

HAL77PHI

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: OLIVER E. HALL AND ROLAND J.
MARASCO

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARADISE
HILLS INTERCEPTOR SEWER RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1977

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

JAN 25 1977

RIGHT-OF-WAY AGREEMENT

THAT Oliver E. K. Hall and Roland J. Marasco of the County of Mesa, State of Colorado, herein called Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to the City of Grand Junction, a municipal corporation existing under and by virtue of the laws of the State of Colorado, herein called Grantee, a right-of-way to locate, place, construct, operate, repair and maintain an underground sanitary sewer pipe line over, on, across and under the following described lands, to wit:

Beginning at a point 363.0 feet East of the South 1/4 Corner of Sec. 34, Township 1 North, Range 1 West of the Ute Meridian, thence along the south bank of Leach Creek N35°19'E, 320.0 feet, thence N1°51'E, 119.87 feet, thence N14°48'E, 152.52 feet, thence N23°01'E, 173.58 feet to the eastline of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Sec. 34, thence N23°01'E, 114.82 feet, thence N73°38'E, 174.67 feet, thence N47°25'E, 271.65 feet, thence N37°29'E, 370.07 feet to the Northline of the SW 1/4 of the SE 1/4, thence East 21.0 feet to the Westline of the SE 1/4 of the SE 1/4, thence South 128.0 feet, thence East 782.1 feet to the Westline of the Grand Valley Canal, thence S27°19'W, 149.5 feet, thence S68°11'W, 344.1 feet, thence South 98.79 feet, thence West 50.0 feet, thence along the arc of a 50 foot radius curve to the left, a distance of 157.08 feet, thence S34°25'W, 29.72 feet, thence S63°00'W, 91.41 feet, thence S52°33'W, 56.31 feet, thence S38°40'W, 59.87 feet, thence S17°04'E, 28.76 feet, thence S1°44'W, 133.9 feet, thence S23°51'W, 209.0 feet, thence S40°36'W, 135.84 feet, thence S77°17'W, 37.52 feet, thence S39°14'W, 55.39 feet, thence S22°55'E, 53.42 feet, thence South 30.0 feet to the Southline of Sec. 34, thence West 899.54 feet more or less to the point of beginning: except the South 30 feet thereof, and except all rights-of-way and easements for roads and ditches now existing.

Centerline of Right-of-Way for 20' permanent easement and 100' temporary construction easement described as follows: Beginning at S 1/4 Sec. Corner Sec. 34, Township 1 North, Range 1 West of the Ute Meridian, thence East 365.15 feet, thence N74°28'16"E, 112.04 feet to North boundary County Right-of-Way and South boundary of said property, thence N74°28'16"E, 124.56 feet, thence N3°19'48"W, 317.77 feet, thence N18°43'E, 165.87 feet, thence N28°15'18"E, 296.69 feet, thence N76°10'30"E, 172.90 feet, thence N47°17'14"E, 310.97 feet, thence N42°01'03"E, 228.93 feet to East boundary of said property.

Said pipe line shall be placed underground and upon completion, the surface of the ground shall be returned as nearly as practicable to its original level. Grantor shall have the right to make any use of the above described property Grantor deems desirable so long as it in no way interferes with the construction, operation, repair and maintenance of said pipe line.

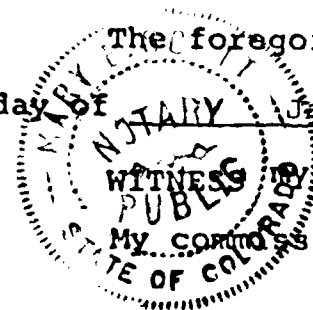
IN WITNESS WHEREOF the owner(s) has (have) hereunto set hand seal this 20th day of January A.D., 1977.

* Oliver E. K. Hall
* Roland J. Marasco

STATE OF COLORADO)
: ss
COUNTY OF MESA)

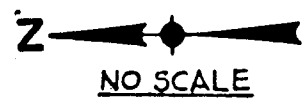
The foregoing instrument was acknowledged before me this 20th day of January A.D., 1977.

WITNESS my hand and official seal.
My Commission expires: 9-13-80



Mary E. Scott
Notary Public

Handwritten notes and signatures at the bottom left of the page.



M.C.B.C.
T.IN.
T.I.S.

