DEN85PRK

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: KATE K. DENNING

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: VACANT LOT SOUTH OF 245 PARK DRIVE AT BELAIRE DRIVE SOUTH OF PATTERSON AND EAST OF 1ST STREET PROJECT NO. 301-035298-901168-30002

PARCEL NUMBER: 2945-112-13-046

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Project No. 301-035298-901168-30002							
Location	Vacant I	_ot	South	of	245	Park	Drive
Parcel(s)	2945-112	2-13	3-046				

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** 1408153 EXEMPT 10:39 AM DEC 18:1985 E.SAWYER:CLKAREC MESA CTY:C County, State of **, of** Mesa , Grantor(s), for and in consideration of the Colorado sum of ONE DOLLAR (\$1.00) and other valuable consideration, in hand paid by the City of Grand Junction, a municipal corporation Grantee(s)x 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 for utility purposes being a part of Lot 1 of the Replat of Parts of Lots 16, 17, 18 & 19 of Park Lane Subdivision as platted and recorded in Plat Book 11, Page 308 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, Colonado mana particularly described as follows: Colorado, more particularly described as follows: Beginning at the NW Corner of said Lot 1 of the Replat of Parts of Lots 16, 17, 18 & 19 of Park Lane Subdivision, with all bearings relative to the North property line of said Replat; Thence N 89°21'E, 20 feet; Thence S 03°00'E, 32.24 feet to the Northerly right of way line for Park Drive (November 1985); Thence Northwesterly along said right of way line being an Arc of a Curve deflecting to theleft, said curve having a radius of 162 feet, a Central Angle of 9°46'24" and a chord which bears N 45°23'10"W, 27.60 feet; Thence N 03°00'W, 14.02 feet to the True Point of Beginning. The above-described easement contains 473 sq. ft., more or less. And the Grantor(s) hereby covenant(s) with the Grantee(s) that she has good title to the aforedescribed premises; that she has good and lawful right to grant this Easement; that <u>she</u> will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever. Signed this 18th day of December, 1985. STATE OF COLORADO County of Mesa The foregoing instrument was acknowledged before me this 18 1 day of December, 19 85, by Kate K. Denning My commission expires January 21 1988

Withoss my hand and official seal.

Notary Public 250 North 5th Street Grand Junction, Co PARK DRIVE @ BULAIRE DRIVE -SOUTH OF PATTERSON & EAST OF 18" STREET No. ____ **EASEMENT AGREEMENT** TO STATE OF COLORADO, 88. _County of ____ I hereby certify that this instrument was filed for record in my office, at ______

Deputy.

Fees, \$ 9.00

City of Granffeetier

Deed