

HOE85FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: OVERHEAD ELECTRIC, TELEPHONE, AND CABLE TELEVISION LINES AND RELATED FACILITIES

NAME OF PROPERTY OWNER OR GRANTOR: ELEANOR M. HOEFNER

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2801 F ROAD,  
GRAND JUNCTION, COLORADO

PARCEL NO.: 2943-072-03-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Project No. Patterson Road Improvement

Location 2801 F Road

Parcel(s) 2943-072-03-001

1398800 DOC EXEMPT 09:08 AM  
AUG 06, 1985 E.SAWYER, CLK&REC MESA CTY, CO

P E R M A N E N T E A S E M E N T BOOK 1549 PAGE 293

KNOW ALL MEN BY THESE PRESENTS, that Eleanor M. Hoefner  
RR #3, Box 31, Kirksville, of Adair County, State of  
Missouri 63501, 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, h as given and granted and  
by these presents does 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;

a parcel of land in the NW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 7, Township 1 South,  
Range 1 East of the Ute Meridian, City of Grand Junction, Mesa  
County, Colorado as more particularly described in the attached  
Exhibit A,

for the purpose of overhead electric, telephone, and cable television  
lines and related facilities.

And the Grantor(s) hereby covenant(s) with the Grantee(s) that she has good  
title to the aforedescribed premises; that she has good and lawful right to grant  
this Easement; that she will warrant and defend the title and quiet possession  
thereof against the lawful claims of all persons whomsoever.

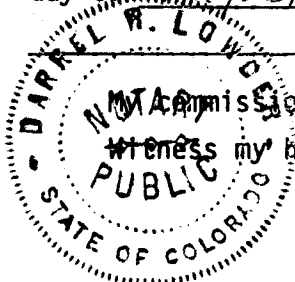
Signed this 5 day of August <sup>EMH 8/5/85 5:00 P.M.</sup>, 19 85.

Eleanor M. Hoefner  
Eleanor M. Hoefner

8/5/85 5:00 P.M.

~~MISSOURI~~  
STATE OF ~~COLORADO~~ )  
          ~~COLORADO~~ ) ss.  
County of MESA )

The foregoing instrument was acknowledged before me this 5<sup>th</sup>  
day of August, 19 85, by Eleanor M. Hoefner



My commission expires 1-21-88.

Darrel R. Lowndes  
Notary Public  
250 North 5th Street  
Grand Junction, Co. 81501

Address of Notary Public:

For: City of Grand Junction, Public Works Capital Improvement Project  
No.205-034098-901168-84093)  
F Road Reconstruction 271/2 Road to 281/4 Road  
Southwest corner Park Ave. and F Road  
Parcel No. PE 220

From: Eleanor M. Hoefner  
RR3, P.O. Box 31  
Kirksville, Mo. 63501  
(2943-072-03-001)

PE 220 Description

A Permanent Easement being a portion of the NW1/4NW1/4NW1/4 of said Section 7, lying adjacent to the South of the present F Road, more particularly described as follows:

Commencing at said found Mesa County Survey Marker # 36 as described in Road right of way description above;  
Thence along the Westerly boundary line of said Section 7 S 00°11' E, 30.0 feet;  
Thence along the Southerly right of way line of the present F Road as described above N89°50' E, 10.10 feet to the True Point of Beginning, said point also being the Northwest corner of said tract of land as described in Book 967, page 886 and recorded in the above said office;  
Thence N 89°50' E, 148.71 feet to the intersection of a curve  
Thence Southeasterly, 15.67 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of 29°55'35", and a chord that bears S 75°12'12" E, 15.49 feet;  
Thence S 89°50' W, 163.67 feet to the intersection of the Westerly boundary line of said tract of land;  
Thence along the Westerly boundary line of said tract of land N 00°11' W, 4.0 feet to the True Point of Beginning.

The above described Permanent Easement contains 635 sq. ft., more or less.