

GJC82HRZ

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: GRAND JUNCTION COMMERCIAL
PROPERTIES A COLORADO CORPORATION, BY: DENNIS C. NAYLOR
(PRESIDENT)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: HORIZON
DRIVE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Project No. _____

Location _____

Parcel(s) _____

1290583

02:24 PM 01370 P0590

MAY 04 1982 E.SAWYER, CLK&REC MESA CITY, CO

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

KNOW ALL MEN BY THESE PRESENTS, that Grand Junction Commercial Properties, Inc.,
a Colorado Corporation _____, of Douglas 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 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;

An easement for utility purposes 20.00 feet wide lying 10.00 feet on each side
of the following described centerline:

Commencing at the NW Corner S½ SE¼ Section 36, T. 1 N., R. 1 W. of the Ute
Meridian, Mesa County, Colorado; Thence N. 90°00'00" E. along the North line S½ SE¼
of said Section 36 a distance of 411.92 feet to a point on the Southeasterly Right-
of-Way of Horizon Drive; Thence S. 31°17'50" W. along said Southeasterly Horizon
Drive Right-of-Way 106.64 feet to the TRUE POINT OF BEGINNING of said easement;
Thence S. 55°44'54" E. 124.57 feet; Thence N. 78°37'29" E. 150.48 feet; Thence
S. 35°47'43" E. 23.30 feet to a point on the Northwesterly Right-of-Way of Niblic
Drive and Nine Iron Drive intersection as vacated; the side lines of said 20.00 foot
easement to be extended or shortened to meet at all angle points; together with
reasonable ingress and egress.

for the purpose of

And the Grantor(s) hereby covenant(s) with the Grantee(s) that their good
title to the aforescribed premises; that their 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.

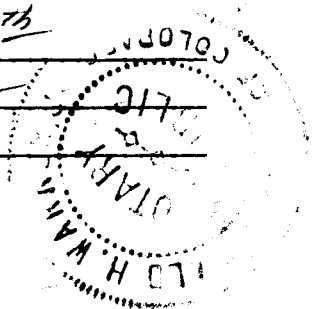
Signed this 4 day of May, 19 82.

Grand Junction Commercial Properties, Inc.
By: Charles Pruitt

STATE OF COLORADO }
County of MESA } ss.

The foregoing instrument was acknowledged before me this 4th
day of May, 19 82, by Dennis C. Sawyer

My commission expires April 9, 1983.
Witness my hand and official seal.



cc: David Linder 5-10-82

Dennis C. Sawyer
Notary Public