

WHI0826R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	CHARILYNN J. WHIDDON AND GARY JAMES WILLIAMS
PURPOSE:	26 ROAD CONSTRUCTION SLOPE EASEMENT
ADDRESS:	26 ROAD
PARCEL #:	2701-344-00-022
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF SLOPE EASEMENT

Charilynn J. Whiddon and Gary James Williams, Grantors, for and in consideration of the sum of Twenty Thousand One hundred Seventy One and 48/100 Dollars (\$20,171.52), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do 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 Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 34, 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 Southeast corner of the NE 1/4 SE 1/4 of said Section 34 and assuming the East line of the NE 1/4 SE 1/4 of said Section 34 to bear N00°11'03"E with all bearings contained herein relative thereto; thence S89°56'08"W along the South line of the NE 1/4 SE 1/4 of said Section 34 a distance of 30.00 feet to a point on the existing West right of way of 26 Road; thence N00°11'03"E along the West right of way of 26 Road a distance of 143.91 feet to the Point of Beginning; thence N22°24'36"W a distance of 83.29 feet; thence N00°11'03"E a distance of 180.44 feet; thence S89°48'57"E a distance of 32.00 feet returning to the West right of way line 26 Road; thence S00°11'03"W along the West right of way of 26 Road a distance of 257.34 feet to the Point of Beginning.

Containing 7,004 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 function of standard slope construction and repair machinery, subject to the terms and conditions contained herein.

1. Grantors reserve 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 Grantors hereby covenant 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 Grantors.
3. Grantors hereby covenant with Grantee that they have good title to the above-described Property; that they have good and lawful right to grant this Easement; that they 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 11th day of April, 2008.

Charilynn J. Whiddon
Charilynn J. Whiddon

State of Colorado)
County of Mesa)ss.

The foregoing instrument was acknowledged before me this 11th day of April, 2008 by Charilynn J. Whiddon.

My commission expires _____.

Witness my hand and official seal.



My Commission Expires 03/03/2009

Peggy Hunter
Notary Public

Gary James Williams
Gary James Williams

State of Colorado)
County of GUNNISON)ss.

The foregoing instrument was acknowledged before me this 8th day of April, 2008 by Gary James Williams.

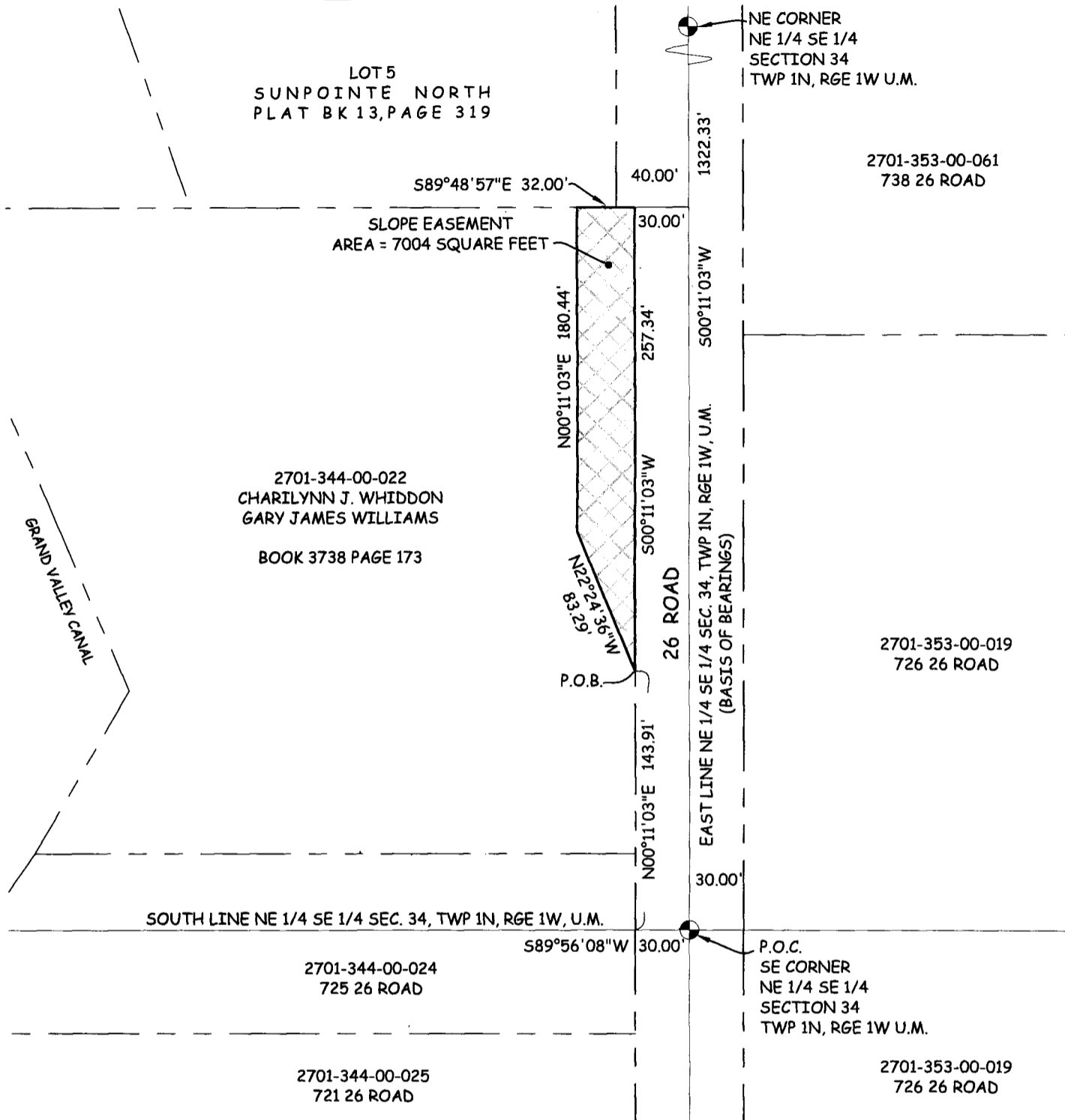
My commission expires 1-06-2010.

Witness my hand and official seal.



Valerie J. Hoagland
Notary Public

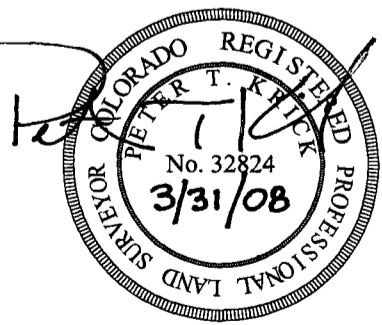
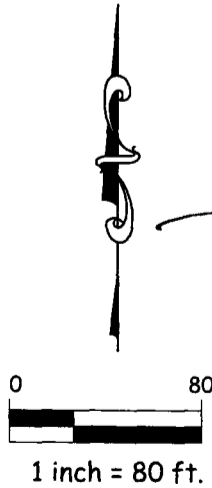
EXHIBIT "A"



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: TLP
 DATE: 3-27-08
 SCALE: 1" = 80'
 APPR. BY: PTK

26 ROAD CONSTRUCTION
SLOPE EASEMENT
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