CAR83RIS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: BEN E. CARNES

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOTS 5 AND 6 OF RIVERSIDE SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1983

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1315963 DOC EXEMPT 01:59 PM
FEB 09,1983 E.SAWYER,CLK&REC MESA CTY,CO
BOOK 1414 PAGE 725

Project No. _____

Location _____

Parcel (s) _____

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

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

A strip of land being the easterly 15 feet of the following described property;

A tract of land in Lots 5 and 6 of RIVERSIDE SUBDIVISION, more particularly described as follows: From the Northeast Corner of the Southeast Quarter of Section 9, Township 1 South, Range 1 West of the Ute Meridian, West 1160.3 feet and South 61°22' East 1151.50 feet for the Point of Beginning; thence South 61°22' East 135.16 feet; thence South 0°05' West 612.37 feet, thence North 43°12' West 241.04 feet; thence North 51°07' West 177.02 feet, thence North 25°22' East 431.95 feet to the Point of Beginning; EXCEPT Beginning at a point on the East line of Section 9, Township 1 South, Range 1 West, Ute Meridian, from which point the East Quarter Corner of Section 9 bears North a distance of 629.5 feet; thence North 61°22' West a distance of 169.31 feet; thence South 25°22' West a distance of 50.08 feet; thence South 61°22' East a distance of 193.66 feet to a point on the East line of Section 9; thence along said East line of Section 9, North a distance of 56.92 feet, more or less to the Point of Beginning, Mesa County, Colorado; said 15 foot wide strip of land lying immediately west of and adjacent to the east line of the above described property, and extending from the north Right-of-Way line of Independent Avenue on the south, northly to the south Right-of-Way line of the south frontage road of U.S. Highway 6 and 50 on the north,
for the purpose of construction and maintenance of a sanitary sewer only;

And the Grantor hereby covenants with the Grantee that he has good title to the aforedescribed premises; that he has good and lawful right to grant this Easement; that he will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 7TH day of February, 1983.

Ben E. Carnes

STATE OF COLORADO)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 7TH day of February, 1983, by Ben E. Carnes

My commission expires 10-29-83.

Witness my hand and official seal.

NOTARY PUBLIC STATE OF COLORADO

Margaret M. Lange
Notary Public
444 Ute Avenue
Grand Junction, CO 81501