

GRANT OF SANITARY SEWER EASEMENT

Terence L. Hammer & Camilla A. Hammer, 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. 2945-153-00-017

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.

The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. The 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 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 21st day of February, 2024.

Owner:
Terence L. Hammer

Terence L. Hammer

Owner:
Camilla A. Hammer

Camilla A. Hammer

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 21st day of February, 2024, by Terence L. Hammer & Camilla A. Hammer.

Witness my hand and official seal.

My Commission Expires: 9/13/2025

Richard B. Pittenridge
Notary Public

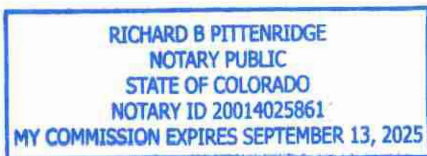


EXHIBIT A

LEGAL DESCRIPTION

2945-153-00-017

SEWER EASEMENT TO THE CITY OF GRAND JUNCTION, SE-11

An Easement being a portion of the Parcel of land as described in Reception Number 1721425 located in the North Half of the Southwest Quarter of (N1/2 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 S44°10'26"E a distance of 1511.95 feet to a point on the Western boundary line of said parcel of land as described in Reception Number 1721425 being the Point of Beginning; thence S85°36'18"E a distance of 260.72 feet to a point on the Eastern boundary line of said parcel of land described in Reception Number 1721425; thence along said Eastern boundary line S00°07'07"W a distance of 20.06 feet; thence N85°36'18"W a distance of 260.72 feet to a point on the Western boundary line of said parcel of land described in Reception Number 1721425; thence along said Western Boundary line N00°07'07"E a distance of 20.06 feet to the Point of Beginning.

Said Parcel of land CONTAINING 5,214 Square Feet or 0.12 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



G:\Data\Landpro\902-F1704 (Lake Road Lift Station Project)\SROW Acquisition\Parcel 11\Lake Road Lift Station - Parcel Easement.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

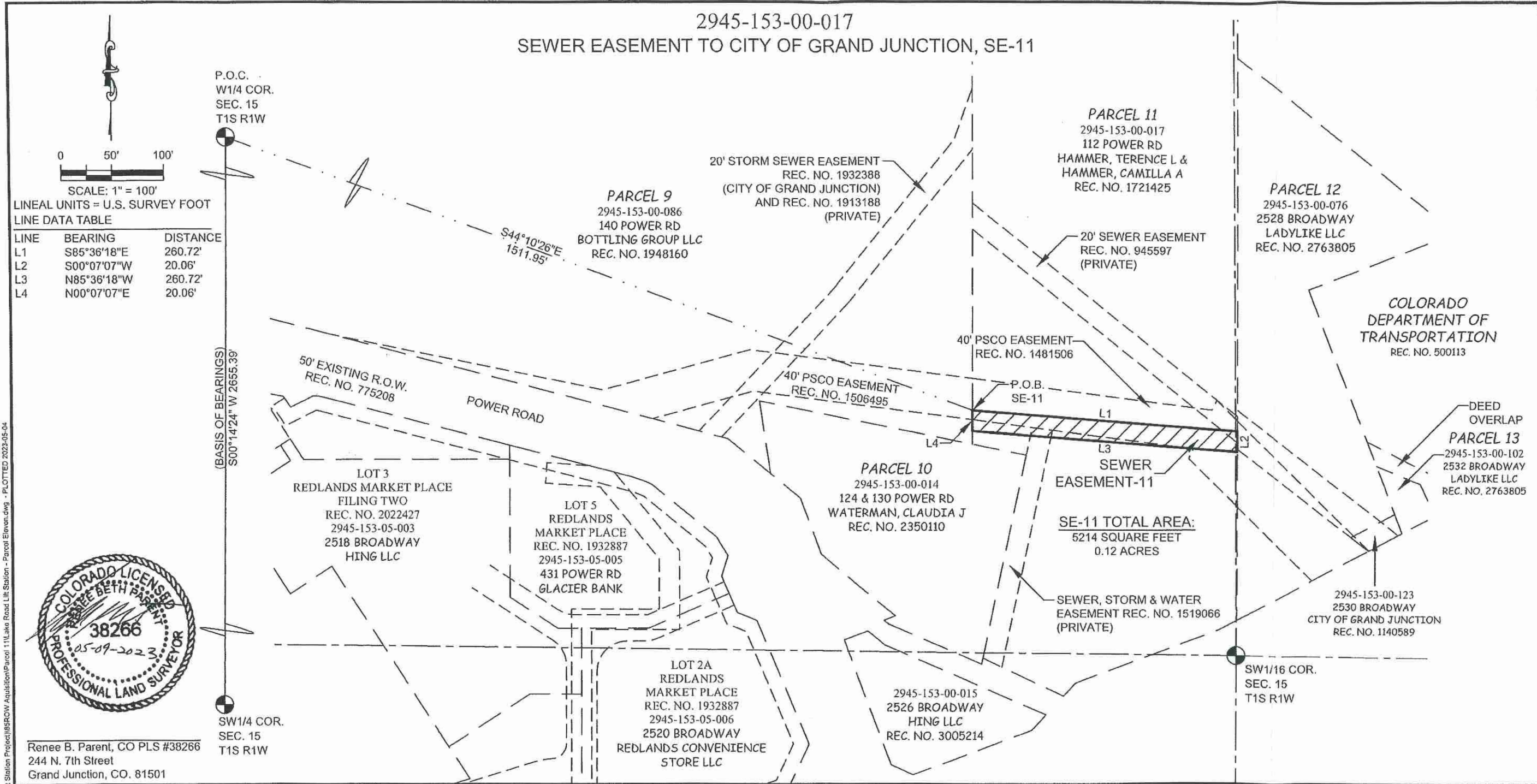
LAKE ROAD LIFT STATION PROJECT
Located in part of the N1/2 SW1/4
Section 15, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 902-F1704

EXHIBIT B

2945-153-00-017 SEWER EASEMENT TO CITY OF GRAND JUNCTION, SE-11



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

ABBREVIATIONS	
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P.O.B.	Point of Beginning
R.O.W.	Right-of-Way
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DRAWN BY: MJH
DATE: 04-25-2023
REVIEWED BY: RBP
APPROVED BY: LC
SCALE: 1" = 100'

LAKE ROAD LIFT STATION PROJECT
Located in part of the N1/2 SW1/4
Section 15, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 902-1704F

G:\Data\Land\proj\902-F1704-Lake Road Lift Station Project\BROW Acquisition\Parcel 11\Lake Road Lift Station - Parcel Elevation.dwg - PLOTTED 2023-05-04