

ARE92MTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: BETHESDA FOUNDATION OF
NEBRASKA, LYLE G. ARENT, VICE PRESIDENT; AND DANIEL C.
VAGLE, SECRETARY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOT 4 AND 66
OF MANETY HEIGHTS SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1992

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

The following described easement for the installation, maintenance, operation and repair of an underground water pipeline, together with the right of ingress and egress on, along, over, under, through and across the following described real property situate in the NW1/4 of the NW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, to wit:

Commencing at the Northernmost corner of Lot 4 of Mantey Heights Subdivision in said Section 7, thence S 09° 30' 01" W a distance of 6.20 feet to a point on the Northwesternly boundary line of said Lot 4 for the POINT OF BEGINNING;

Thence South a distance of 9.93 feet;

Thence S 33° 58' 39" E a distance of 25.24 feet;

Thence S 40° 24' 46" E a distance of 49.56 feet;

Thence S 88° 34' 24" E a distance of 203.18 feet;

Thence S 08° 39' 00" W a distance of 10.08 feet;

Thence N 88° 34' 24" W a distance of 206.39 feet;

Thence N 40° 24' 46" W a distance of 54.59 feet;

Thence N 33° 58' 39" W a distance of 28.86 feet;

Thence North a distance of 2.17 feet to a point on the Northwesternly boundary line of said Lot 4;

Thence along the Northwesternly boundary line of said Lot 4 the following two (2) courses and distances:

1. N 64° 11' 00" E a distance of 0.71 feet to a point of curvature;
2. 14.44 feet along the arc of a curve to the left having a radius of 18.39 feet and a long chord which bears N 41° 41' 46" E 14.07 feet to the POINT OF BEGINNING;

AND ALSO

Commencing at the Northernmost Corner of Lot 66 of Manety Heights Subdivision in said Section 7, thence S 08° 39' 00" W along the Westerly boundary line of said Lot 66 a distance of 8.81 feet to the POINT OF BEGINNING;

Thence S 88° 34' 24" E a distance of 58.84 feet;

Thence S 75° 02' 41" E a distance of 42.75 feet;

Thence N 88° 34' 24" W a distance of 101.67 feet;

Thence N 08° 39' 00" E a distance of 10.08 feet to the Point of Beginning;

AND ALSO

Commencing at the Southwest corner of Landing Heights Subdivision in said Section 7, thence S 75° 02' 41" E a distance of 182.79 feet, thence N 89° 50' 00" E a distance of 57.44 feet to the POINT OF BEGINNING;

Thence N 89° 50' 00" E a distance of 181.93 feet to the westerly right of way line of 28 1/4 Road as described in Book 1245 at Pages 841 & 842 in the office of the Mesa County Clerk and Recorder;

Thence 3.14 feet along the arc of a curve to the right having a radius of 916.5 feet and a long chord which bears S 16° 48' 44" W 3.14 feet;

Thence S 89° 50' 00" W a distance of 169.91 feet;

Thence N 75° 02' 41" W a distance of 11.50 feet to the POINT OF BEGINNING.