

ETT83HRZ

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: KENNETH L. ETTER, JIMMIE L.
ETTER, AND EMANUEL EPSTEIN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: HORIZON
DRIVE GOVERNMENT LOT 3

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1983

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

EASEMENTS

KENNETH L. ETTER and JIMMIE L. ETTER, husband and wife, and EMANUEL EPSTEIN, a single person, whose address is P.O. Box 924, Grand Junction, Colorado 81502, for valuable consideration do hereby give and grant to the CITY OF GRAND JUNCTION permanent easements, for the purposes stated, under, along and across the following real property situate in the County of Mesa, State of Colorado, and described as:

TOWNSHIP 1st SOUTH, RANGE 1 WEST, UTE M.

Section 1: Two easements in Government Lot 3 (NE1/4NW1/4) more particularly described as follows:

Easement No. 1: A permanent easement for the undergrounding and maintenance of utilities and the construction and maintenance of a switch box on lands to wit:

Commencing at the NE Corner of said Government Lot 3 (also referred to as the N 1/4 Corner of said Section 1) and considering the North line of the NW 1/4 of said Section 1 to bear S. 89°59'29" W. with all bearings contained herein relative thereto,
thence S. 77°53'48" W. a distance of 214.77 feet to the TRUE POINT OF BEGINNING,
thence S. 00°00'31" E. a distance of 6.00 feet,
thence S. 89°59'29" W. 245.61 feet to the East Right-of-Way line of Horizon Drive,
thence Northeasterly along said Right-of-Way line following the arc of a 1,960.00 foot radius, non-tangent curve to the Left, the long chord of which bears N. 40°38'46" E. a distance of 7.91 feet,
thence N. 89°59'29" E. 240.46 feet to the TRUE POINT OF BEGINNING.

Containing 0.033 Acres.

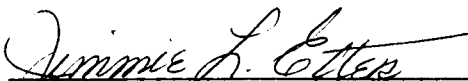
Easement No. 2: A permanent easement for drainage, to wit:

Commencing at the NE Corner of said Government Lot 3 (also referred to as the N 1/4 Corner of said Section 1) and considering the North line of the NW 1/4 of said Section 1 to bear S. 89°59'29" W. with all bearings contained herein relative thereto,
thence S. 85°59'17" W. a distance of 701.85 feet to the TRUE POINT OF BEGINNING,
thence S. 33°30'17" W. a distance of 66.62 feet,
thence N. 56°29'43" W. a distance of 20.00 feet,
thence N. 33°30'17" E. a distance of 53.38 feet,
thence N. 89°59'29" E. a distance of 23.98 feet to the TRUE POINT OF BEGINNING.

Containing 0.028 Acres.

DATED this 28th day of March, 1983.


KENNETH L. ETTER


JIMMIE L. ETTER


EMANUEL EPSTEIN

State of Colorado)
)
County of Mesa)

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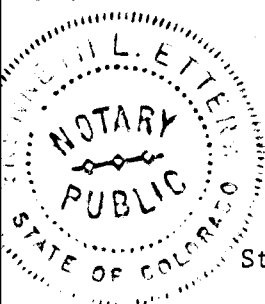
The foregoing instrument was acknowledged before me this 31st day of March, 1983, by KENNETH L. ETTER and JIMMIE L. ETTER, husband and wife.

My commission expires: August 4, 1985

Witness my hand and official seal.

Kenneth Lamar Etter
Notary Public

Address: Grand Junction
Mesa County, Colorado



State of New York)
)
County of KINGS)

The foregoing instrument was acknowledged before me this 28 day of March, 1983, by EMANUEL EPSTEIN, a single person.

My commission expires:

Witness my hand and official seal.

Herman Ovberg
Notary Public

Address: 1502 Kings Highway
Brooklyn NY 11229

HERMAN OVBERG
Notary Public State of New York
No. 18245500
Qualified in Kings County
Certificate filed in Kings Co. Reg
Term E. from March 28, 1984

Herman Dr.

6.00.
6.84

City

Jimmie
244-1565-