

IND85255

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: INDEPENDENCE PLAZA VENTURE, A
COLORADO JOINT VENTURE BY: SAMUEL PREMACK (MANAGING PARTNER)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: IN THE
VICINITY OF 25 1/2 ROAD AND INDEPENDENT AVE.

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Project No. _____

Location _____

Parcel(s) _____

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PERMANENT EASEMENT T1408421 DOC EXEMPT 09:57 AM
DEC 23, 1985 E. SAWYER, CLK&REC MESA CTY, CO

KNOW ALL MEN BY THESE PRESENTS, that INDEPENENCE PLAZA VENTURE, a Colorado Joint Venture, of Arapahoe 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, has 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 and under the following described premises, to wit;

A permanent utility easement over the west twenty (20) feet of the following described property:

A parcel of land located in a part of the NE¼SW¼ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the NE corner of the NE¼SW¼ of said Section 10; Thence S 89°54'50" W 30.00 feet; Thence S 00°00'00" E 797.20 feet to the True Point of Beginning. Thence continuing S 00°00'00" E 215.00 feet; Thence S 89°55'38" W 299.38 feet; Thence S 00°00'00" W 276.00 feet; Thence S 89°55'38" W 243.00 feet; Thence N 00°00'00" E 491.00 feet; Thence N 89°55'38" E 542.38 feet to the True Point of Beginning.

~~xxxxxxx for the purpose of xxx~~

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 17th day of December, 1985.

by Samuel Premack
Managing Partner

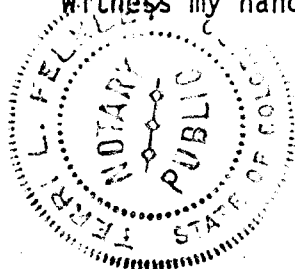
INDEPENDENCE PLAZA VENTURE,
a Colorado Joint Venture

STATE OF COLORADO }
County of Arapahoe } ss.

The foregoing instrument was acknowledged before me this Seventeenth day of December, 1985, by Samuel Premack

My commission expires Nov 30, 1989.

Witness my hand and official seal.



Terris L. Fekley
Notary Public