



**MESA COUNTY DEPARTMENT OF PUBLIC WORKS**  
**Administration - Building - Engineering - Transportation**  
**Fleet Management - Solid Waste Management**

750 Main Street • P.O. Box 20,000 • Grand Junction, Colorado 81502-5022  
 Ph (970) 244-1765 Fax (970) 255-7171

**REAL PROPERTY DONATION**

Project Code: 15240  
 Project No: STE C080-021  
 Parcel No: 2945-204-01-941  
 Location: MONUMENT ROAD

Property owners whose real property is needed for a transportation improvement project may donate all or any part of the property to the County of Mesa, a political subdivision of the state of Colorado (hereinafter known as Mesa County), or may donate (waive receipt of) all or any portion of just compensation due the owner for the property required for the project.

Where the property owner wishes to use the donation for a tax deduction, the owner should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for valuation. It is the property owner's responsibility to ascertain the fair market value of the property for tax purposes. Mesa County will pay the reasonable cost of an appraisal for tax purposes if the value of the acquisition is estimated by Mesa County at \$5,000 or more and the appraisal is prepared by an independent appraiser.

If the property is contaminated, the costs to clean up such contamination will not exceed the value of the property.

Donation of the property for a slope easement is made voluntarily and with full knowledge of the right to receive just compensation. See the attached "Exhibit A," "Exhibit A-1," "Exhibit B," "Exhibit B-1," "Exhibit C," "Exhibit C-1," "Exhibit D," "Exhibit D-1," "Exhibit E," "Exhibit E-1," "Exhibit F-1," "Exhibit F-2" and "Exhibit F-3," all incorporated herein.

The undersigned hereby releases Mesa County from obtaining an appraisal of the acquired property, waives the right to receive an appraisal other than an appraisal for tax purposes as described above, and waives the right to receive just compensation for the property. The undersigned hereby agrees to execute the necessary conveyance instruments to transfer said property free and clear of all liens and encumbrances.

CITY OF GRAND JUNCTION, COLORADO,  
 a home rule municipality

ATTEST:

*David Varley*  
 \_\_\_\_\_  
 David Varley, City Manager, for Property Owner



*Stephanie Tuin*  
 \_\_\_\_\_  
 Stephanie Tuin, City Clerk

Accepted for Mesa County

\_\_\_\_\_  
 Stacey Mascarenas, Right of Way Agent

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Reviewed for the State, CDOT Region 3 ROW Manager

\_\_\_\_\_  
 Date

Attachment ("Exhibit A," "Exhibit A-1," "Exhibit B," "Exhibit B-1," "Exhibit C," "Exhibit C-1," "Exhibit D," "Exhibit D-1," "Exhibit E," "Exhibit E-1," "Exhibit F-1," "Exhibit F-2" and "Exhibit F-3.")  
 Cc: Bill Taylor, Mesa County Engineer  
 Property Owner  
 Region 3 ROW Manager

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PAGE DOCUMENT **MESA COUNTY, COLORADO**  
**GRANT OF SLOPE EASEMENT**

This GRANT OF SLOPE EASEMENT is made this 10<sup>th</sup> day of April, 2007 by and between the **City of Grand Junction, a Colorado home rule municipality**, whose legal address is 250 N. 5<sup>th</sup> Street, Grand Junction, Colorado 81501, Grantor, and **COUNTY OF MESA, a political subdivision of the state of Colorado**, whose legal address is: P.O. Box 20,000, Grand Junction, Colorado 81502, Grantee.

In exchange for and in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants and conveys to Grantee, its successors and assigns, this perpetual, non-exclusive Slope Easement over, above and across a tract of land situated in the NW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 21, Township 1 South, Range 1 West of the Ute P.M. County of Mesa, State of Colorado for the purpose of constructing, maintaining and providing lateral support for the road bed of Monument Road. Said Slope Easement is more particularly described and depicted on the attached "Exhibit A," "Exhibit A-1," "Exhibit B," "Exhibit B-1," "Exhibit C," "Exhibit C-1," "Exhibit D," "Exhibit D-1," "Exhibit E," "Exhibit E-1," "Exhibit F-1," "Exhibit F-2" and "Exhibit F-3."

Grantee agrees any and all work shall be performed with due care using commonly accepted standards and techniques, taking precautions for the protection of property. All damages to property resulting from the failure to exercise due care, shall be paid for and repaired at the expense of Grantee.

Grantor reserves the right to use the easement premises in any manner that will not prevent or interfere with the exercise by Grantee of any rights granted herein. This grant, its terms and conditions are binding upon the heirs, successors and assigns of the parties.

IN WITNESS WHEREOF, the parties hereto have each executed and entered into this Grant of Slope Easement as of the day and year first above written.



