LAR82HRZ

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: LARJER INVESTMENTS LTD. BY: GERALD W. PITTSINGER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 709 1/2 HORIZON DRIVE LOT 4 NORTHSIDE PARK SUBIDIVISION ST-ID-82, PHASE C-HORIZON DRIVE FROM G ROAD TO I-70

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

	ST-	-ID-82,	Phase	С -	Horizon	Drive
t	No.	from	G Roa	d to	I-70	

Project No.		from	G	Road	to	I-70
Location _	709	1/2	Н	orizor	ı Dı	rive
Parcel(s)	(SF-7				

PERMANENT EASEME NCT 19,1982 E.SAWYER, CLK&REC MESA CTY.CO

KNOW ALL MEN BY THESE PRESENTS,	, that _	Larjer	Invest	ments Lt	d	
	, of	Mesa		County,	State of	
Colorado ,	, Granto	r(x), for	and in	consider	ation of t	the
sum of ONE DOLLAR (\$1.00) and other	valuable	e consider	ation,	in hand	paid by	
The City of Grand Juncti					 '	•
Grantee($f x$), receipt of which is here	•	_	•		-	ind
by these presents does hereby give	_					
heirs, successors, and assigns a PER the following described premises, to		ASEMENI O	n, alor	ig, over a	and across	i
A tract of land within Lot 4 Township 1 North, Range 1 We of Colorado, more particular	est of th	ne Ute Mer	idian,	Mesa Cour		
The Easterly ten feet (10 Ft to the Westerly right of way						nt
The above described easement	t contair	ns 950 sq.	ft.,mo	ore or le	ss.	
This easement is necessary to control erosion and prevent easement shall not restrict the easement so long as adecadjacent to the street in the construction activity or contributes to the instabili	sloughin the land quate dra ne borrow structum	ng of the downer's rainage, an warea, is re constru	embankr ight to ologous provio cted or	nent. The build on the total the	is type of n or near existing o long as ement	f
-·						
£BK×XHE×BNKBBSE×B£						
And the Grantor(x) hereby cover title to the aforedescribed premises this Easement; that <u>he</u> will wa thereof against the lawful claims of	s; that arrant ar	he has g nd defend	ood and the tit	l lawful n le and qu	right to g	ırant
Signed this $\frac{157}{2}$ day of $\frac{1}{2}$	•					
		Larier In BY Gera	ald	ats Ltd.	Harg	<u> </u>
STATE OF COLORADO) ss.						
County of <u>Mesa</u>)				. CF		
The foregoing instrument was according to the day of October, 1982, b	y <u>Gera</u>	ld W. Pitt	singer			nents Ltd
My commission expires January hand and official se	ory 21	,1984.				
1,000				1		

rpy 4 harrel Hands

Motary Public tet Grand Suction, Co. 81501 709½ Horizon Drive

No
EASEMENT AGREEMENT
Larjer Investments, Ltd.
то
City of Grand Junction
STATE OF COLORADO, County of
I hereby certify that this instrument was filed
for record in my office, at
o'clock, 19, 19, and is duly recorded in book
page
Film No. Reception No.
Recorder.
By
Fees, \$ 300
244-15-65 Debbre