

**RIO54PIT**

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: ROAD EASEMENT LOCATED ADJACENT TO &  
SOUTHWESTERLY OF THE RIGHT-OF-WAY FOR PITKIN AVENUE BETWEEN  
1<sup>ST</sup> STREET & 2<sup>ND</sup> STREET (IN FRONT OF THE TRAIN DEPOT &  
PUFFERBELLY RESTAURANT)

NAME OF PROPERTY OWNER OR GRANTOR: THE DENVER AND RIO GRANDE  
WESTERN RAILROAD COMPANY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1954

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

EASEMENT DEED

THIS DEED, Made this 10th day of August, 1954, between THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a Delaware corporation, party of the first part, and CITY OF GRAND JUNCTION, a municipal corporation of the State of Colorado, party of the second part:

WITNESSETH, That the party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations to the party of the first part paid by party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, and by these presents does grant unto said party of the second part, its successors and assigns, the right, privilege and easement for roadway purposes over and across the lands of the party of the first part, described as follows:

A tract or parcel of land in the southwest quarter of the southwest quarter of Section 14 and the southeast quarter of the southeast quarter of Section 15, Township 1 South, Range 1 West, Ute Principal Meridian, in the City of Grand Junction, Mesa County, State of Colorado, described as follows:

Beginning at the easterly corner of the right of way of The Denver and Rio Grande Western Railroad Company at the intersection of the south line of Pitkin Avenue with the west line of Second Street, whence the intersection monument at the intersection of said street and avenue bears North 18 degrees 26 minutes East a distance of 63.3 feet; thence southerly along the east right of way line of said Railroad Company and the west line of said Second Street a distance of 42.5 feet to Railroad right of way corner; thence South 41 degrees 09 minutes East along the northeasterly right of way line and parallel with the main track of said Railroad Company a distance of 51.0 feet; thence South 48 degrees 51 minutes West a distance of 38.0 feet; thence North 41 degrees 09 minutes West parallel with said main track a distance of 692.9 feet to a point in the northerly right of way line of said Railroad Company; thence easterly along said Railroad Company's right of way line a distance of 50.46 feet to a right of way corner of said Railroad Company; thence South 41 degrees 09 minutes East along said easterly right of way line of Railroad Company a distance of 552.3 feet to its intersection with the south line of said Pitkin Avenue; thence easterly along the south line of said Pitkin Avenue a distance of 37.1 feet, more or less, to the point of beginning, containing 0.608 acres, more or less, as shown on the attached map numbered 690.

City of Grand Junction  
Chief Draftsman  
*[Signature]*





No 5685  
~~3378 3456~~

612303

DELETED  
22

East-West Expressway.  
Right of Way  
from W. & L. G. W. Ry Co.

STATE OF COLORADO } ss  
County of MESA }  
I hereby certify that this instrument was  
Filed for record

SEP 10 1954

at 2:30 o'clock P M and recorded  
in Book 617 Page 220  
ANNIE M. DUNSTON, County Clerk & Recorder  
By [Signature] Deputy

City Clerk

3.75