



GRANT OF SANITARY SEWER EASEMENT

Richard J. Rounds and Teresa L. Rounds, 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, 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:

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.

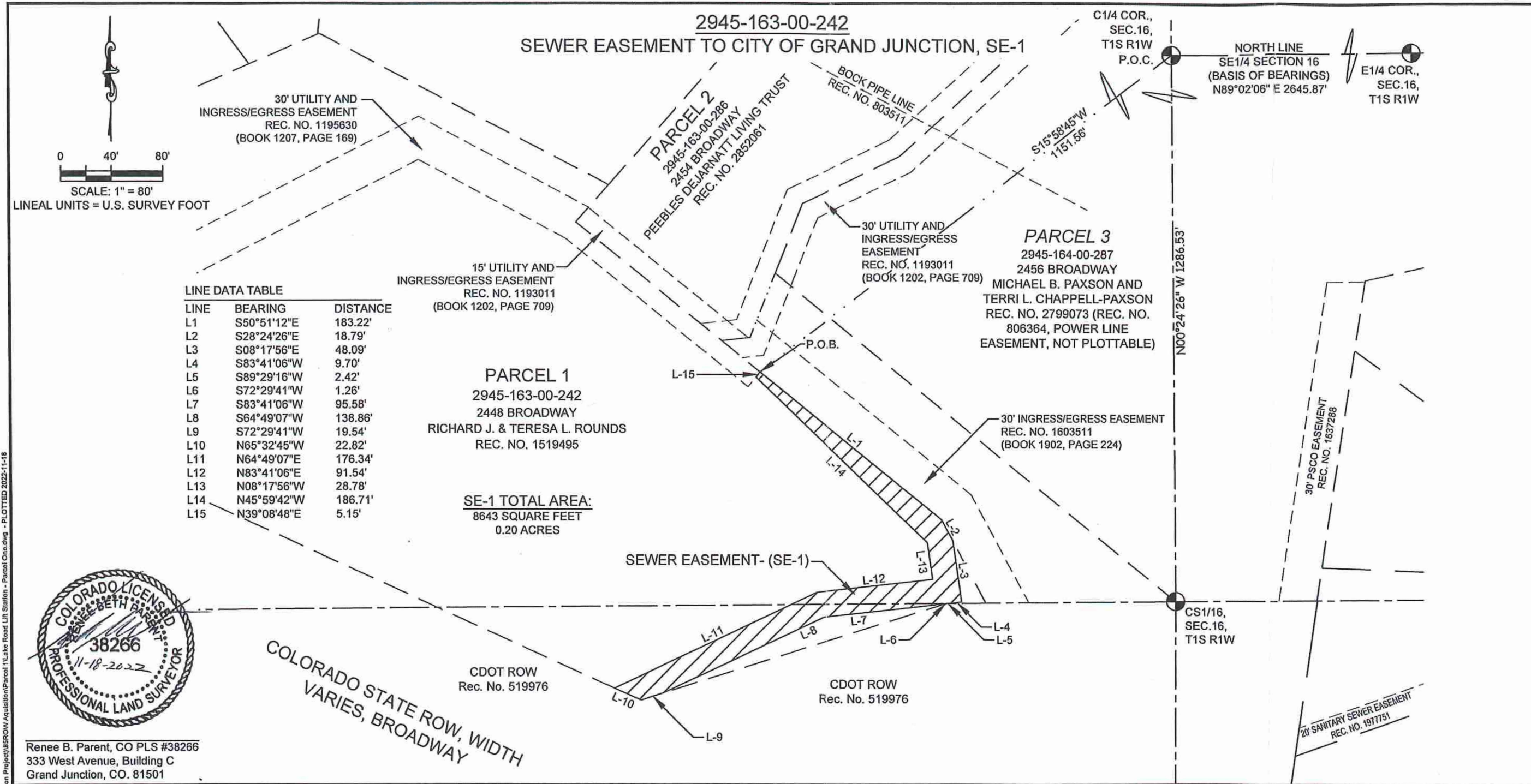
Said Parcel being a part of Mesa County Assessor Parcel No. 2945-163-00-242

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.

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.

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. Grantor 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 to remove such obstacles from the Easement. If Grantor does not remove such obstacles within thirty (30) calendar days from the date written notice is given by Grantee to Grantor, Grantee may remove such obstacles without any liability or obligation for repair or replacement thereof, and charge Grantor 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.

