

FET82255

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: 1480 WELTON INC. A COLORADO
CORPORATION BY: H.P. BLICHMANN (PRESIDENT) AND DALE
FETCHENHEIR ASST. SECRETARY)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: FORESIGHT
PARK AND 25 1/2 ROAD AND F 1/2 ROAD SEWER LINE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1318772 *Exempt* 10:10 AM
MAR 09 1983 E.SAWYER, CLK&REC MESA CTY, CO
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Project No. _____
Location _____
Parcel(s) _____

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

KNOW ALL MEN BY THESE PRESENTS, that 1480 WELTON, INC., a Colorado corporation,
_____, of Denver 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, a municipal corporation,
Grantee(s), 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 20' wide strip of land for the construction and maintenance of
a sanitary sewer over and across a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 3,
T1S, R1W, Ute P.M. Mesa County, Colorado, being 10.0 feet on both
sides of the following described line: Commencing at the Mesa
County Survey Monument for the NE corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence
S00°00'20" E (Basis of Bearings) along the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$
786.00 feet to the North line of Foresight Park for Industry Filing
No. Three; thence S89°57'00"W 342.75 feet along the North line of
said Filing No. three to the Point of Beginning of the center line
of the easement herein described; thence N00°00'00" E 306.00 feet
and there terminating.

for the purpose of construction and maintenance of a sanitary sewer together with
access thereto.

And the Grantor(s) hereby covenant(s) with the Grantee(s) that it has good
title to the aforescribed premises; that it has good and lawful right to grant
this Easement; that it will warrant and defend the title and quiet possession
thereof against the lawful claims of all persons whomsoever.

Signed this 14th day of December, 1982.

ATTEST:
[Signature]
Assistant Secretary
STATE OF COLORADO
County of Denver } ss.

1480 WELTON, INC.
By: *[Signature]*
Vice President

The foregoing instrument was acknowledged before me this 14th
day of December, 1982, by H.P. Bluchmann as Vice President,
and Nala Fitchman as Assistant Secretary of 1480 Welton, Inc., a corporation.

NOTARY PUBLIC
STATE OF COLORADO
[Seal]

My commission expires July 21, 1983.
Witness my hand and official seal.

[Signature]
Notary Public

Copies to Parcel Leader 3 18-83