

CUR85HRZ

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: BRUCE C. CURRIER AND WILMA M.
CURRIER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: HORIZON
DRIVE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Project No. _____

Location _____

Parcel(s) **BOOK 1541 PAGE 94**

1391467 DOC EXEMPT 02:26 PM
MAY 31, 1985 E.SAWYER, CLK&REC MESA CTY, CO

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

KNOW ALL MEN BY THESE PRESENTS, that Bruce C. Currier and Wilma M. Currier, 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 City of Grand Junction, A Municipal Corporation, Grantee(s), receipt of which is hereby acknowledged, have given and granted and by these presents do 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 utility easement consisting of a strip of land 10 feet in width lying north of and adjacent to the northerly line of Lot 1 of the CH-Four Commercial Park Filing No. 1, more particularly described as follows:

Beginning at the northwesterly corner of said Lot 1 from whence the northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 36 T1N R1W Ute Meridian bears N56°19'54"E 601.69 feet; thence N48°12'15"W 10.26 feet; thence N54°46'30"E to the westerly right-of-way of Hilaria Avenue; thence southeasterly along said right-of-way to the northeasterly corner of said Lot 1; thence S54°46'30"W 529.59 feet along the northerly line of said Lot 1 to the point of beginning.

for the purpose of maintaining, locating and repairing a sanitary sewer pipeline and appertainances.

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 28th day of May, 1985.

Bruce C. Currier

Bruce C. Currier

Wilma M. Currier

Wilma M. Currier

STATE OF COLORADO)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 28th day of May, 1985, by Bruce C. Currier and Wilma M. Currier

My Commission expires 9-20-88.

Witness my hand and official seal.

[Signature]
Notary Public