

KEL89TRR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: LE ROY R. KELLER AND MARGARET V. KELLER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOT 3, BLOCK 4 FORREST HILLS  
SUBDIVISION IN SECTION 15, SEWER LINE, 647 TERRACE DRIVE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1989

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

P E R M A N E N T   E A S E M E N T

**BOOK 1730 PAGE 178**

KNOW ALL MEN BY THESE PRESENTS, that LeROY R. KELLER and MARGARET V. KELLER, Grantors, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations, in hand paid by THE CITY OF GRAND JUNCTION, a municipal corporation, Grantee, receipt of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto the said Grantee, its heirs, successors, and assigns, a 15 FOOT WIDE PERPETUAL EASEMENT, on, along, over, under and across a portion of Lot 3, Block 4, Forrest Hills Subdivision in Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

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E.SAWYER: CLK&REC MESA COUNTY CO  
DOC EXEMPT

Beginning at a point in the Northerly line of said Lot 3 from whence the Northeasterly corner of said Lot 3 bears S 55°09' E a distance of 135.11 feet;  
thence continuing along said Northerly line N 55°09' W a distance of 15.67 feet;  
thence S 50°22'54" W a distance of 11.88 feet;  
thence S 39°37'06" E a distance of 15.0 feet;  
thence N 50°22'54" E a distance of 16.05 feet to the point of beginning.

For the installation and maintenance of a City sewer line.

And the Grantors hereby covenant with the Grantee that they 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 1st day of February, 1989.

Le Roy R. Keller  
LEROY R. KELLER

Margaret V. Keller  
MARGARET V. KELLER

STATE OF COLORADO            )  
  ) ss.  
County of                        )

The foregoing instrument was acknowledged before me this 1st day of February, 1989 by LeROY R. KELLER and MARGARET V. KELLER.

My commission expires 7-20-89.

Witness my hand and official seal.

Lee Ann McAda  
Notary Public

PO Box 400  
GJ CO 81502



