

DAL82TIA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: THE REDLANDS FARM PARTNERSHIP;  
HUGH A. DALRYMPLE AND WILLIAM E. MILLER, MANAGING PARTNERS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: TIARA RADO  
INTERCEPTOR SEWER PARCEL PE-11

CITY DEPARTMENT: PUBLIC WORKS

YEAR: TIA

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Project No. INTERCEPTOR SEWER  
Location TIARA RADO  
Parcel(s) PE-11

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

KNOW ALL MEN BY THESE PRESENTS, that The REDLANDS FARM  
PARTNERSHIP, 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, Colorado, a Municipal Corporation,  
Grantee(s), receipt of which is hereby acknowledged, has 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 the following described premises, to wit:

All that portion of the Southwest one-quarter of Section 15 and the North  
one-half of Section 22, Township 11 South, Range 101 West, Sixth Principal  
Meridian, County of Mesa, State of Colorado, described as follows:

BEGINNING at the southeast corner of the Northeast one-quarter of the Northwest  
one-quarter of said Section 22; thence North  $88^{\circ}54'34''$  West, along the south  
line of said Northeast one-quarter of the Northwest one-quarter, 17.00 feet;  
thence North  $00^{\circ}35'23''$  East 88.76 feet to the beginning of a curve to the  
left having a radius of 370.00 feet, a central angle of  $30^{\circ}37'13''$  and a chord  
bearing North  $14^{\circ}43'14''$  West 195.39 feet; thence Northerly along the arc of  
said curve 197.74 feet; thence North  $30^{\circ}01'50''$  West 562.99 feet to the begin-  
ning of a curve to the right having a radius of 830.00 feet, a central angle  
of  $50^{\circ}36'22''$  and a chord bearing North  $04^{\circ}43'39''$  West 709.49 feet; thence  
Northerly, along the arc of said curve 733.09 feet; thence North  $20^{\circ}34'32''$   
East 941.16 feet to a point on the southerly right-of-way line of State High-  
way 340 being a point on a non-tangent curve to the right having a radius of  
1232.50 feet, a central angle of  $02^{\circ}47'49''$  and a chord bearing South  $65^{\circ}14'52''$   
East 60.16 feet, and to which point a radial line bears North  $23^{\circ}21'14''$  East;  
thence Southeasterly, along the arc of said curve and along said south right-  
of-way line 60.17 feet; thence leaving said south right-of-way line, South  
 $20^{\circ}34'32''$  West 936.78 feet to the beginning of a curve to the left having a  
radius of 770.00 feet, a central angle of  $50^{\circ}36'22''$  and a chord bearing South  
 $04^{\circ}43'39''$  East 658.20 feet; thence Southerly, along the arc of said curve  
680.10 feet; thence South  $30^{\circ}01'50''$  East 562.99 feet to the beginning of a  
curve to the right, having a radius of 430.00 feet, a central angle of  $30^{\circ}37'13''$   
and a chord bearing South  $14^{\circ}43'14''$  East 227.08 feet; thence Southerly along  
the arc of said curve 229.80 feet; thence South  $00^{\circ}35'23''$  West 89.30 feet to  
the south line of the Northwest one-quarter of the Northeast one-quarter of  
said Section 22; thence North  $88^{\circ}53'40''$  West 43.00 feet, to the point of be-  
ginning.

Containing 3.46 Acres, more or less.

for public utility purposes

And the Grantor(s) hereby covenant(s) with the Grantee(s) that they  
possess good title to the aforescribed premises; that they have a 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 7th day of September, 19 82.

Copy to Garret Funder 10-11-82

Hugh A. Dalrymple  
William E. Miller

Managing Partners

STATE OF COLORADO )  
                          ) ss.  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 7<sup>th</sup>  
day of SEPTEMBER, 19 82, by HUGH A. DALRYMPLE AND  
WILLIAM E. MILLER, MANAGING PARTNERS.

My commission expires 8/05/84.

Witness my hand and official seal.

Emma L. Phillipus  
Notary Public

