

**GRANT OF SIGHT DISTANCE EASEMENT**

Elizabeth J. Moos, Grantor, for and in consideration of the sum of **Three Thousand Three Hundred Seventy One and 00/100 Dollars (\$3,371.00)**, 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 Sight Distance Easement for the purpose of providing and maintaining unobstructed sight visibility for public motorist and pedestrian safety, on along, over, under, through and across the following described premises, to wit:

**See Exhibit "A" for Parcel PE F-1Rev2, dated February 14, 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. Grantor hereby covenants with Grantee that no fences, shrubbery, structures, fill materials or other facilities shall be placed within the bounds of said Easement which exceed a height of three (3) feet as measured from the top of the back of curb on the South side of D Road located North of the northerly boundary of said Easement and as measured from the top of the back of curb on the West side of 27- 1/2 Road located East of the easterly boundary of said Easement. Grantee shall have the right to trim, prune and/or remove any and all plantings or other facilities deemed by Grantee, in its sole discretion, to be an obstruction within the Easement.

This Easement shall be perpetual, shall run with the land and shall be binding upon Grantor, her heirs, successors and assigns and shall inure to the benefit of Grantee, its successors and assigns.

Grantor hereby covenants with Grantee that she has good title to the aforescribed premises; 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 25 day of March, 2005.

Elizabeth J. Moos  
Elizabeth J. Moos

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 25 day of March, 2005, by Elizabeth J. Moos

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: Patty Valdez  
P.O. Box 480306  
Denver, CO 80248-0306

**Riverside Parkway Parcel No. PE F-1 Rev 2**



November 4, 2004  
071514.402.1.0025  
Revised 2/11/05

PROPERTY DESCRIPTION  
Parcel PE F-1 Rev2

A parcel of land being a portion of a tract of land described in Book 1156 at Page 626, Mesa County Clerk and Recorder's office, being in the Northwest Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), whence the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible) bears S89°59'29"E a distance of 1311.17 feet; THENCE S47°46'50"W a distance of 44.67 feet to the POINT OF BEGINNING:

THENCE S00°09'23"W a distance of 7.62 feet;  
THENCE S81°44'53"W a distance of 137.61 feet;  
THENCE N00°05'44"E along the westerly line of said tract of land described in Book 1156 at Page 626, and non-tangent with the following described curve, a distance of 26.96 feet;  
THENCE along the arc of a curve to the right, having a central angle of 2°09'09", a radius of 625.00 feet, a chord bearing of N88°56'07"E a distance of 23.48 feet, and an arc distance of 23.48 feet;  
THENCE S89°59'19"E tangent with the last described curve a distance of 112.68 feet to the POINT OF BEGINNING.

Containing 2380 square feet, (0.055 Acres), more or less for Intersection Sight Distance (no obstructions over three (3) feet in height).

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2"Alumn.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.

*Marla*  
Prepared by:  
Date: 2/14/05  
Marla Mellor McPherson, 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. Nixon & Laird Architects/Engineers, P.C.