EXHIBIT B



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: 10-26-2022
REVIEWED BY: RBP
APPROVED BY: LC
SCALE: 1" = 80'

LAKE ROAD LIFT STATION PROJECT
Located in parts of the E1/2 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

N:\landproj\902-F1704 Lake Road Lift Station Project\902-F1704 Lake Road Lift Station - Parcel One.dwg - PLOTTED 2022-11-18

EXHIBIT A

LEGAL DESCRIPTION

2945-163-00-242

SEWER EASEMENT TO THE CITY OF GRAND JUNCTION, SE-1

A Sewer Easement being a portion of Reception Number 1519495 located in the East Half of the Southwest Quarter (E1/2 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 S15°58'45"W a distance of 1151.56 feet to a point on the Northern boundary of said Reception Number 1519495 being the Point of Beginning; thence along said boundary the following two (2) courses, 1) S50°51'12"E a distance of 183.22 feet, 2) S28°24'26"E a distance of 18.79 feet; thence the following two (2) courses 1) S08°17'56"E a distance of 48.09 feet 2) S83°41'06"W a distance of 9.70 feet to a point on the Southeasterly boundary of said Reception Number 1519495, thence along said boundary the following two (2) courses, 1) S89°29'16"W a distance of 2.42 feet, 2) S72°29'41"W a distance of 1.26 feet; thence the following two (2) courses, 1) S83°41'06"W a distance of 95.58 feet 2) S64°49'07"W a distance of 138.86 feet to a point on the Southeast boundary of said parcel, thence along said boundary the following (2) courses, 1) S72°29'41"W a distance of 19.54 feet 2) N65°32'45"W a distance of 22.82 feet; thence the following five (5) courses 1) N64°49'07"E a distance of 176.34 feet 2) N83°41'06"E a distance of 91.54 feet 3) N08°17'56"W a distance of 28.78 feet 4) N45°59'42"W a distance of 186.71 feet 5) N39°08'48"E a distance of 5.15 feet to the Point of Beginning.

Said Parcel of land CONTAINING 8,643 Square Feet or 0.20 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
 City Surveyor - City of Grand Junction
 333 West Avenue, Building C
 Grand Junction, CO 81501



N:\Landscape\902-F1704 (Lake Road Lift Station Project)\BSROW Aquilation\Parcel 1\Lake Road Lift Station - Parcel One.dwg -- PLOTTED 2022-11-18

ABBREVIATIONS

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P.O.B.	Point of Beginning	No.	Number
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APPROVED BY:	LC
SCALE:	N/A

LAKE ROAD LIFT STATION PROJECT
 Located in parts of the E1/2 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

RECEPTION#: 3095641
6/11/2024 12:05:29 PM, 1 of 4
Recording: \$28.00, Doc Fee Exempt
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

Joinder and Consent to Easement

Carrington Mortgage Services, LLC, its successors and assigns, with an address of 1600 South Douglas Road, Suite 200-B, Anaheim, CA 92806, as the current holder of that certain Deed of Trust granted by Richard J. Rounds and Teresa L. Rounds to Mortgage Electronic Registration Systems, Inc. as Nominee for Cherry Creek Mortgage Co., Inc, its successors and assigns, dated March 26, 2009 and recorded April 3, 2009 at Reception No. 2483018 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 Carrington Mortgage Services.

SEE EXHIBITS A & B – Easement Legal Description and Depiction Attached

Signed this 23 day of May, 2024.

Carrington Mortgage Services, LLC

By:  _____

Print Name: Elizabeth A. Ostermann
Vice President, Carrington Mortgage Services, LLC

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____ 2024 by _____ as _____ of Carrington Mortgage Services, LLC .

See Attached

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES:

JURAT

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 Orange

Subscribed and sworn to (or affirmed) before me on this 23rd day of May 2024, by Elizabeth A. Ostermann, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

Signature _____ (Seal)

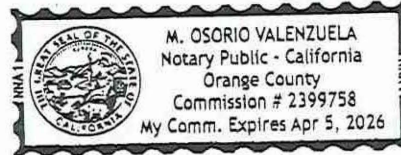


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City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



ABBREVIATIONS

P.O.C.	Point of Commencement	Rac.	Reception
P.O.B.	Point of Beginning	Rc.	Recreation
R.O.W.	Right-of-Way	HW	Highway
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T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
A.	Approximately	PSCD	Public Service Company of Colorado

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SCALE:	N/A

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