

PAR81COL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT - RE-RECORDED 6/9/82 - BOOK  
1338 PAGE 554**

NAME OF AGENCY OR CONTRACTOR: PROSPERITY PARK, INC., LEROY  
WINTERS, ORCHARD MESA HEIGHTS COMPANY, HARLEY W. TERRILL AND  
THOMAS N. LEWIS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: COLORADO  
RIVER CROSSING 24" WATERLINE, MESA COUNTY BRASS CAP NUMBER  
522 A THTE INTERSECTION OF GRAND MESA AVENUE AND LAVETA  
STREET, INTERSECTION OF 7<sup>TH</sup> STREET AND STRUTHERS AVENUE

PARCEL #: VICINITY OF 2945-233-

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1981

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

RECORDED AT

9:10

O'CLOCK

A M

OCT 19 1981

RECEPTION NO.

1272084

EARL SAWYER, RECORDER

PERMANENT EASEMENT

This PERMANENT EASEMENT is made and entered into this 28th day of SEPTEMBER, 1981, by and between Prosperity Park, Inc., Leroy Winters, Orchard Mesa Heights Company, Harley W. Terrill and Thomas N. Lewis of the County of Mesa, State of Colorado, hereinafter called "Grantors", for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations, in hand paid by the City of Grand Junction, a municipal corporation of Mesa County, State of Colorado, hereinafter called "Grantee", receipt of which is hereby acknowledged, have given and granted and by presents do hereby give and grant unto the said Grantee, its successors, and assigns, a PERPETUAL EASEMENT on, along, under, over and across the following described premises, to wit:

A permanent easement, lying in the East half ( $E\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) and the West half ( $W\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section 23 in Township 1 South, Range 1 West of the Ute Meridian, 20 feet in width, 10 feet on each side of a centerline described as follows:

Beginning at Mesa County Brass Cap number 522 at the intersection of Grand Mesa Avenue and Laveta Street (July 1981);

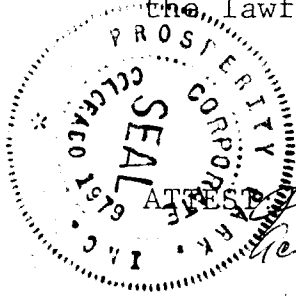
Thence North  $23^{\circ}27'09''$  East, a distance of 16.00 feet;  
 Thence South  $67^{\circ}31'36''$  East, a distance of 234.10 feet;  
 Thence South  $61^{\circ}32'32''$  East, a distance of 298.00 feet;  
 Thence North  $28^{\circ}27'28''$  East, a distance of 89.66 feet;  
 Thence North  $22^{\circ}22'45''$  East, a distance of 571.11 feet;  
 Thence North  $00^{\circ}22'08''$  East, a distance of 980.20 feet;  
 more or less to City of Grand Junction monument at the intersection of 7th Street and Struthers Avenue (July 1981) from which the center Quarter ( $C\frac{1}{4}$ ) of said Section 23 bears North  $89^{\circ}02'32''$  West, a distance of 185.64 feet and South  $00^{\circ}57'29''$  West, a distance of 20.57 feet.

*Copy to Harry (Engineering) 10-22-81*

Also, to include the right of reasonable ingress and egress and to locate, place, construct, operate, repair and maintain a water transmission and/or distribution pipeline and appurtenances.

And the Grantors hereby covenant with the Grantee that they have good title to the aforescribed premise; 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 28<sup>th</sup> day of September, 1981



Fila L. Phillips  
Acting Secretary  
ATTEST: Laurie S. Bunge

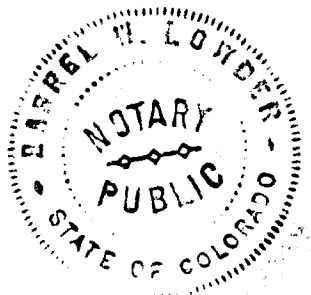
Prosperity & Co.  
Leroy A. White  
ORCHARD MESA HEIGHTS Co.  
Shelby W. Fensell

Justin W. Fensell  
Thomas N. Lewis

State of Colorado )  
                                      ) ss.  
County of                         )

The foregoing instrument was acknowledged before me this 28th day of SEPTEMBER, 1981, by Thomas N. Lewis

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

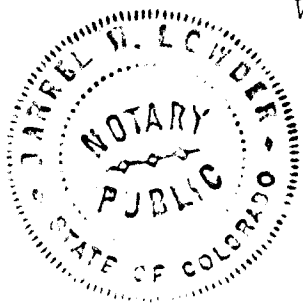


Farrel W. Lowder  
Notary Public

State of Colorado )  
County of Mesa ) ss.  
)

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of SEPTEMBER, 1981, by Harley W. Terrill and Ruthie M. Terrill, Orchard Mesa Heights Co., and Laurie S. Buniqer as attestment.

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

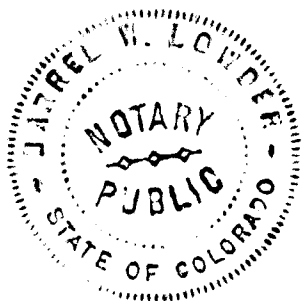


Jarrel W. Lowdee  
Notary Public

State of Colorado, )  
County of MESA ) ss.  
)

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of SEPTEMBER, 1981, by Leroy A. Winter, Pres., and Lila L. Phillips, Acting Secretary, of Prosperity Park, Inc., a corporation.

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



Jarrel W. Lowdee  
Notary Public