Stephanie Tuin  
City Clerk

The City of Grand Junction,  
a Colorado home rule municipality

David Varley  
City Manager

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 2007, by David Varley as City Manager and attested to by Stephanie Tuin as City Clerk of the City of Grand Junction, a Colorado home rule municipality.

My commission expires: 3/13/09

Witness my hand and official seal



Debra M. Kemp  
Notary Public

**EXHIBIT A**  
**SLOPE EASEMENT #1**

City of Grand Junction  
Parcel Number 2945-213-00-941

A PARCEL OF LAND FOR A SLOPE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND PROVIDING LATERAL SUPPORT FOR THE ROAD BED OF MONUMENT ROAD, SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M.; THENCE N00°31'26"E ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21 A DISTANCE OF 214.32 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO AND A POINT OF NON-TANGENT CURVATURE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2894.79 FEET, THE RADIUS POINT BEARS S50°28'20"E, THE LONG CHORD BEARS S38°49'43"W A DISTANCE OF 70.66 FEET, AN ARC DISTANCE OF 70.66 FEET TO A POINT OF CURVATURE AND THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2894.79 FEET, THE LONG CHORD BEARS S37°24'34"W A DISTANCE OF 69.04 FEET, AN ARC DISTANCE OF 69.05 FEET; THENCE S36°45'47"W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 A DISTANCE OF 44.90 FEET; THENCE N53°14'13"W A DISTANCE OF 12.00 FEET; THENCE N36°45'47"E PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 A DISTANCE OF 30.44 FEET; THENCE N45°28'38"E A DISTANCE OF 84.67 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.020 ACRES MORE OR LESS.

DESCRIPTION WRITTEN BY: MARK D. HINNANT  
DESCRIPTION REVIEWED BY: BERNARD F. KOCHVAR JR. PLS20141



**MESA COUNTY DEPARTMENT OF PUBLIC WORKS**  
**ENGINEERING DIVISION / SURVEY SECTION**

750 Main St. Grand Junction, Colorado 81501  
(970) 244-1747 FAX (970) 255-7171

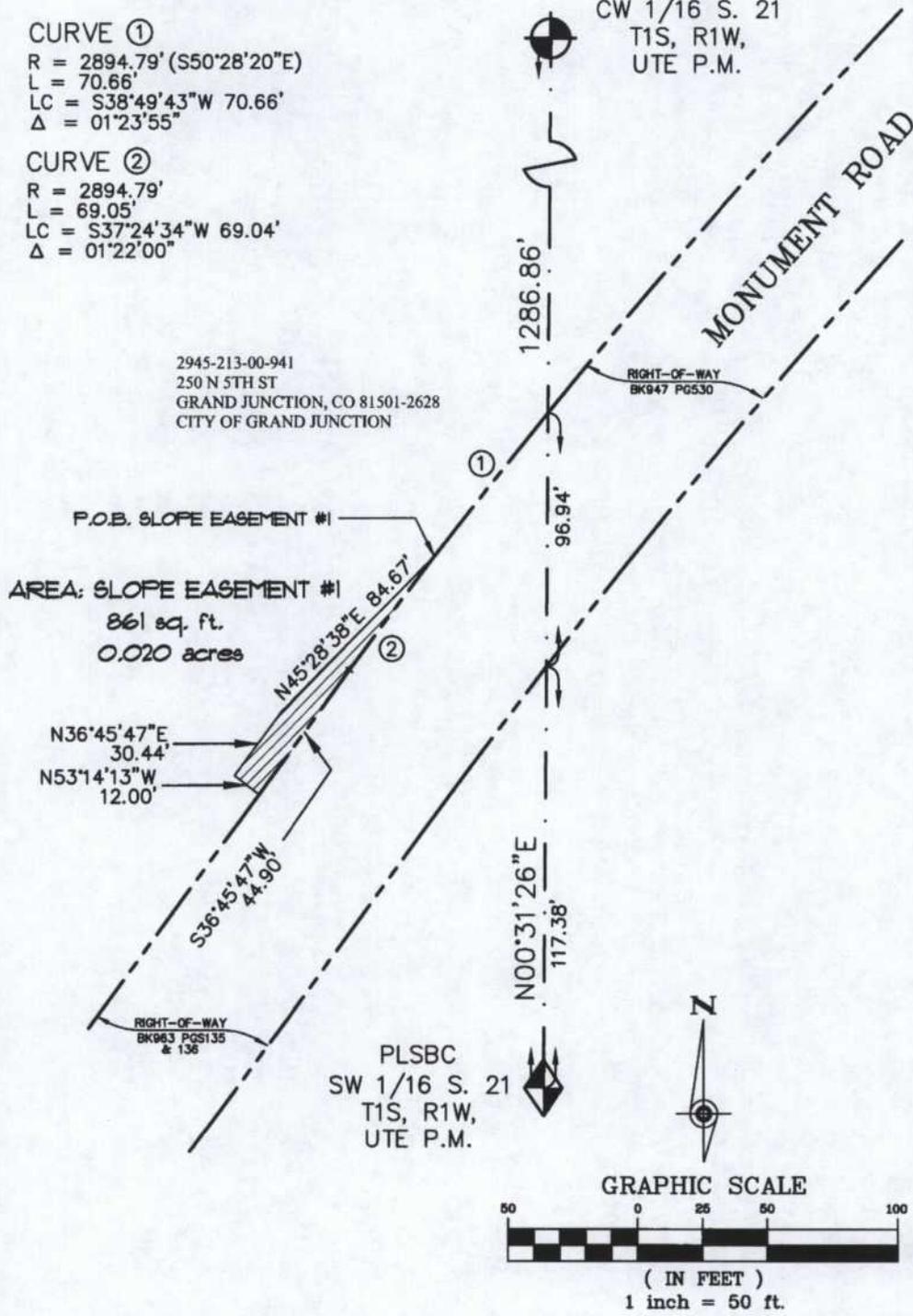
**EXHIBIT A-1**  
**2945-213-00-941**  
**MONUMENT ROAD SLOPE EASEMENT #1**

