

LAB8424R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: MESA LABELLE LIMITED  
PARTNERSHIP BY MESA TRUST, GENERAL PARTNER [BY: FRANK MORRIS  
, TRUSTEE, GENERAL PARTNER OF MESA LABELLE LIMITED  
PARTNERSHIP

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 24 ROAD AND  
MESA MALL , LOT 1 PARCEL NO. 2945-043-02-002 MESA MALL  
SUBDIVISION, FOR RIGHT-OF-WAY PURPOSES PROJECT LEACH CREEK

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Project No. Leach Creek  
Location Lot 1 Mesa Mall  
Parcel(s) 2945-043-02-002

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

162350 DOC EXEMPT 11:39 AM  
MAY 23 1984 E.SAWYER,CLK&REC MESA CTY.CO

KNOW ALL MEN BY THESE PRESENTS, that Mesa LaBelle Limited Partnership, a Colorado limited partnership, 215 Keo, <sup>Des Moines</sup>, of Polk County, State of Iowa, 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, 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 strip of land abutting and adjacent to a tract of land conveyed for 24 Road right of way purposes to the City of Grand Junction by deed recorded in Book 1259 Page 942 filed in the office of Mesa County Clerk and Recorder, being a portion of Lot 1 Mesa Mall Subdivision as recorded in Plat Book 12 Page 233 said office, more particularly described as follows:

The West 45 feet of a tract of land owned by the undersigned recorded in Book 1483 Pages 1 through 5 filed in said office; described as follows:

Beginning at a point which bears North 89°56'13" East 50.0 feet and North 0°06'21" East 502.97 feet from the Southwest Corner of Section 4, Township 1 South, Range 1 West of the Ute Meridian; thence North 0°06'21" East 477.00 feet to the South right-of-way line of F Road; thence North 89°59'40" East 544.20 feet along said line; thence South 0°00'20" East 25.00 feet; thence along the arc of a 508.00 feet radius curve to the left 296.68 feet (the chord of which bears South 16°44'11" East 292.48 feet); thence South 33°28'02" 34.89 feet; thence 56°31'58" West 162.16 feet; thence along the arc of a 238.00 feet radius curve to the left 78.73 feet (the chord of which bears South 47°01'20" West 78.38 feet); thence South 89°59'40" West 455.91 feet to the point of beginning.

for ~~the purpose of~~ floodway, drainage and utility purposes along Leach Creek

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 16th day of MAY, 1984.

Mesa LaBelle Limited Partnership  
BY Mesa Trust, general partner

BY Frank Morris Trustee

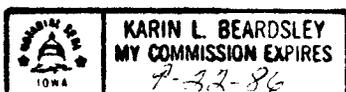
ATTEST: \_\_\_\_\_

STATE OF IOWA )  
County of POLK ) ss.

The foregoing instrument was acknowledged before me this 16th day of May, 1984, by Frank Morris, general partner of Mesa LaBelle Limited Partnership

My commission expires September 22, 1986.

Witness my hand and official seal.



Karin L. Beardsley  
Notary Public