk easement CONTAINING 2,821 Square Feet or 0.065 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



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

EXHIBIT B

PARCEL 2945-102-00-119

P.O.C. SWE-14
NW Cor. Sec. 10
T1S, R1W, U.M.

(Rec. No. 31376)

GIBBON (OCD Rec No 1091617)

ROAD

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)

PL Drainage Easement

LEGEND

— Section Lines
— Adjoiner Lines
— Right-of-Way Lines
— Easement Lines
— PL — Properly Lines (2515 Patterson Road)
□ — Fx Plastic Fence Line

ATTERTON

S89°59'38"E 1,319.14'
(BASIS OF BEARING)

ROAD

W1/16 Cor. Sec. 10
T1S, R1W, U.M.

• 1/2

A compass rose with four main points: North (N), South (S), East (E), and West (W). The North and South points are at the top and bottom respectively, with East and West on the sides. The rose is shaded in a light gray color.

Scale: 1" = 60'
Linear Units = U.S. Survey Foot

The south line of SWE-14-J follows the existing fence lines.

NOTE:
New SWE-14 overlays \pm 2,020 FT² of
the existing 9' Multi-Purpose Easement.
(Rec. No. 2358715)

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

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ABBREVIATIONS

P.O.C. Point of Commencement
P.O.B. Point of Beginning
R.O.W. Right-of-Way
QCD Quick Claim Deed
SWE Sidewalk Easement
LE Landscape Easement

WD	Warranty Deed
Rec.	Reception
No.	Number
Sec.	Section
T.	Township
R.	Range
SWD	Special Warranty Deed

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:	RPB
APPROVED BY:	KH
SCALE:	1" = 60'

The logo for the City of Grand Junction, Colorado. It features the words "CITY OF" in a small, serif font above the word "Grand Junction" in a large, bold, serif font. Below "Grand Junction" is a stylized swoosh graphic. Underneath the swoosh, the word "COLORADO" is written in a smaller, all-caps serif font.