

LWS84HW6

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

PURPOSE: REPAIR OF THE SEWER COLLECTION LINE
IN SAID EASEMENT, HEREBY QUIT CLAIMS A PERMANENT EASEMENT
FOR AN UNDERGROUND SEWER LINE, TOGETHER WITH THE RIGHT OF
INGRESS AND EGRESS FOR THE PURPOSES OF FUTURE MAINTENANCE,
REPAIR AND REPLACEMENT OF SAME

NAME OF AGENCY OR CONTRACTOR: E.E. LEWIS COMPANY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
2462 HIGHWAY 6 & 50 AND 2460 ½ HIGHWAY 6 & 50 (NOT LISTED
IN THE GIS UNDER THAT ADDRESS)

PARCEL #: 2945-091-00-147 - (FOR 2462 HIGHWAY 6
& 50)

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

THE E.E. LEWIS COMPANY, a Colorado Partnership, and VALLEY PLAZA WEST, a Colorado Joint Venture, for the consideration of the City's future operation, maintenance and repair of the sewer collection line in said easement, hereby quit claims to the CITY OF GRAND JUNCTION, a home rule municipality of the State of Colorado and the COUNTY OF MESA, State of Colorado, a permanent easement for an underground sewer line, together with the right of ingress and egress for the purposes of future maintenance, repair and replacement of same, which easement is described as follows:

SEE ATTACHED EXHIBIT 'A' (Easement Legal Description)

Signed this 2nd day of February, 1984.

THE E.E. LEWIS COMPANY

By [Signature]
E.E. Lewis

VALLEY PLAZA WEST

By [Signature]
A. Perry Christensen

By [Signature]
David E. Christensen

By [Signature]
Jon F. Abrahamson

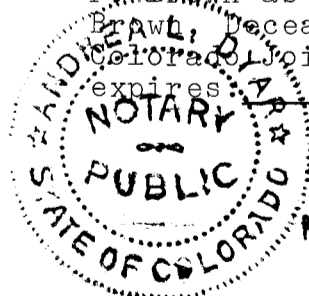
By [Signature]
Arthur B. Evans

By [Signature]
Darlene F. Brown, Personal Representative of the Estate of Hollis C. Brown, Deceased

JOINT VENTURERS

STATE OF COLORADO)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 2nd day of February, 1984, by A. Perry Christensen, David E. Christensen, Jon F. Abrahamson, Arthur B. Evans and Darlene F. Brown as Personal Representative of the Estate of Hollis C. Brown, Deceased, as Joint Venturers of Valley Plaza West, a Colorado Joint Venture. WITNESS my hand and seal. My commission expires _____

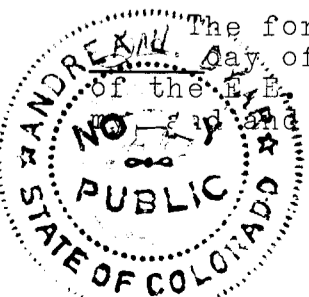


2808 North Avenue, Suite 400
Grand Junction, CO 81501
MY COMMISSION EXPIRES 1-29-85

[Signature]
Notary Public

STATE OF COLORADO)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 2nd day of February, 1984, by E.E. Lewis as Partner of the E.E. Lewis Company, a Colorado Partnership. WITNESS my hand and seal. My commission expires _____



2808 North Avenue, Suite 400
Grand Junction, CO 81501
MY COMMISSION EXPIRES 1-29-85

[Signature]
Notary Public

A parcel of land in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 9, T1S., R1W., Ute P.M., Mesa County, Colorado, known as Sawtelle's Subdivision as recorded in Plat Book 11, Page 106 of the records of the Mesa County Clerk and Recorder, EXCEPT the West 20.00 feet of Lot 3, being more particularly described as follows:

The permanent sanitary sewer easement is 10' wide centered on the following described line. Commencing at the Northwest corner of Sawtelle's Subdivision as surveyed by Armstrong & Associates, Inc. and described in the Boundary Survey dated 7/9/82; thence S00° 11' 00" W along the East Right-of-Way line of 24 $\frac{1}{2}$ Road a distance of 63.77 feet to the Point of Beginning; thence N47° 37' 56" E, 79.03 feet; thence S89° 59' 14" E, 384.68 feet; thence S56° 17' 30" E, 157.02 feet; thence S00° 00' 46" W, 336.36 feet; thence S00° 00' 46" W, 10.00 feet.

