

FUO91H70

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JAMES E. FUOCO

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PERPETUAL
EASEMENT ALONG 1ST STREET AND HWY 70B JIM FUOCO MOTOR
COMPANY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1991

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1571250 10:50 AM 05/23/91
MONIKA TODD CLK&REC MESA COUNTY CO
Project No. _____ DOC EXEMPT
Location _____

Parcel(s) 2945-151-01-002

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

KNOW ALL MEN BY THESE PRESENTS, that **Jim Fuoco Motor Company**, of Mesa County, State of Colorado, Grantor, 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**, Grantee, receipt of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto the said Grantee(s), heirs, successors, and assigns a PERPETUAL EASEMENT on, along, over and across the following described premises, to wit: **BOOK 1838 PAGE 745**

A 15 foot easement for a waterline being 7.5 feet on either side of a line more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter Northeast Quarter of Section 15, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, whence the Northeast corner of said Section 15 bears North 0 degrees 2' 18" West a distance of 1317.1 feet, with all bearings herein relative thereto; Thence West 40 feet; Thence South 0 degrees 2' 18" East 80.4 feet to the TRUE POINT OF BEGINNING: Thence South 89 degrees 58' 48" West 314.78 feet; Thence North 0 degrees 18' 17" West 432.11 feet; Thence South 89 degrees 15' 48" West 473.39 feet; Thence North 42 degrees 55' 02" West 214.71 feet; Thence North 0 degrees 33' 57" West 2.2 feet more or less feet to terminate at a point on the North line and approximately 15 feet East of the Northwest corner of that parcel as described in Book 1417 Page 673, (said northwest corner of parcel being approximately 990 feet West and 813 feet South of the Northeast corner of Section 15, T.1S., R.1W.).

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 22nd day of May, 1991.
JIM FUOCO MOTOR COMPANY _____

STATE OF COLORADO)
 ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 22 th day of MAY, 19 91, by JAMES E. FUOCO.

My commission expires 2-1-95.

Witness my hand and official seal. Robert E. Jones
Notary Public

