

LIL82HRZ

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 HORIZON
DRIVE LOT 3 NORTHSIDE PARK SUBIDIVISION ST-ID-82, PHASE C-
HORIZON DRIVE FROM G ROAD TO I-70 SE-6

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

ST-ID-82, Phase C - Horizon Dr. from
Project No. G Road to I-70
Location 709 Horizon Dr.
Parcel(s) SE-6

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

1305493 08:17 AM B1396 P0255
OCT 19 1982 E.SAWYER,CLK&REC NESA CTY,CO

KNOW ALL MEN BY THESE PRESENTS, that Larjer Investments Ltd.

_____, of Mesa 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), his
heirs, successors, and assigns a PERPETUAL EASEMENT on, along, over and across
the following described premises, to wit;

A tract of land within Lot 3 Northside Park Subdivision in Section 36,
Township 1 North, Range 1 West of the Ute Meridian, Mesa County, State of
Colorado, more particularly described as follows:
The Easterly Ten feet (10 ft.) of said Lot 3 that abuts and is adjacent
to the Westerly right of way line of Horizon Drive (August 1982).

The above described easement contains 960 sq. ft., more or less.

This easement is necessary to permit proper maintenance of the slopes to control
erosion and prevent sloughing of the embankment. This type of easement shall
not restrict the landowner's right to build on or near the easement so long as
adequate drainage, analogous to that existing adjacent to the street in the
borrow area, is provided and so long as no construction activity or structure
constructed on the easement contributes to the instability and/or sloughing
of the roadway embankment.

~~XXXXXXXXXXXXXXXXXXXX~~

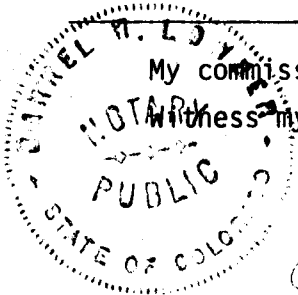
And the Grantor(s) hereby covenant(s) with the Grantee(s) that he has good
title to the aforescribed premises; that he has good and lawful right to grant
this Easement; that he _____ will warrant and defend the title and quiet possession
thereof against the lawful claims of all persons whomsoever.

Signed this 1st day of OCTOBER, 1982.

Larjer Investments, Ltd.
BY: Gerald W. Pittsinger
Gerald W. Pittsinger

STATE OF COLORADO }
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 1st
day of October, 1982, by Gerald W. Pittsinger for Larjer Investments, Ltd.



My commission expires January 21, 1984.
Witness my hand and official seal.

Gerald W. Pittsinger
Notary Public
250 North 5th Street
Grand Junction, Co. 81501

709 Horizon Drive

No. _____

EASEMENT AGREEMENT

Larjer Investments Ltd.

TO

City of Grand Junction

STATE OF COLORADO,

County of _____

} ss.

I hereby certify that this instrument was filed
for record in my office, at _____
o'clock _____ M., _____, 19____
and is duly recorded in book _____
page _____.
Film No. _____ Reception No. _____

Recorder.

By _____ Deputy.

Fees, \$

500

244-1565
Debbie