

VEN02650

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: GRANT OF SLOPES EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: PAUL COLEMAN AND LAUREL COLEMAN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT 18, BLOCK 5 OF SIX AND FIFTY WEST SUBDIVISION, FILING NO. 2

PARCEL NO.: 2945-151-00-019

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE


GRANT OF SLOPES EASEMENT

PAUL COLEMAN and LAUREL COLEMAN, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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:

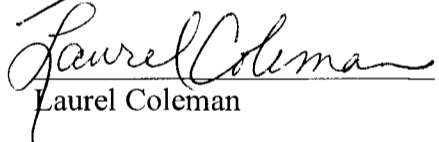
See **Exhibit "A"** and **Exhibit "B"** attached hereto and incorporated herein by reference.

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, the said Grantor hereby covenanting with Grantee that the Easement area shall not be burdened or over burdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of Grantee or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area; the said Grantor hereby further covenanting with Grantee that Grantor has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed this 10th day of July, 2002.



Paul Coleman



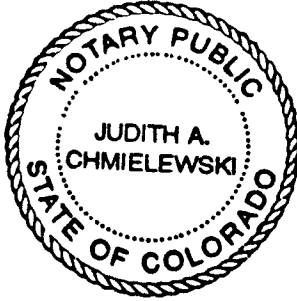
Laurel Coleman

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

Book 3188 Page 215

The foregoing instrument was acknowledged before me this 10th day of July,
2002, by Paul Coleman and Laurel Coleman.

My commission expires: 6/21/2003
Witness my hand and official seal.



Judith A. Chmielewski
Notary Public

Slope Easement D Description

A parcel of land in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian for Slope Easement, being more particularly described as follows:

COMMENCING at the Center North Sixteenth (CNI/16th) corner of Section 15, whence the North Quarter (N1/4) corner bears North 00 degrees 06 minutes 33 seconds East, a distance of 1325.14 feet; thence South 89 degrees 56 minutes 49 seconds East, a distance of 30.00 feet to the POINT OF BEGINNING; thence South 89 degrees 56 minutes 49 seconds East, a distance of 11.23 feet; thence South 00 degrees 06 minutes 33 seconds East, a distance of 28.35 feet; thence South 19 degrees 18 minutes 07 seconds West, a distance of 33.79 feet; thence North 00 degrees 06 minutes 33 seconds West, a distance of 60.25 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.011 Acres more or less, as described.

**EXHIBIT B
SLOPE EASEMENTS C & D**

BOOK 3188 PAGE 217

Harbert Investment Company
Book 1197, Page 849
2945-152-00-006

25 1/2 Road

33' ROW
Book 1405 Pg 975

3' ROW
Book 1405 Pg 971

Parcel 2
Juan F. Venegas
Book 2265, Pages 140-141
2945-151-00-019



SCALE: 1" = 100'



SCALE: 1" = 50'



Juan F. Venegas

POB
Slope Easements C & D
N00°06'33"W 60.25'

CN1/16 SEC. 15
BLM 1988

N00°06'33"W 120.20'

S07°08'26"E
91.74'

Slope Easement C
(839 SF)

S00°06'33"E 29.18'

N89°56'49"W 11.23'

S89°56'49"E 11.23'

S00°06'33"E 28.35'

Slope Easement D
(497 SF)

S19°18'07"W
33.79'

Superior Contracting, Inc.
Lot 18, Block 5
Six and 50 West Subdivision, Filing No. Two
Plat Book 12, Page 101

Harbert Investment Company
Book 1197, Page 849
2945-152-00-006

Lot 1, Rimrock Marketplace
Plat Book 16, Pages 2 and 3
(SE Corner)

25 1/2 Road

33' ROW
Book 1405 Pg 975

633.73'

N00°06'33"W 1325.14'
(Basis of Bearings)

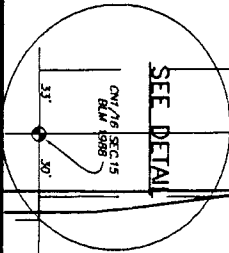
33' ROW
Book 1405 Pg 974

33' ROW
Book 1405 Pg 972

25 1/2 Road

33' ROW
Book 1405 Pg 973

Parcel 2
Juan F. Venegas
Book 2265, Pages 140-141
2945-151-00-019



SEE DETAIL

Found 45 Paper 4
Cov - PL 5 16835

N1/4 Corner Sec 15
Cov - LS 2290