AND

Beginning at the found Southeast corner of Sawtelle's Subdivision; thence N54° 27' 22" W, 9.29 feet along the northerly right-of-way line of U.S. Highway 6 & 50; thence N06° 07' 55" E, 137.42 feet; thence N20° 18' 47" W, 36.25 feet; thence N69° 41' 13" E, 10.00 feet; thence S20° 18' 47" E, 38.59 feet; thence S06° 07' 55" W, 133.93 feet; thence S 54° 27' 22" E, 3.53 feet to the East Boundary Line of said parcel; thence S36° 00' 46" W along the East Boundary Line 10.00 feet to the point of beginning.

AND The Southerly ten (10) feet of the following described parcel:

Commencing, as a point of reference, at the Mesa County Surveyors Monument for the northwest corner of the southwest quarter of the northeast quarter of Section 9, Township 1 South, Range 1 West, Ute Meridian, from which the Mesa County Surveyor's Monument for the northeast corner of the southeast quarter of the northeast quarter of said Section 9 bears S 89° 44' 00" E, with all bearings contained herein relative thereto; Thence S 89° 44' 00" E along the north line of the southwest quarter of the northeast quarter of said Section 9 a distance of 650.00 feet; Thence S 00° 16' 03" W a distance of 570.05 feet to the Point of Beginning, being a pin with cap L.S. 14115; Thence S 08° 10' 23" E a distance of 7.95 feet to a pipe; Thence S 37° 33' 01" W a distance of 40.86 feet to the northeasterly right-of-way line of U.S. Highway 6 & 50; Thence along said right-of-way N 54° 11' 21" W a distance of 4.81 feet to a pin with cap L.S. 14115; Thence departing said right-of-way N 36° 27' 45" E a distance of 46.56 feet to the Point of Beginning.

AND The Southerly ten (10) feet of the following described parcel:

Commencing as a point of reference, at the Mesa County Surveyor's Monument for the northwest corner of the southwest quarter of the northeast quarter of Section 9, Township 1 South, Range 1 West, Ute Meridian, from which the Mesa County Surveyor's Monument for the northeast corner of the southeast quarter of the northeast quarter of said Section 9 bears S 89° 44' 00" E, with all bearings contained herein relative thereto; Thence S 89° 44' 00" E along the north line of the southwest quarter of the northeast quarter of said Section 9 a distance of 650.00 feet; Thence S 00° 16' 03" W a distance of 570.05 feet; Thence S 08° 10' 23" E a distance of 7.95 feet to the Point of Beginning, being a pipe; Thence N 35° 11' 44" E a distance of 172.44 feet to a pin with cap L.S. 9931; Thence S 61° 12' 45" E a distance of 240.27 feet to a #5 rebar; Thence S 04° 22' 20" W a distance of 129.84 feet to a #5 rebar; Thence S 33° 26' 49" W a distance of 129.95 feet to a point on the northeasterly right-of-way line of U.S. Highway 6 & 50, said point a #5 rebar; Thence along said right-of-way 151.07 feet on a curve to the right, having a central angle of 01° 32' 15", a radius of 5630.00 feet and whose chord bears N 54° 57' 29" W a distance of 151.07 feet; Thence continuing along said right-of-way N 54° 11' 21" W a distance of 159.89 feet; Thence departing said right-of-way N 37° 33' 01" E a distance of 40.86 feet to the Point of Beginning, with the last two descriptions being the portions of the property adjoining U.S. Highway 6 & 50.

