

## GRANT OF SANITARY SEWER EASEMENT

**Claudia J. Waterman, 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. 5<sup>th</sup> 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 Nos. 2945-153-00-014 & 2945-153-00-016

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. 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.

Executed and delivered this 22 day of February, 2024.

**Owner:**  
**Claudia J. Waterman**

Claudia J. Waterman

State of Colorado            )  
  ) ss.  
County of Mesa                )

The foregoing instrument was acknowledged before me this 22 day of February, 2024, by Claudia J. Waterman.

Witness my hand and official seal.  
My Commission Expires: May 8, 2027

Brittany Cerise  
Notary Public



# Exhibit A

## LEGAL DESCRIPTION

2945-153-00-014

### SEWER EASEMENT TO THE CITY OF GRAND JUNCTION, SE-10

An Easement being a portion of the Parcel of land as described in Reception Number 2350110 located in the Northwest Quarter of the Southwest Quarter of (NW1/4 SW1/4) of Section 15, 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 West Quarter Corner of Section 15, whence the Southwest Corner of Section 15 bears S00°14'24"W a distance of 2655.39 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from the said point of commencement S38°08'49"E a distance of 1367.27 feet to a point on the Northern boundary line of said parcel of land as described in Reception Number 2350110 being the Point of Beginning; thence along said Northern boundary line S78°37'27"E a distance of 107.84 feet; thence N85°36'18"W a distance of 104.03 feet to a point on the Western boundary line of said parcel of land described in Reception Number 2350110; thence along said Western Boundary line N08°32'49"W a distance of 13.45 feet to the Point of Beginning.

Said Parcel of land CONTAINING 682 Square Feet or 0.02 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



c:\Data\Landpro\902-F1704 (Lake Road Lift Station Project)\815ROW Aquilation\Parcel 10\Lake Road Lift Station - Parcel Ten.dwg - PLOTTED 2023-05-04

#### 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: 04-25-2023  
 REVIEWED BY: RBP  
 APPROVED BY: LC  
 SCALE: N/A

LAKE ROAD LIFT STATION PROJECT  
 Located in part of the NW1/4 SW1/4,  
 Section 15, 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-F1704

