

GRA83HRZ

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: GRAND HOTEL ASSOCIATES, LTD, A
COLORADO LIMITED PARTNERSHIP BY: JAY R. KUHNE (GENERAL
PARTNER)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: HORIZON
DRIVE PROJECT NO. 2628 PARCEL HORIZON 70 SUB

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1983

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Project No. 2628
Location Horizon Dr
Parcel(s) Horizon 70 Sub

P E R M A N E N T E A S E M E N T B O O K 1456 PAGE 1

KNOW ALL MEN BY THESE PRESENTS, that Grand Hotel Associates, Ltd., a Colorado limited partnership, of Pitkin 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 City of Grand Junction, Co., a Colorado 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), heirs, successors, and assigns a PERPETUAL EASEMENT on, along, over and across the following described premises, to wit;

Section 36, Township 1 North, Range 1 West, Ute Principal Meridian, Mesa County CO Beginning at a point, which is S26°38'44"E 837.00 feet from the center quarter corner of Section 36, then along the four following courses:

- 1) N60°44'17"E 295.56 feet;
- 2) S21°18'26"E 30.29 feet along the east line of Horizon/70 Subdivision
- 3) S60°44'17"W 271.58 feet;
- 4) N62°40'00"W 35.94 feet along the south line of Horizon/70 Subdivision, and the north line of that parcel described in Book 1198, page 904, of the records of Mesa County, to the beginning.

1340060 10:45 AM
SEP 19 1983 E.SAWYER, CLK&REC MESA CO, CO

The area of the easement, as described, is 0.20 acres.

for the purpose of

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 12th day of September, 19 83.

GRAND HOTEL ASSOCIATES, LTD. a Colorado limited partnership
By: Jay R. Kuhne
Jay R. Kuhne, General Partner

STATE OF COLORADO)
County of Pitkin) ss.

The foregoing instrument was acknowledged before me this 12th day of September, 19 83, by Jay R. Kuhne, General Partner of Grand Hotel Associates, Ltd., a Colorado limited partnership

My Commission expires 1-21-85.
Witness my hand and official seal.

Mary K Carmichael
Notary Public
601 E. Hyman Ave., Aspen, CO 81611

No. _____

EASEMENT AGREEMENT

TO

STATE OF COLORADO,

County of _____

} ss.

I hereby certify that this instrument was filed
for record in my office, at _____
o'clock _____ M., _____, 19____
and is duly recorded in book _____
page _____.

Film No. _____ Reception No. _____

Recorder.

By _____ Deputy.

Fees, \$ 3.00

City of Grand Jet

250756

(Daniel)