**CURVE ①**  
 R = 2894.79' (S50°28'20"E)  
 L = 70.66'  
 LC = S38°49'43"W 70.66'  
 Δ = 01°23'55"

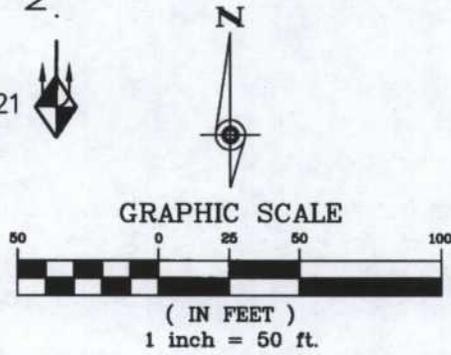
**CURVE ②**  
 R = 2894.79'  
 L = 69.05'  
 LC = S37°24'34"W 69.04'  
 Δ = 01°22'00"

2945-213-00-941  
 250 N 5TH ST  
 GRAND JUNCTION, CO 81501-2628  
 CITY OF GRAND JUNCTION

CW 1/16 S. 21  
 T1S, R1W,  
 UTE P.M.



PLSBC  
 SW 1/16 S. 21  
 T1S, R1W,  
 UTE P.M.



PROJECT NO. 2006-9 \_\_\_\_\_

DWG. FILE \_\_\_\_\_ MONRD\_ROW \_\_\_\_\_

DRAWN \_\_\_\_\_ MH \_\_\_\_\_ DATE 01-22-07  
 REVISED \_\_\_\_\_ MH \_\_\_\_\_ DATE 03-23-07  
 CHECKED \_\_\_\_\_ FK \_\_\_\_\_ DATE \_\_\_\_\_



**MESA COUNTY DEPARTMENT OF  
 PUBLIC WORKS / ENGINEERING  
 SURVEY SECTION**

**EXHIBIT B**  
**SLOPE EASEMENT #3**  
City of Grand Junction  
Parcel Number 2945-213-00-941

A PARCEL OF LAND FOR A SLOPE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND PROVIDING LATERAL SUPPORT FOR THE ROAD BED OF MONUMENT ROAD, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M.; THENCE N89°59'23"W ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M. A DISTANCE OF 119.56 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO; THENCE S36°45'47"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 A DISTANCE OF 212.36 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE S53°14'13"E A DISTANCE OF 14.50 FEET; THENCE S36°45'47"W PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 A DISTANCE OF 535.51 FEET; THENCE N53°14'13"W A DISTANCE OF 14.50 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136; THENCE N36°45'47"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 A DISTANCE OF 535.51 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.178 ACRES MORE OR LESS.