GRAND VALLEY CANAL

W. LINE SE 1/4 SE 1/4 SEC. 34
NW COR. SE 1/16, SEC. 34

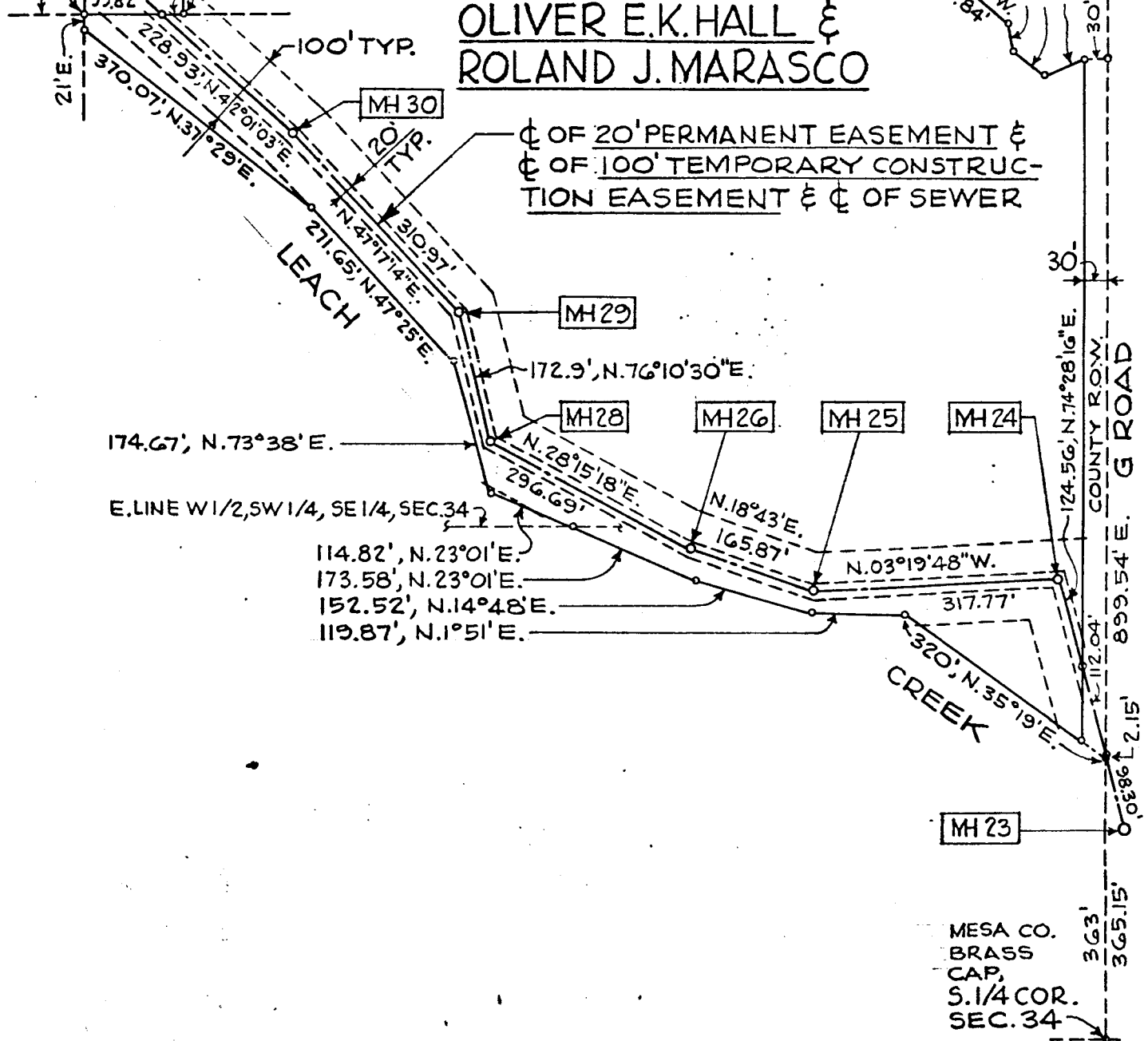
REBAR W/YELLOW
CAP MKD. 5837

L=157.08
R=50'

PARCEL OF LAND IN
THE S 1/2, SE 1/4,
SEC. 34, T.1N., R.1W. OF
THE UTE P.M.
MESA COUNTY, COLORADO

OLIVER E.K. HALL &
ROLAND J. MARASCO

¢ OF 20' PERMANENT EASEMENT &
¢ OF 100' TEMPORARY CONSTRUCTION
EASEMENT & ¢ OF SEWER



PARADISE HILLS INTERCEPTOR SEWER EASEMENT No.2

HENNINGSON, DURHAM & RICHARDSON, INC.
OF COLORADO
ENGINEERING · ARCHITECTURE · PLANNING
DENVER, COLORADO