

OPH82WLN

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ROGER ZUMWALT, ADMINISTRATOR FOR  
GRAND JUNCTION OSTEOPATHIC HOSPITAL

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ELEVENTH STREET  
SEWER EASEMENT 1065 WALNUT AVENUE (COMMUNITY HOSPITAL)

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

*Neva Lockhart*

Frederick S. Scott

Architect

717 Office Parkway  
St. Louis, Mo. 63141  
Phone 314-567-9000

April 2, 1982

Mr. Alex Candelaria  
City County Planning Development  
559 White Avenue - Room 60  
Grand Junction, Colorado 81501

RE: Grand Junction Osteopathic Hospital  
Grand Junction, CO 81501

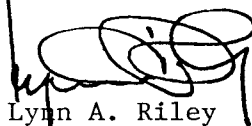
Dear Alex:

As requested, please find a legal description of the sewer easement which is being abandoned, along with the legal description of the new sewer easement.

If there are any questions, please call.

Thank you.

Very truly yours,

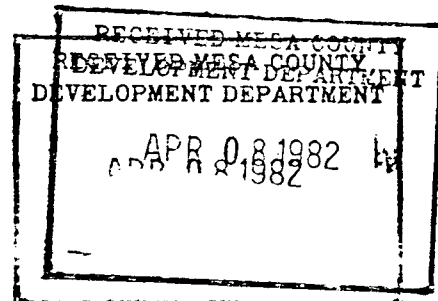


Lynn A. Riley

LAR/pah

Enc.

cc: Roger Zumwalt, Administrator - Grand Junction Osteopathic Hospital



"SEWER EASEMENT TO BE VACATED"

Part of an existing 15 foot wide sanitary sewer easement situated in the NE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 11, Township 1 South, Range 1 West of the Ute Meridian, St. George, Utah, described as follows:

Beginning at a point on the East line of Eleventh Street which bears from the N. E. corner of said NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> of Section 11, the following courses and distances; West 40 feet, S 0°03'W, 329.7 feet, East 10 feet, S 0°03'W, 109.7 feet, West 274.92 feet, and N 0°03'E, 124.7 feet, being also a point on the north line of an existing 15'W sewer easement as shown on a site plan prepared by Robert Fiske Hightower dated 1968; thence East along said north-line 125.0 feet to an angle point; thence S 0°03'W, 7.59 to an angle point; thence S 27°06'30" W, 8.32 feet to an angle point, being also a point on the south line of aforementioned 15'W easement; thence West along said South line, 121.21 feet to a point on the East line of Eleventh Street; and thence along said East line N 0°03'E, 15.00 feet to the point of beginning. See Exhibit "A"

Grand Junction, Colo.

"SEWER EASEMENT TO BE ESTABLISHED"

A 15 foot wide sanitary sewer easement situated in the NE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 11, Township 1 South, Range 1 West of the Ute Meridian, St. George, Utah, described as follows:

Beginning at a point on the East line of Eleventh Street which bears from the N.E. Corner of said NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> of Section 11, the following courses and distances; West 40.0 feet, S 0°03' N, 329.7 feet, East 10.0 feet, S 0°03'W. 109.7 feet, West 274.92 feet, and N 0°03'E 73.2 feet; thence East 102.57 feet to an angle point; thence N 27° 06' 30"E, 41.01 feet to the South line of an existing 15 foot wide sewer easement; thence along said South line, East, 16.85 feet to an angle point; thence S 27°06'30"W, 62.12 feet to an angle point; thence West, 111.74 feet to a point on the East line of Eleventh Street; thence along said East line N 0°03'E, 15.00 feet to the point of beginning. See Exhibit "A".

Grand Junction, Colo.

N.E. CORNER OF N.E. 1/4, S.E. 1/4, S.E. 1/4,  
N.E. 1/4 OF SECTION 11, TWP 1 SOUTH,  
RNG. 1 WEST OF UTE MERIDIAN

COLLEGE PLACE  
N0°02'E  
294.59'

WALNUT AVENUE  
EAST 595.2'

WEST 40'

PROPERTY NOW OR FORMERLY  
OF GRAND JUNCTION OSTEOPATHIC  
HOSPITAL - 1065 WALNUT AVE.  
GRAND JUNCTION, COLO.