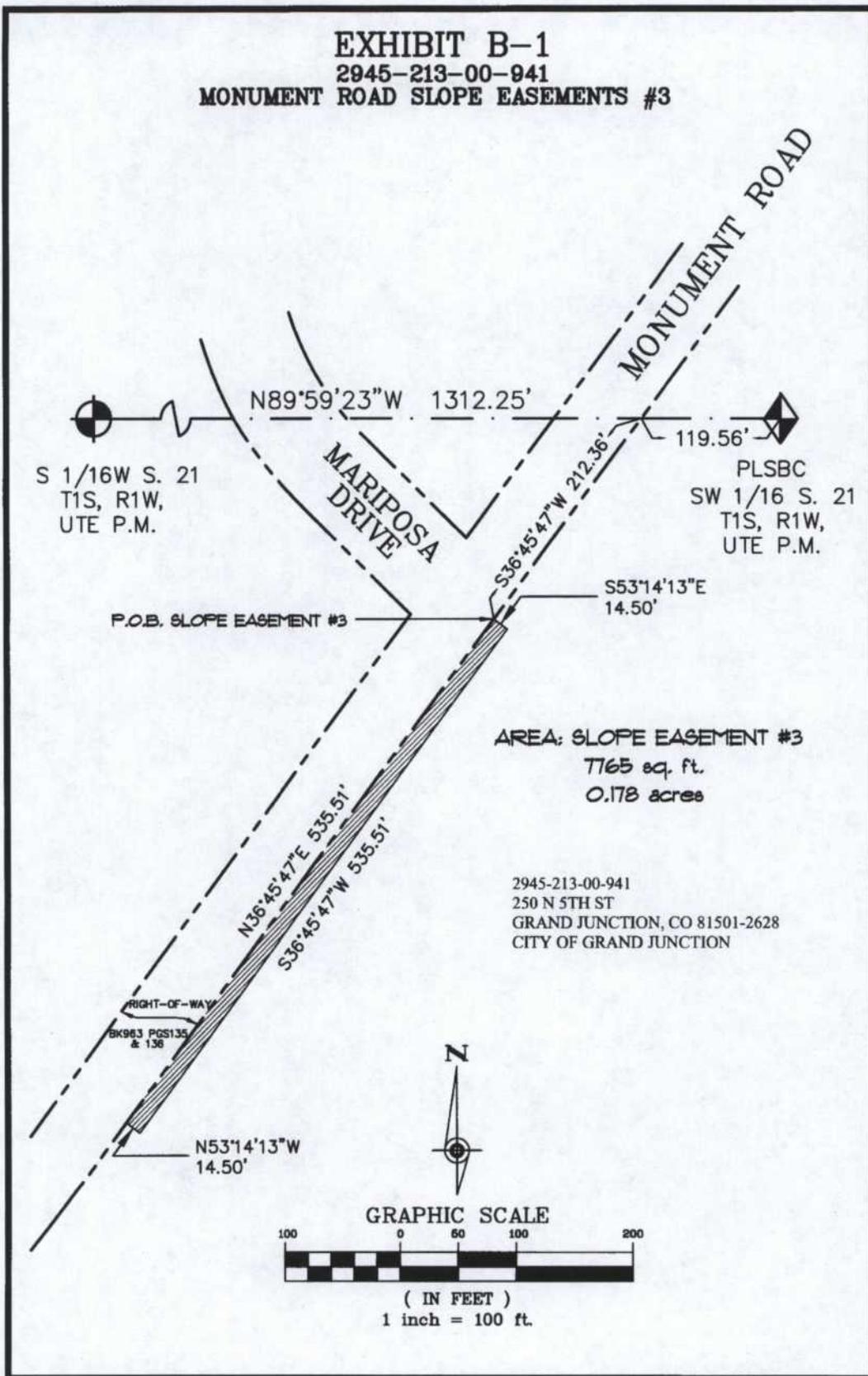
DESCRIPTION WRITTEN BY: MARK D. HINNANT  
DESCRIPTION REVIEWED BY: BERNARD F. KOICHEVAR JR. PLS20141



**MESA COUNTY DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION / SURVEY SECTION**

750 Main St. Grand Junction, Colorado 81501  
(970) 244-1747 FAX (970) 255-7171

**EXHIBIT B-1**  
**2945-213-00-941**  
**MONUMENT ROAD SLOPE EASEMENTS #3**



PROJECT NO. 2006-9 \_\_\_\_\_ DWG. FILE \_\_\_\_\_ MONRD\_ROW \_\_\_\_\_

DRAWN \_\_\_\_\_ MH \_\_\_\_\_ DATE 01-22-07  
 REVISED \_\_\_\_\_ MH \_\_\_\_\_ DATE 02-27-07  
 CHECKED \_\_\_\_\_ FK \_\_\_\_\_ DATE 02-27-07



