

HAU8415S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT [PERMANENT]

NAME OF AGENCY OR CONTRACTOR: SAMUEL T. HAUPT AND KENNETH M. SHRUM

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 15TH STREET, LOT 2, HOUSTON HEIGHTS SUBDIVISION , ST ID-84, PHASE A, 15TH STREET FROM F ROAD SOUTH TO THE GRAND VALLEY CANAL, NE CORNER OF 15TH STREET AND WELLINGTON AVENUE, PARCEL NO. 2945-122-16-002 FOR ROADWAY SLOPE AND DRAINAGE PURPOSES

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Project No. ST-ID-84

Location 15th Street Project *Handwritten: 4100 FR*

Parcel(s) 2945-122-16-002

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

KNOW ALL MEN BY THESE PRESENTS, that Samuel T. Haupt and Kenneth M. Shrum, of Mesa County, State of _____, 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, Colorado, 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, and across, and under the following described premises, to wit;

a portion of Lot 2 of Houston Heights Subdivision, Mesa County, Colorado as more particularly described in the attached Exhibit A

1345148 550 EXEMPT 02:58 PM
JUN 25 1984 E. SAWYER, CLK&REC MESA CTY, CO
BOOK 1499 PAGE 442

for the purpose of roadway slope and drainage

And the Grantor(s) hereby covenant(s) with the Grantee(s) that ^{they have} good title to the aforedescribed 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.

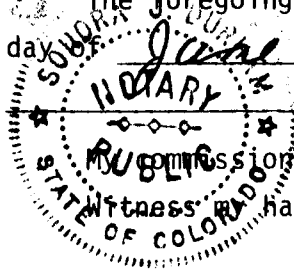
Signed this 19 day of June, 1984.

Samuel T. Haupt
Samuel T. Haupt
Kenneth M. Shrum
Kenneth M. Shrum

STATE OF COLORADO }
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 19th day of June, 1984, by Samuel T. Haupt and Kenneth M. Shrum

My commission expires 6-28-87.
Witness my hand and official seal.



Sandra A. Sullivan
Notary Public
685 44 26 Rd
Grand Jct, CO 81505

EXHIBIT A

RIGHT OF WAY TO BE ACQUIRED

FOR: City of Grand Junction, Public Works Street Improvement District
Phase A, 15th Street from F Road South to the Grand Valley Canal
NE Corner 15th Street and Wellington Ave.
Parcel No. PE-3

FROM: Samuel T. Haupt and
Kenneth M. Shrum
P. O. Box 363
Grand Junction, CO 81502
2945-122-16-002

PE-3 Description

A Permanent Easement for roadway slope and drainage purposes located in Lot 2 of Houston Heights Subdivision as platted in Book 13, page 4, recorded with the office of the Mesa County Clerk and Recorder, in Section 12, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the found Mesa County Brass Cap # 715-1 set for the Northwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12, with all bearings herein being relative to South between said brass cap and found Mesa County Brass Cap #716 set for the Southeast corner NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ said Section 12 as basis of bearings;

Thence, along the West boundary line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12, South 307.3 feet to the Northwest corner of said subdivision;

Thence, along the Northerly boundary line of said subdivision, S 89°56' 00" E, 33 feet to the East right of way line of present 15th Street;

Thence, along said East right of way line, S 00°00'00" W, 75 feet to the True Point of Beginning;

Thence continuing along said East right of way line S 00°00'00" W, 235.02 feet to the point of intersection with the Northerly right of way of present Wellington Avenue;

Thence, along said Northerly right of way line, S 44°58'00" E, 7.08 feet;

Thence, parallel to said East right of way line, N 00°00'00" W, 240.03 feet;

Thence N 90°00'00" W, 5 feet to the True Point of Beginning.

The above described easement contains 1,188 sq. ft., more or less.