

BON85PLS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: UTILITY PURPOSES

NAME OF PROPERTY OWNER OR GRANTOR: JAMES A. AND MARLENE A. BONELLA AND
KEITH W. AND GLADYS M. MILLER

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 235 AND 245 PARK
DRIVE, LOTS 16, 17, 18 AND 19 OF PARK LANE SUBDIVISION

PARCEL NO.: 2945-112-13-003 AND 2945-112-13-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1407082 DOC EXEMPT 09:19 AM
DEC 05, 1985 E.SAWYER, CLK&REC MESA CTY, CO
BOOK 1566 PAGE 462

Project No. 301-035298-901168-30002
Location 235 & 245 Park Drive
Parcel(s) 2945-112-13-003 & 2945-112-13-004

P E R M A N E N T E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS, that James A. Bonella, Marlene A. Bonella, Keith W. Miller and Gladys M. Miller, of Mesa County, State of Colorado, Grantor(s), 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, a municipal Corporation, Grantee(s), receipt of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the said Grantee(s), its heirs, successors, and assigns a PERPETUAL EASEMENT on, along, over, and across and under the following described premises, to wit;

A permanent easement utility purposes being a part of Lots 16, 17, 18 and 19 of Park Lane Subdivision as platted and recorded in Book 6, Page 13 with the office of the Mesa County Clerk and Recorder, located in the NW¼ of Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, more particularly described as follows:

Commencing at the NE corner of said Park Lane Subdivision:
Thence S 20°10'E, 158 feet to the True Point of Beginning, said point also being the SE Corner of the tract of land recorded in Book 836 Page 589 with the office of the Mesa County Clerk & Recorder, all bearings relative to the North section line of said Section 11;
Thence S 89°21'W, 208 feet to the SW Corner of Lot 19 of said Park Lane Subdivision;
Thence N 03°00'W, 10 feet;
Thence N 89°21'E, 91.98 feet to the west property line of a tract of land described and recorded in Book 824, Page 193 with the office of the Mesa County Clerk and Recorder;
Thence N 03°06'W, 10 feet along said west property line;
Thence N 85°56'18"E, 107.69 feet to the east property line of said Park Lane Subdivision;
Thence S 20°10'E, 28 feet to the True Point of Beginning.

~~for the purpose of~~

The above-described easement contains 3526 sq. ft. more or less.

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

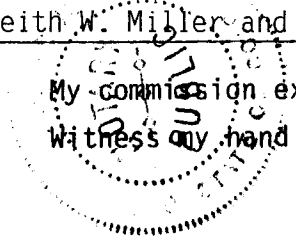
Signed this 4th day of December, 1985.

James A. Bonella
James A. Bonella
Marlene A. Bonella
Marlene A. Bonella
Keith W. Miller
Keith W. Miller
Gladys M. Miller
Gladys M. Miller

STATE OF COLORADO }
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 4th day of December, 1985, by James A. Bonella, Marlene A. Bonella, Keith W. Miller and Gladys M. Miller

My commission expires 12-11-86.
Witness my hand and official seal.



Grand Junction, Colorado
Notary Public