**MESA COUNTY DEPARTMENT OF  
 PUBLIC WORKS / ENGINEERING  
 SURVEY SECTION**

**EXHIBIT C**  
**SLOPE EASEMENT #4**

City of Grand Junction  
Parcel Numbers 2945-213-00-941 &  
2945-204-01-941

A PARCEL OF LAND FOR A SLOPE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND PROVIDING LATERAL SUPPORT FOR THE ROAD BED OF MONUMENT ROAD, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M., AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M.; THENCE N01°18'13"E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M. A DISTANCE OF 226.48 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO, AND THE **TRUE POINT OF BEGINNING**; THENCE S74°58'47"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 A DISTANCE OF 74.43 FEET; THENCE N15°01'13"W A DISTANCE OF 24.00 FEET; THENCE N74°58'47"E PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 AND IN BOOK 963 PAGES 135 & 136 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO, A DISTANCE OF 136.12 FEET TO A POINT OF CURVATURE; THENCE PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963 PAGES 135 & 136 ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1091.97 FEET, THE LONG CHORD BEARS N55°52'17"E A DISTANCE OF 714.92 FEET, AN ARC DISTANCE OF 728.35 FEET; THENCE N36°45'47"E PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963 PAGES 135 & 136 A DISTANCE OF 495.74 FEET; THENCE S53°14'13"E A DISTANCE OF 24.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963 PAGES 135 & 136; THENCE S36°45'47"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963 PAGES 135 & 136 A DISTANCE OF 495.74 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963 PAGES 135 & 136 AND A CURVE TO THE RIGHT WITH A RADIUS OF 1115.97 FEET, THE LONG CHORD BEARS S55°52'17"W A DISTANCE OF 730.64 FEET, AN ARC DISTANCE OF 744.36 FEET; THENCE S74°58'47"W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963 PAGES 135 & 136 A DISTANCE OF 61.69 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.754 ACRES MORE OR LESS.

DESCRIPTION WRITTEN BY: MARK D. HINNANT  
DESCRIPTION REVIEWED BY: BERNARD F. KOCHVAR JR. PLS20141



**MESA COUNTY DEPARTMENT OF PUBLIC WORKS**  
**ENGINEERING DIVISION / SURVEY SECTION**

750 Main St. Grand Junction, Colorado 81501  
(970) 244-1747 FAX (970) 255-7171



**EXHIBIT D**  
**SLOPE EASEMENT #5**

City of Grand Junction  
Parcel Number 2945-213-00-941

A PARCEL OF LAND FOR A SLOPE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND PROVIDING LATERAL SUPPORT FOR THE ROAD BED OF MONUMENT ROAD, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M.; THENCE N01°18'13"E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M. A DISTANCE OF 163.96 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO; THENCE N74°58'47"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 A DISTANCE OF 79.26 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1175.97 FEET, THE LONG CHORD BEARS N63°32'18"E A DISTANCE OF 466.46 FEET, AN ARC DISTANCE OF 469.57 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 AND A CURVE TO THE LEFT WITH A RADIUS OF 1175.97 FEET, THE LONG CHORD BEARS N46°46'33"E A DISTANCE OF 218.19 FEET, AN ARC DISTANCE OF 218.51 FEET; THENCE S48°32'50"E A DISTANCE OF 5.00 FEET; THENCE S41°43'49"W A DISTANCE OF 114.66 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 963, PAGES 135 & 136 ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1185.97 FEET, THE RADIUS POINT BEARS N42°59'58"W, THE LONG CHORD BEARS S49°32'59"W A DISTANCE OF 105.50 FEET, AN ARC DISTANCE OF 105.53 FEET; THENCE N37°54'04"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.041 ACRES MORE OR LESS.

DESCRIPTION WRITTEN BY: MARK D. HINNANT  
DESCRIPTION REVIEWED BY: BERNARD F. KOCHEVAR JR. PLS20141



**MESA COUNTY DEPARTMENT OF PUBLIC WORKS**  
**ENGINEERING DIVISION / SURVEY SECTION**

750 Main St. Grand Junction, Colorado 81501  
(970) 244-1747 FAX (970) 255-7171

**EXHIBIT D-1**  
**2945-213-00-941**  
**MONUMENT ROAD SLOPE EASEMENTS #5**



S 1/16W S. 21  
 T1S, R1W,  
 UTE P.M.

AREA: SLOPE EASEMENT #5  
 1801 sq. ft.  
 0.041 acres

**CURVE ①**  
 R = 1175.97'  
 L = 469.57'  
 LC = N63°32'18"E 466.46'  
 Δ = 22°52'43"

**CURVE ②**  
 R = 1175.97'  
 L = 218.51'  
 LC = N46°46'33"E 218.19'  
 Δ = 10°38'46"

**CURVE ③**  
 R = 1185.97' (N42°59'58"W)  
 L = 105.53'  
 LC = S49°32'59"W 105.50'  
 Δ = 05°05'54"

2945-213-00-941  
 250 N 5TH ST  
 GRAND JUNCTION, CO 81501-2628  
 CITY OF GRAND JUNCTION

N 01°18'13" E 1292.28'

163.96'

SW COR. S. 21  
 T1S, R1W,  
 UTE P.M.

F.O.B. SLOPE EASEMENT #5

N74°58'47"E  
 79.26'

RIGHT-OF-WAY  
 BK963 PGS135  
 & 136

S48°32'50"E  
 5.00'

ROAD

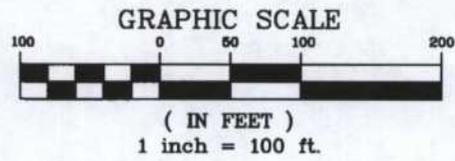
MONUMENT

S41°43'49"W  
 114.66'

N37°54'04"W  
 10.00'

2945-213-00-941  
 250 N 5TH ST  
 GRAND JUNCTION, CO 81501-2628  
 CITY OF GRAND JUNCTION

N



PROJECT NO. 2006-9	DWG. FILE MONRD_ROW
DRAWN MH DATE 01-22-07	 <b>MESA COUNTY DEPARTMENT OF                  PUBLIC WORKS / ENGINEERING                  SURVEY SECTION</b>
REVISED MH DATE 02-27-07	
CHECKED FK DATE 02-27-07	

**EXHIBIT E**  
**SLOPE EASEMENT #7**

City of Grand Junction  
Parcel Number 2945-204-01-941

A PARCEL OF LAND FOR A SLOPE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND PROVIDING LATERAL SUPPORT FOR THE ROAD BED OF MONUMENT ROAD, SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M.; THENCE N01°18'13"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M. A DISTANCE OF 163.96 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO; THENCE S74°58'47"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 A DISTANCE OF 244.23 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE S15°01'13"E A DISTANCE OF 21.00 FEET; THENCE S74°58'47"W PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 A DISTANCE OF 126.32 FEET; THENCE N15°01'13"W A DISTANCE OF 21.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653; THENCE N74°58'47"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 A DISTANCE OF 126.32 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.067 ACRES MORE OR LESS.

DESCRIPTION WRITTEN BY: MARK D. HINNANT  
DESCRIPTION REVIEWED BY: BERNARD F. KOICHEVAR JR. PLS20141



**MESA COUNTY DEPARTMENT OF PUBLIC WORKS**  
**ENGINEERING DIVISION / SURVEY SECTION**

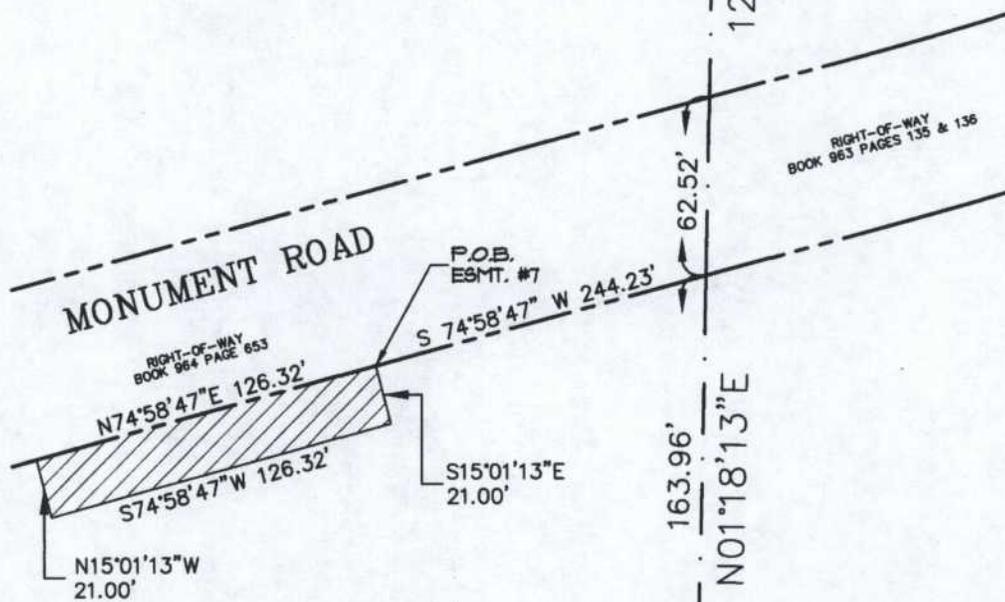
750 Main St. Grand Junction, Colorado 81501  
(970) 244-1747 FAX (970) 255-7171

**EXHIBIT E-1**  
**2945-204-00-941**  
**MONUMENT ROAD SLOPE EASEMENT #7**

AREA: SLOPE EASEMENT #7  
 2908 sq. ft.  
 0.067 acres

 S 1/16E S. 20  
 T1S, R1W,  
 UTE P.M.

2945-204-01-941  
 250 N 5TH ST  
 GRAND JUNCTION, CO 81501-2628  
 CITY OF GRAND JUNCTION



2945-204-00-941  
 250 N 5TH ST  
 GRAND JUNCTION, CO 81501-2628  
 CITY OF GRAND JUNCTION



GRAPHIC SCALE



( IN FEET )  
 1 inch = 50 ft.

 SE COR. S. 20  
 T1S, R1W,  
 UTE P.M.

PROJECT NO. 2006-9 \_\_\_\_\_ DWG. FILE \_\_\_\_\_ MONRD\_ROW \_\_\_\_\_

DRAWN \_\_\_\_\_ MH \_\_\_\_\_ DATE 01-22-07  
 REVISED \_\_\_\_\_ MH \_\_\_\_\_ DATE 03-23-07  
 CHECKED \_\_\_\_\_ FK \_\_\_\_\_ DATE \_\_\_\_\_



**MESA COUNTY DEPARTMENT OF  
 PUBLIC WORKS / ENGINEERING  
 SURVEY SECTION**

**EXHIBIT F-1**  
**SLOPE EASEMENT #8**  
City of Grand Junction  
Parcel Number 2945-204-01-941

A PARCEL OF LAND FOR A SLOPE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND PROVIDING LATERAL SUPPORT FOR THE ROAD BED OF MONUMENT ROAD, SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M.; THENCE S89°41'43"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M. A DISTANCE OF 401.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO; THENCE N74°58'47"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 A DISTANCE OF 402.31 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE N15°01'13"W A DISTANCE OF 8.00 FEET; THENCE N74°58'47"E PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 A DISTANCE OF 115.13 FEET; THENCE S15°01'13"E A DISTANCE OF 8.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653; THENCE S74°58'47"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 A DISTANCE OF 115.13 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.021 ACRES MORE OR LESS.

DESCRIPTION WRITTEN BY: MARK D. HINNANT  
DESCRIPTION REVIEWED BY: BERNARD F. KOICHEVAR JR. PLS20141



**MESA COUNTY DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION / SURVEY SECTION**

750 Main St. Grand Junction, Colorado 81501  
(970) 244-1747 FAX (970) 255-7171

**EXHIBIT F-2**  
**SLOPE EASEMENT #9**

City of Grand Junction  
Parcel Number 2945-204-01-941

A PARCEL OF LAND FOR A SLOPE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND PROVIDING LATERAL SUPPORT FOR THE ROAD BED OF MONUMENT ROAD, SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M.; THENCE S89°41'43"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M. A DISTANCE OF 401.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO; THENCE N74°58'47"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 A DISTANCE OF 85.68 FEET TO THE **TRUE POINT OF BEGINNING;** THENCE N15°01'13"W A DISTANCE OF 23.00 FEET; THENCE N74°58'47"E PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 A DISTANCE OF 142.85 FEET; THENCE S86°32'14"E A DISTANCE OF 72.55 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653; THENCE S74°58'47"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AS DESCRIBED IN BOOK 964 PAGE 653 A DISTANCE OF 211.66 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.094 ACRES MORE OR LESS.

