

SAY0826R

TYPE OF RECORD:

PERMANENT

CATEGORY OF RECORD:  
NAME OF PROPERTY

EASEMENT (SLOPE)

OWNER OR GRANTOR:

BONNEY M. SAYRE

PURPOSE:

26 ROAD CONSTRUCTION  
SLOPE EASEMENT

ADDRESS:

726 26 ROAD

PARCEL #:

2701-353-00-019

CITY DEPARTMENT:

PUBLIC WORKS AND PLANNING

YEAR:

2008

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE

## GRANT OF SLOPE EASEMENT

**Bonney M. Sayre, Grantor**, whose address is 726 26 Road, Grand Junction, CO 81506, for and in consideration of the sum of One Thousand One Hundred Fifty and 00/100 Dollars (\$1,150.00), 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 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of materials providing slope stability for public roadway improvements, on, along, over, under, through and across the following described parcel of land, to wit:

A certain perpetual slope easement located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 SW 1/4 of said Section 35 and assuming the West line of the NW 1/4 SW 1/4 of said Section 35 to bear S00°11'03"W with all bearings contained herein relative thereto; thence S89°55'40"E along the South line of the NW 1/4 SW 1/4 of said Section 35 a distance of 30.00 feet to a point on the existing East right of way of 26 Road; thence N00°11'03"E along the East right of way of 26 Road a distance of 70.86 feet to the Point of Beginning; thence N00°11'03"E continuing along the East right of way of 26 Road a distance of 260.00 feet to a point on the North line of that certain parcel of land described in Book 1408, Page 921 of the Mesa County, Colorado public records; thence S89°56'07"E along the North line of said parcel a distance of 4.00 feet; thence S00°11'03"W along a line being 4.00 feet East of and parallel with the East right of way of 26 Road a distance of 260.00 feet; thence N89°56'08"W a distance of 4.00 feet to the Point of Beginning.

Containing 1039 square feet, more or less, as described herein and 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 of ingress and egress for 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 utility construction and repair machinery, subject to the terms and conditions contained herein.

1. 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; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.
2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques without cost to Grantor.
3. Grantor hereby covenants with Grantee that she has good title to the above-described Property; that she has good and lawful right to grant this Easement; that she will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever

Executed and delivered this 4<sup>th</sup> day of March, 2008.

Bonney M. Sayre

Bonney M. Sayre

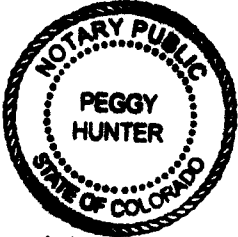
State of Colorado )  
County of Mesa )ss.

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of March, 2008 by Bonney M. Sayre

My commission expires 3-3-09.

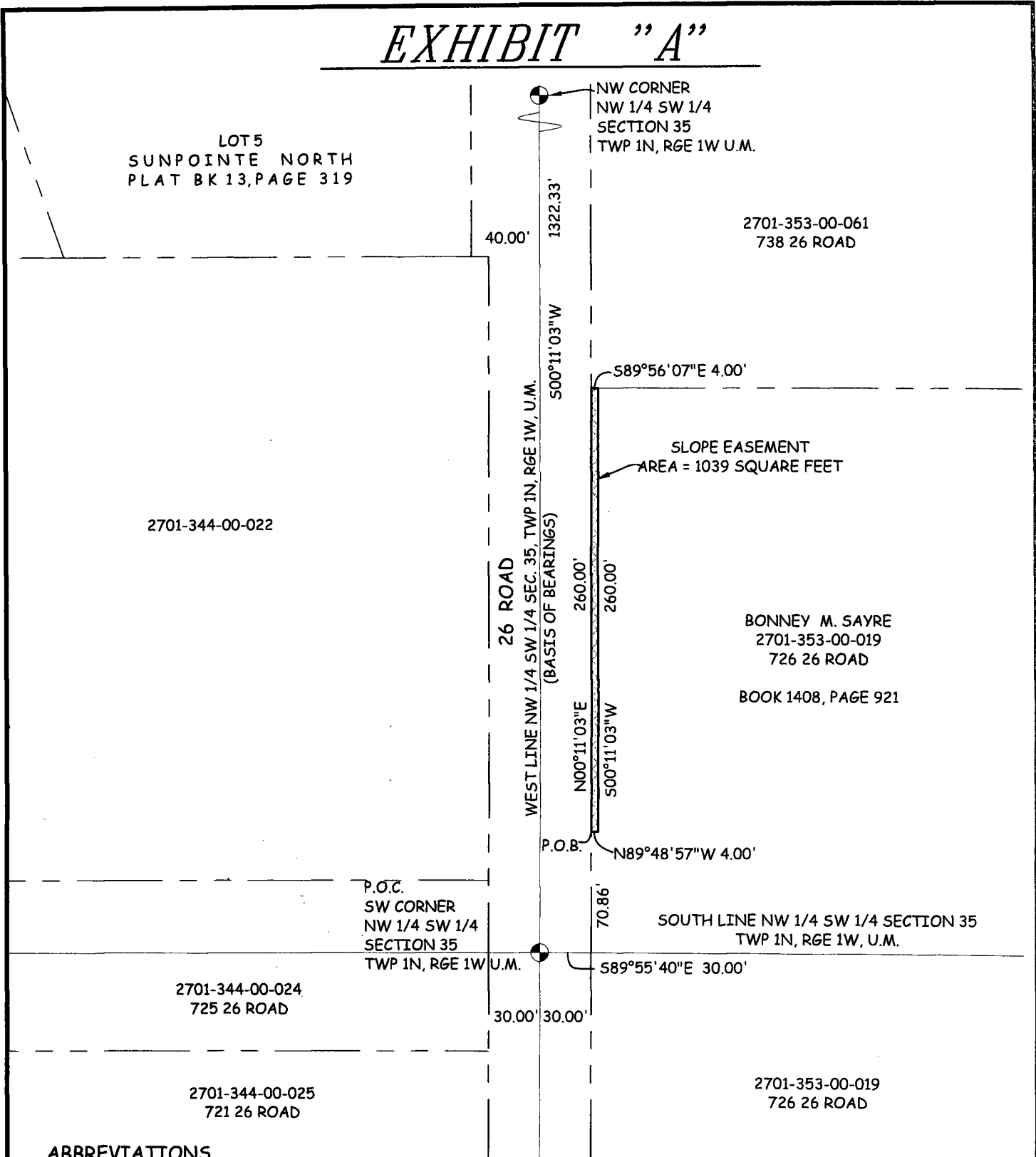
Witness my hand and official seal.

Peggy Hunter  
Notary Public



My Commission Expires 03/03/2009

# EXHIBIT "A"



**ABBREVIATIONS**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



DRAWN BY: <u>TLP</u> DATE: <u>2-20-08</u> SCALE: <u>1" = 80'</u> APPR. BY: <u>PTK</u>	<b>26 ROAD CONSTRUCTION</b> <b>SLOPE EASEMENT</b> <b>BONNEY M. SAYRE</b> <b>2701-353-00-019</b>	
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