

GRANT OF SLOPES AND DRAINAGE EASEMENT

Terence L. Hammer and Camilla A. Hammer, Grantors, for and in consideration of the sum of Eight Thousand One Hundred Twenty-Five and 00/100 Dollars (\$8,125.80), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, 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 Nonexclusive Slopes and Drainage Easement for the installation, operation, maintenance, repair and replacement of materials providing slope stability for public roadway improvements and for the installation, operation, maintenance, repair and replacement of facilities providing for the conveyance of storm water, on, along, over, under, through and across the following described premises, to wit:

See Exhibit "A" for Riverside Parkway Parcel PE A-15Rev, dated April 20, 2005, 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 Grantors hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other items or fixtures 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 Grantors hereby further covenanting with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they will warrant and defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 20 day of July, 2005.

Terence L. Hammer
Terence L. Hammer

Camilla A. Hammer
Camilla A. Hammer

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20 day of July, 2005, by Terence L. Hammer and Camilla A. Hammer.

My commission expires 10/17/2006.
Witness my hand and official seal.

Claudia D. Rossman
Notary Public



WHEN RECORDED RETURN TO:
H.C. Peck & Associates, Inc.
Attn: Claudia Rossman
2529 High Country Court
Grand Junction, CO 81501
Riverside Parkway Parcel No. PE A-15Rev
Page 1 of 2

PROPERTY DESCRIPTION
Parcel PE A-15Rev


A portion of the parcel of land described in Book 1691 at Page 138, Mesa County Clerk and Recorder's Office, lying in the Northeast Quarter of the Northeast Quarter of Section 8, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 8 (a found 2-1/2" Aluminum Pipe with 3-1/4" Aluminum Cap "DH SURVEYS INC E1/16 S5 S8 2001 LS 24306"), whence the North Quarter corner of said Section 8 (a found unmarked 2-1/2" Brass Cap) bears N89°57'13"E a distance of 1328.22 feet;
THENCE S28°23'11"E a distance of 587.54 feet to the southeasterly line of said parcel of land described in Book 1691 at Page 138 being the POINT OF BEGINNING:

THENCE S37°53'56"W along the southeasterly line of said parcel of land described in Book 1691 at Page 138 a distance of 57.13 feet;
THENCE S87°23'17"W along the southerly line of said parcel of land described in Book 1691 at Page 138 a distance of 25.14 feet;
THENCE N89°55'54"W a distance of 216.08 feet;
THENCE N00°19'39"W along the westerly line of said parcel of land described in Book 1691 at Page 138 a distance of 9.43 feet;
THENCE N87°16'00"E a distance of 93.46 feet;
THENCE S89°55'54"E a distance of 125.50 feet;
THENCE N60°43'20"E a distance of 65.90 feet to the POINT OF BEGINNING.

Containing 3736 square feet, (0.086 Acres), more or less for a non-exclusive Slope and Drainage Easement to the City of Grand Junction.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alum. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.


Prepared by:
Date: 4/20/05 24961
Marla Mellor McOmber, PLS 24961
For and on behalf of Carter & Burgess, Inc.

Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.