

DSN97WLN

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: DAVID L. NOCK AND SHERRYL C.K. NOCK

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 132 WALNUT AVENUE, NORTH 1ST STREET
SLOPE EASEMENT, PARCEL NO. 2945-101-00-029

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

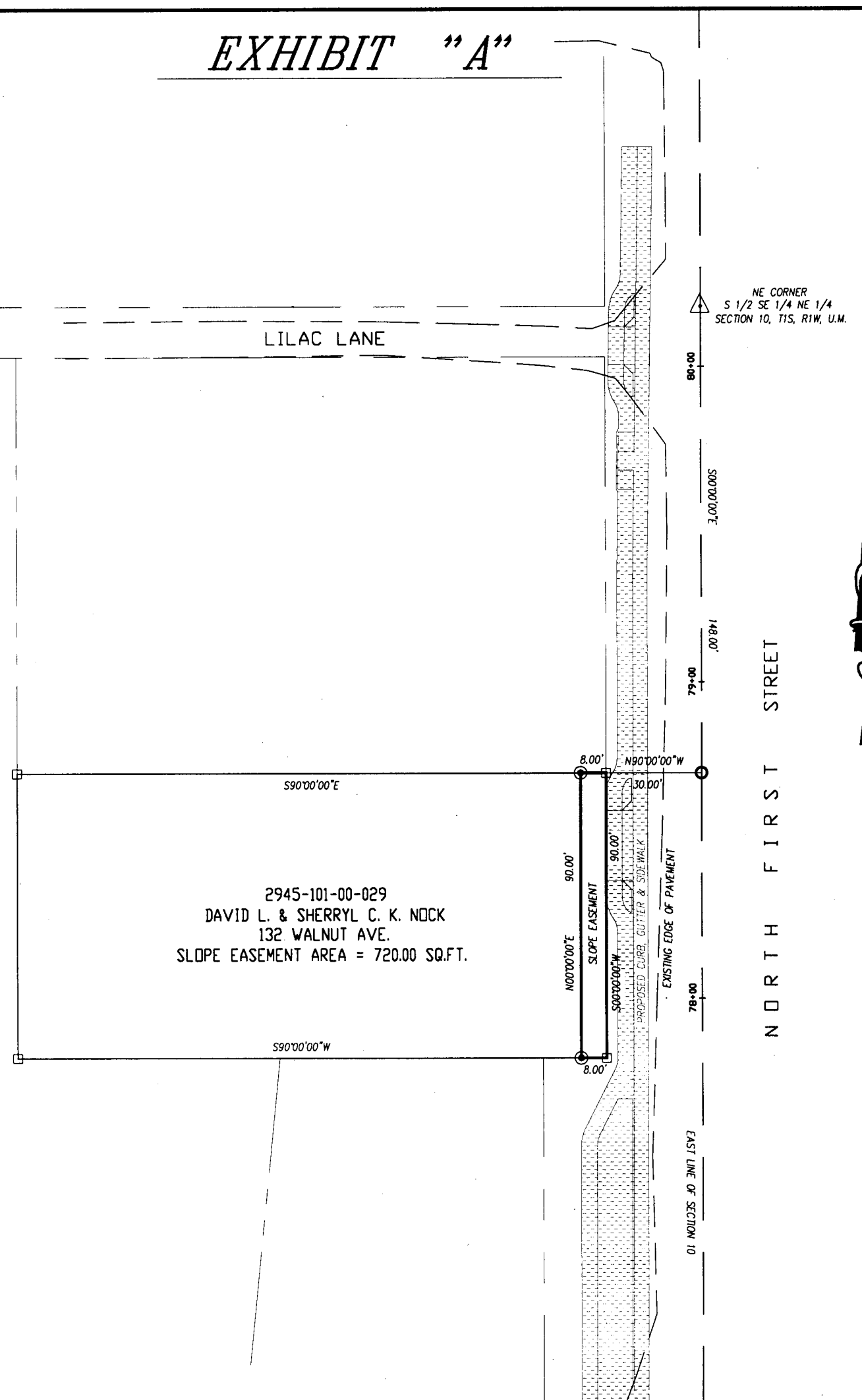
David L. Nock and Sherryl C.K. Nock, Grantors, for and in consideration of the sum of One Thousand Four Hundred Fifty Eight and 00/100 Dollars (\$1,458.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed and by these presents do hereby sell, grant and convey unto the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Easement for the installation, operation, maintenance and repair of materials providing slope stability for North First Street, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Northeast Corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 (S1/2 SE1/4 NE1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the SE1/4 NE1/4 of said Section 10 to bear S 00°00'00" E with all bearings contained herein being relative thereto; thence S 00°00'00" E along the East line of the SE1/4 NE1/4 of said Section 10 a distance of 148.00 feet; thence leaving the East line of said SE1/4 NE1/4, N 90°00'00" W a distance of 30.00 feet to a point on the West right-of-way line for North First Street and the **True Point of Beginning**; thence S 00°00'00" W along the West right-of-way line for North First Street a distance of 90.00 feet; thence leaving said right-of-way line, S 90°00'00" W a distance of 8.00 feet; thence N 00°00'00" E a distance of 90.00 feet; thence S 90°00'00" E a distance of 8.00 feet to the Point of Beginning, containing 720.00 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Slope 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.

1. Grantors shall have 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 interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the easement area.
2. Grantee agrees that the work and act of installing, maintaining and repairing materials and related appurtenances shall be performed with due care using commonly accepted standards and techniques.

EXHIBIT "A"



NE CORNER
S 1/2 SE 1/4 NE 1/4
SECTION 10, T1S, R1W, U.M.

LILAC LANE

NORTH FIRST STREET

2945-101-00-029
DAVID L. & SHERRYL C. K. NOCK
132 WALNUT AVE.
SLOPE EASEMENT AREA = 720.00 SQ.FT.

S90°00'00"E

S90°00'00"W

N90°00'00"W

SLOPE EASEMENT

PROPOSED CURB, GUTTER & SIDEWALK

EXISTING EDGE OF PAVEMENT

EAST LINE OF SECTION 10

DRAWN BY: SRP
DATE: 4-11-97
SCALE: 1" = 40'
APPR. BY: TKH
FILE NO: F103.DWG

RIGHT-OF-WAY DESCRIPTION MAP
FIRST STREET - ORCHARD TO PATTERSON
(103)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION