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05/24/2005 01:29 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChs \$1.00
DocFee EXEMPT

GRANT OF SIGHT DISTANCE EASEMENT

Darren M. Davidson, Grantor, for and in consideration of the sum of **Two Thousand Six Hundred Sixty One and 75/100 Dollars (\$2,661.75)**, 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-82B Rev dated February 23, 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 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, his heirs, successors and assigns and shall inure to the benefit of Grantee, its successors and assigns.

Grantor hereby covenants with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he 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 18 day of May, 2005.

Darren M. Davidson
Darren M. Davidson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18 day of May, 2005, by Darren M. Davidson.

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 E-82B Rev

December 9, 2004
071514.402.1.0025
Revised February 20, 2005PROPERTY DESCRIPTION
Parcel PE E-82BRev


A parcel of land being a portion of a tract of land described in Book 3084 at Page 286, 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 S79°48'24"W a distance of 171.95 feet to the POINT OF BEGINNING;

THENCE S00°05'44"W along the easterly line of said parcel of land described in Book 3084 at Page 286, a distance of 26.96 feet;
THENCE S81°44'53"W a distance of 170.92 feet;
THENCE N00°02'00"E along the westerly line of said parcel of land described in Book 3084 at Page 286, a distance of 21.53 feet non-tangent with the following described curve;
THENCE along the arc of a curve to the right, having a central angle of 15°48'04", a radius of 625.00 feet, a chord bearing of N79°57'30"E a distance of 171.82 feet, and an arc distance of 172.36 feet to the POINT OF BEGINNING.

Containing 4780 square feet, (0.110 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.

Prepared by: 
Date: 2/23/05
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. Nixon & Laird Architects/Engineers, P.C.

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