

HAT85FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: UTILITY, DRAINAGE, AND IRRIGATION ROAD RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: WALTER H. AND ETHEL P. HATMAKER

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2656 F ROAD  
(PATTERSON ROAD, EAST OF 7<sup>TH</sup> STREET)

PARCEL NO.: PE-203

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

00P-2-1-83

Project No. 205-034098-901168-84090

Location 2656 F Road

Parcel(s) PE-203

1396212 DOC EXEMPT 09:19 AM  
JUL 31, 1985 E.SAWYER, CLK&REC MESA CTY, CO  
BOOK 1548 PAGE 663

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

KNOW ALL MEN BY THESE PRESENTS, that Walter H. Hatmaker and Ethel P. Hatmaker, of Mesa 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, have 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, ~~xxx~~ across and under the following described premises, to wit;

A permanent easement for Utility, Drainage, and Irrigation Road Right of Way purposes being a portion of the SW1/4SE1/4 of the said Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Commencing at the said found Mesa County Survey Marker #55, set for the S1/4 corner of the said Section 2, and considering the southerly boundary line of said Section 2 to bear East between Mesa County Survey Marker #55 and the found Mesa County Survey Marker #800, set for the SW corner of the SE1/4 SE1/4 of the said Section 2, as the basis of bearings:

Thence North, 40 feet to the Northerly Right of Way line of Patterson Road (July 1985).

Thence along said Right of Way line S89°54'E, 728.88 feet to the True Point of Beginning, said point also being the Southeast corner of a tract of land owned by the undersigned and described as Lot 13, Walker Heights Subdivision and recorded in Plat Book 11, Page 55 of the Office of the Mesa County Clerk and Recorder;

Thence S89°54' W, 30 feet;

Thence N28°59'36" E, 50 feet to the east boundary line of said Lot 13;

Thence S7°30'E, 44.16 to the True Point of Beginning.

The above described permanent easement contains 657 square feet, more or less.

~~for the purpose of~~

And the Grantor(s) hereby covenant(~~ss~~) with the Grantee(~~ss~~) that they ~~good~~ 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 29<sup>th</sup> day of July, 1985.

Walter H. Hatmaker  
Walter H. Hatmaker

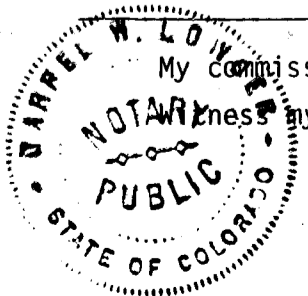
Ethel P. Hatmaker  
Ethel P. Hatmaker

STATE OF COLORADO )  
County of Mesa ) ss.

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of July, 1985, by Walter H. Hatmaker and Ethel P. Hatmaker.

My commission expires 1-21-88.

In witness my hand and official seal.



Darrel W. Loy  
Notary Public  
250 North 5th Street  
Grand Junction, Co. 81501