

COO77PHI

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: CLARENCE L. COOPER AND BETTY
J. COOPER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARADISE
HILLS INTERCEPTOR SEWER RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1977

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

THAT Clarence L. Cooper and Betty J. Cooper of the County of Mesa, State of Colorado, herein called Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to the City of Grand Junction, a municipal corporation existing under and by virtue of the laws of the State of Colorado, herein called Grantee, a right-of-way to locate, place, construct, operate, repair and maintain an underground sanitary sewer pipe line over, on, across and under the following described lands, to wit:

Beginning at the Northeast Corner of the S 1/2 of the NE 1/4 of the NE 1/4 of Sec. 34, Township 1 North, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, from which the NE Corner of said Sec. 34 bears N0°00'E, 655.50 feet, thence S0°00'W along the East line of the NE 1/4 of Sec. 34, 655.50 feet to the SE Corner of said South 1/2 of NE 1/4 of the NE 1/4, thence N89°49'40"W along the South line of said South 1/2 of NE 1/4 of NE 1/4, 847.94 feet, thence N0°10'20"E, 361.89 feet, thence N65°16'20"E along said ditch 280.25 feet, thence N48°06'20"E along said ditch 262.10 feet to the North line of said S 1/2 of the NE 1/4 of the NE 1/4, thence S89°49'40"E along said North line of the S 1/2 of the NE 1/4 of the NE 1/4, 397.20 feet to the point of beginning; except, the east 30.00 feet thereof for County Roadway.

Centerline of Right-of-Way for 20' permanent easement and 100' temporary construction easement described as follows: Beginning at a point on the South boundary of said property; whence the North 1/16 Corner on the East boundary of Sec. 34 bears S89°58'46"E, 115.49 feet, thence N42°13'53"E, 126.82 feet to East boundary of said property.

Said pipe line shall be placed underground and upon completion, the surface of the ground shall be returned as nearly as practicable to its original level. Grantor shall have the right to make any use of the above described property Grantor deems desirable so long as it in no way interferes with the construction, operation, repair and maintenance of said pipe line.

IN WITNESS WHEREOF the owner(s) has (have) hereunto set hand seal this 17th day of January A.D., 1977

Clarence L. Cooper
Betty J. Cooper

STATE OF COLORADO)
: ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 17th day of January A.D., 1977

WITNESS my hand and official seal.

My commission expires: January 21, 1980



Barrel W. Lowrey
Notary Public

Copy to engineer by 1-25-77

NO SCALE

NE COR., 1/2, NE 1/4,
NE 1/4 SEC. 34, T1N,
R1W, 1113 R14.

S 89° 49' 40" E
397.70

CLARENCE L. COOPER &
BETTY J. COOPER

E 20' PERMANENT
EASEMENT & SEWER
E 100' TEMPORARY
CONSTRUCTION EASEMENT

E SEWER &
EASEMENTS

PARCEL OF LAND IN THE
1/2, OF THE NE 1/4, OF THE
NE 1/4 OF SEC. 34, T1N,
R1W, OF THE UTE P.M., MESA
COUNTY COLORADO.

N 0° 10' 20" E
361.89'

N 89° 53' 46" W - 1321.31'

847.94'

126.82'
N 42° 13' 53" E
(263.20')
37.98'
115.49'
N 78° 44' 15" E - 143.79'

[MH 43]

POINT OF BEGINNING
N 1/16 COR. ON EAST
LINE OF SEC. 34.

PERMANENT EASEMENT =
0.053 ACRES ±

PARCEL OF LAND =
9.44 ACRES ±

PARADISE HILLS INTERCEPTOR SEWER EASEMENT No. 7



HENNINGSON, DURHAM & RICHARDSON, INC.
OF COLORADO
ENGINEERING • ARCHITECTURE • PLANNING
DENVER, COLORADO