DESCRIPTION WRITTEN BY: MARK D. HINNANT  
DESCRIPTION REVIEWED BY: BERNARD F. KOICHEVAR JR. PLS20141



**MESA COUNTY DEPARTMENT OF PUBLIC WORKS**  
**ENGINEERING DIVISION / SURVEY SECTION**

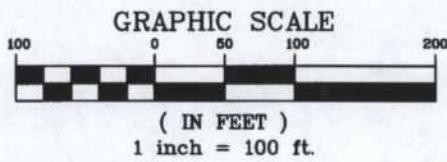
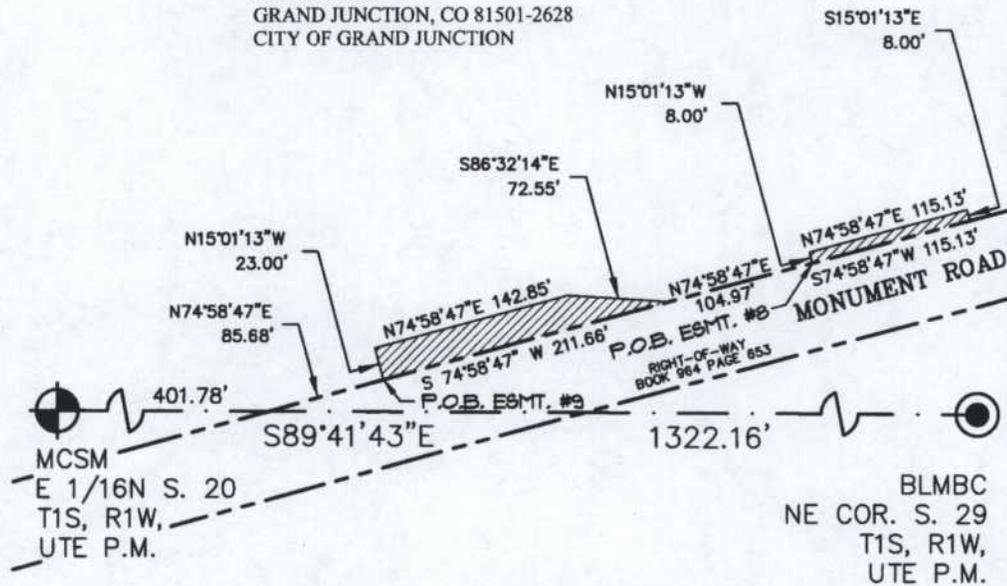
750 Main St. Grand Junction, Colorado 81501  
(970) 244-1747 FAX (970) 255-7171

**EXHIBIT F-3**  
**2945-204-01-941**  
**MONUMENT ROAD SLOPE EASEMENTS #8 & #9**

AREA: SLOPE EASEMENT #8  
 921 sq. ft.  
 0.021 acres

AREA: SLOPE EASEMENT #9  
 4077 sq. ft.  
 0.094 acres

2945-204-01-941  
 250 N 5TH ST  
 GRAND JUNCTION, CO 81501-2628  
 CITY OF GRAND JUNCTION



PROJECT NO. 2006-9

DWG. FILE MONRD\_ROW

DRAWN MH DATE 01-22-07

REVISED MH DATE 02-27-07

CHECKED FK DATE 02-27-07

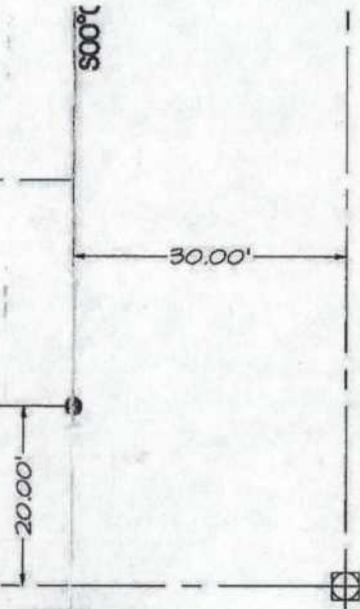


**MESA COUNTY DEPARTMENT OF  
 PUBLIC WORKS / ENGINEERING  
 SURVEY SECTION**

AND INCLUDING VACATED 1/3 ALLEY

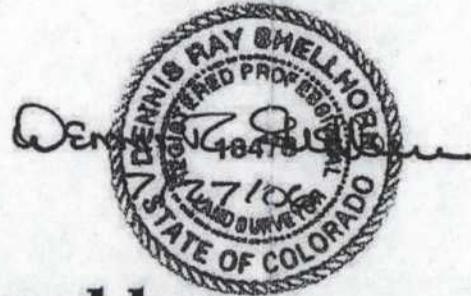
ADJOINING LOTS 21 & 16  
BLOCK 149 CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

LOT 20



N: NORTH  
 E: EAST  
 S: SOUTH  
 W: WEST  
 T.: TOWNSHIP  
 R.: RANGE  
 R.O.W.: RIGHT-OF-WAY  
 PLS: PROFESSIONAL LAND SURVEYOR  
 SQ FT: SQUARE FEET

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System locally determined by observations between the City block monuments at Seventh Street and South Avenue and Seventh Street and Pitkin Avenue. The bearing of this line is N00°04'34" E



condition of approval by  
 or title matters. It is not intended  
 ent description.

# EASEMENT EXHIBIT

## MESA COUNTY

SECTION: NE1/4 NW1/4 S.23 | TOWNSHIP: 1 South | RANGE: 1 West | MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - B-210 (970) 243-6067  
 Grand Junction CO 81505 [tlc@tlcwest.com](mailto:tlc@tlcwest.com)

Date of Survey: Jan 2006	Field Surveyor: SLG	Revision Date: Jul 27, 2006
Drawn: DRS	Checked:	Approved: DRS
S:\Survey\0171 Mesa County\033\EXHIBIT24X36-MC.pro Sheet		Job No. 0171-033

RECEIVED

JUL 27 2006  
 COMMUNITY DEVELOPMENT  
 DEPT.

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