

BFS82GOA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: THE BLUFFS LIMITED A COLORADO  
LIMITED PARTNERSHIP; DAVID G. BEHRHORST, PRESIDENT AND WILEY  
D. SNODGRASS, ASSISTANT SECRETARY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: GOAT  
WASH/MAC AJON WASH INTERCEPTOR SEWER PARCEL PE-36/TE-36A

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Project No. SEWER OUTFALL

Location GOAT WASH

Parcel(s) PF-36/TF-36A

1315965 DOC EXEMPT 01:59 PM  
FEB 09 1983 E. SAWYER, CLK&REC MESA CTY, CO

P E R M A N E N T E A S E M E N T BOOK 1414 PAGE 727

KNOW ALL MEN BY THESE PRESENTS, that The Bluffs Limited  
a Colorado limited partnership, of Mesa County, State of  
Colorado, Grantor(~~x~~), for and in consideration of the  
sum of ONE DOLLAR (\$1.00) and other valuable consideration, in hand paid by  
The City of Grand Junction, Colorado,  
Grantee(~~x~~), receipt of which is hereby acknowledged, has given and granted and  
by these presents does hereby give and grant unto the said Grantee(~~x~~),  
heirs, successors, and assigns a PERPETUAL EASEMENT on, along, over, ~~xxx~~ across, and under  
the following described premises, to wit;

A 20 foot Permanent Easement, being 10 feet each side of the  
following described center line:

Beginning at a point from which the E 1/4 Corner, Section 7,  
Township 1 South, Range 1 West of the Ute Meridian bears  
N65°57'17"E, a distance of 857.44 feet; said point being  
Station 59+23.90 of the Goat Wash Interceptor Sewer:

Thence S3°00'24"E, a distance of 183.80 feet;  
Thence S5°45'13"W, a distance of 96.13 feet.

for the purpose of locating, placing, constructing, operating, repairing, and  
maintaining an underground sewer line,

And the Grantor(~~x~~) hereby covenant(s) with the Grantee(~~x~~) that good  
title to the aforescribed premises; that good and lawful right to grant  
this Easement; that it will warrant and defend the title and quiet possession  
thereof against the lawful claims of all persons whomsoever.

Signed this 5<sup>th</sup> day of January, 1982.

The Bluffs Limited, a Colorado limited partner-  
ship, by Destination Properties, Inc.,  
Managing Partner, by:

David G. Behrhorst  
David G. Behrhorst, President

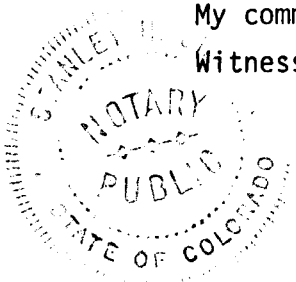
Wiley D. Snodgrass  
Wiley D. Snodgrass, Assistant Secretary

STATE OF COLORADO }  
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 5<sup>th</sup>  
day of January, 1983, by David G. Behrhorst and  
Wiley D. Snodgrass

My commission expires July 1, 1985.

Witness my hand and official seal.



Stanley H. D. [unclear]  
Notary Public