

GRA82HRZ

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) _____

1290584 02:24 PM 5/13/82 PG593
MAY 04 1982 E.SAWYER, CLK&REC MESA CTY, 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,
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 along said Southeasterly Horizon Drive Right-of-Way
by the following two (2) courses and distances:

1) N. 31°55'48" E. 44.90 feet,

2) N. 51°01'55" E. 27.56 feet to the TRUE POINT OF BEGINNING of said easement;
Thence S. 31°26'27" W. 199.52 feet; Thence S. 57°47'44" E. 115.88 feet; Thence
N. 78°45'12" E. 177.22 feet; Thence S. 42°20'33" W. 54.00 feet; Thence S. 07°26'00" E.
31.65 feet to a point on the South line of Lot 4, Block 8, Partee Heights Subdivision;
the side lines of said 20.00 foot easement to be extended or shortened to meet at all
angle points; EXCEPT, that part lying within Lot 3, Block 8 of said Partee Heights
Subdivision; AND EXCEPT that part lying within the Right-of-Way of Nine Iron Drive
and Niblic Drive intersection as vacated; 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.

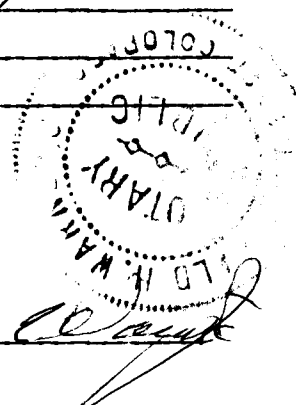
Signed this 4 day of May, 1982.

Grand Junction Commercial Properties Inc.
Don C. Naylor - President

STATE OF COLORADO }
County of MESA } ss.

The foregoing instrument was acknowledged before me this 4th
day of May, 1982, by _____

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



Donald H. Clavett
Notary Public

cc David Jordan 5-10-82

2.00 -
City of NY
250 No 5th
City

2.00