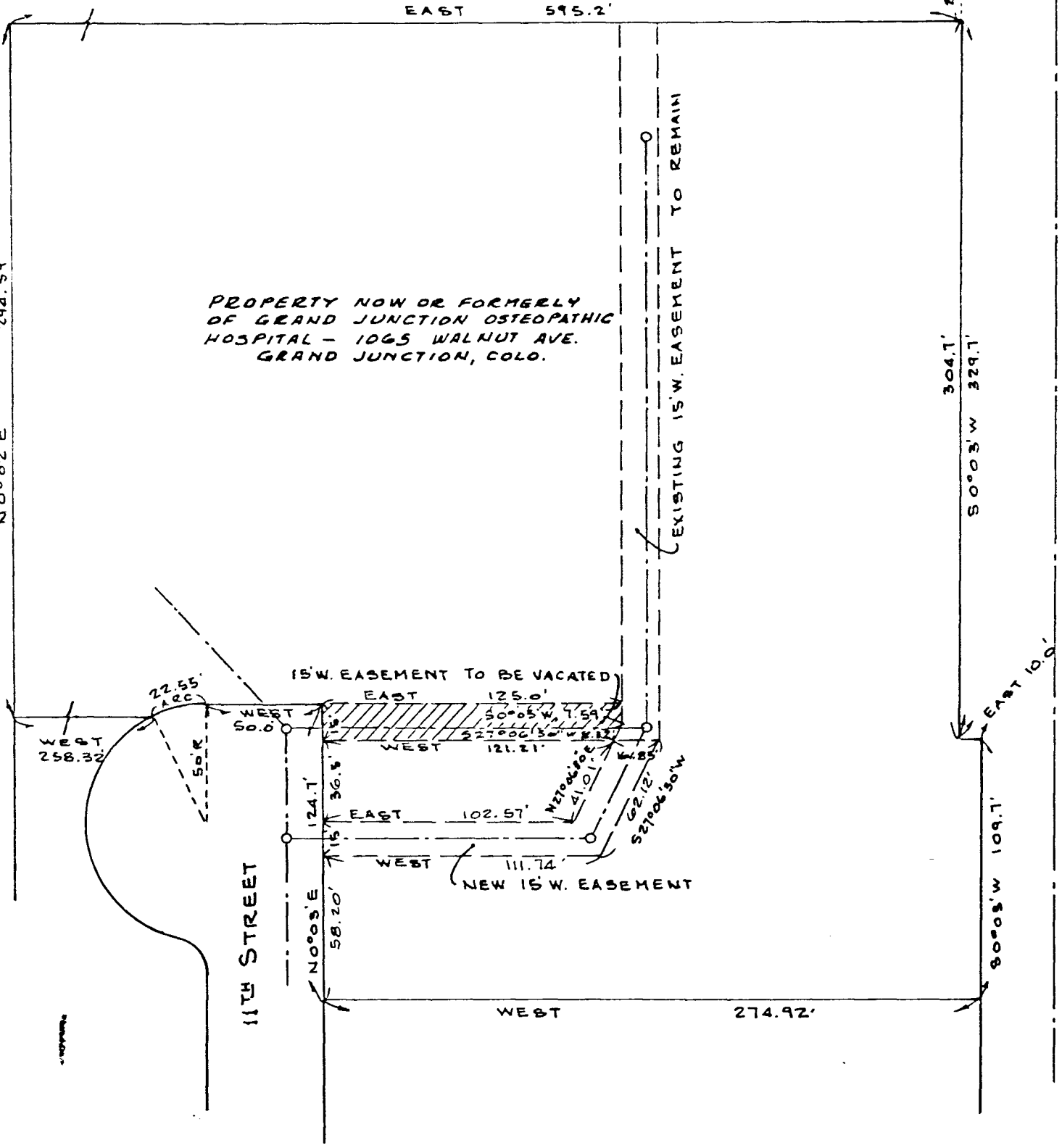


EXHIBIT "A"