

2275049 BK 3990 PG 976-977  
09/13/2005 04:44 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

**GRANT OF SIGHT DISTANCE EASEMENT**

**Parkerson Brothers, LLC**, a Colorado limited liability company, Grantor, for and in consideration of the sum of Nine Hundred Eighty Seven and 00/100 Dollars (\$987.00), 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" attached hereto and incorporated herein by reference for Riverside Parkway Parcel No. PE E-80C Rev. dated February 25, 2005.**

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 object shall be placed within the bounds of said Easement which exceeds a height of three (3) feet as measured from the top of the back of curb on the South side of the Riverside Parkway, also known as D Road, located North of the northerly 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, its successors and assigns and shall inure to the benefit of Grantee, its successors and assigns.

Grantor hereby covenants with Grantee that it 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 and delivered this 9<sup>th</sup> day of September, 2005.

Parkerson Brothers, LLC,  
a Colorado limited liability company

By: Alan Parkerson  
Alan Parkerson, Manager

State of Colorado )  
)ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 9 day of September, 2005, by Alan Parkerson as Manager of Parkerson Brothers, LLC, a Colorado limited liability company.

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: MICHELE SPENCER  
P.O. Box 480306  
DENVER, CO 80248-0306

RIVERSIDE PARKWAY  
PARCEL NO. PE E-80C



EXHIBIT "A"

PROPERTY DESCRIPTION

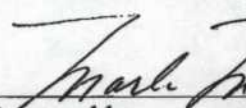
Parcel PE E-80C Rev.

A parcel of land being a portion of a tract of land described in Book 2674 at Page 316, 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 (Basis of Bearing-Assumed) a distance of 1311.17 feet;  
THENCE S79°52'57"W a distance of 343.77 feet to the easterly line of said tract of land described in Book 2674 at Page 316, being the POINT OF BEGINNING;

THENCE S00°02'00"W along said easterly line a distance of 21.53 feet;  
THENCE S81°44'53"W non-tangent with the following described curve a distance of 83.69 feet;  
THENCE along the arc of a curve to the right, having a central angle of 8°12'00", a radius of 625.00 feet, a chord bearing of N67°57'28"E a distance of 89.37 feet, and an arc distance of 89.45 feet to the POINT OF BEGINNING.

Containing 987 square feet, (0.023 Acres), more or less for intersection site distance (no obstructions over three (3) feet in height).

  
Prepared by:  
Date: 2/25/05  
Marla Mellor McOmber, PLS 24961  
For and on behalf of Carter & Burgess, Inc.

