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^{ST} STREET & 2^{ND} 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:

EASEMENT DEED

THIS DEED, Made this % Th day of 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.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in any way appertaining, and all the estate, right, title, interest and claim whatsoever of the party of the first part, whether in law or equity, in and to the easement herein granted to the only proper use, benefit, and behoof of said party of the second part, its successors and assigns, so long as the said party of the second part, its successors or assigns, shall continue to use the property hereinabove described for highway purposes.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed by the hand of its President and its corporate seal to be hereunto affixed and attested by its Secretary the day and year first above written.

THE DENVER AND RIO GRANDE WESTERN

RAILROAD COMPANY

President

Attest:

STATE OF COLORADO

ss.

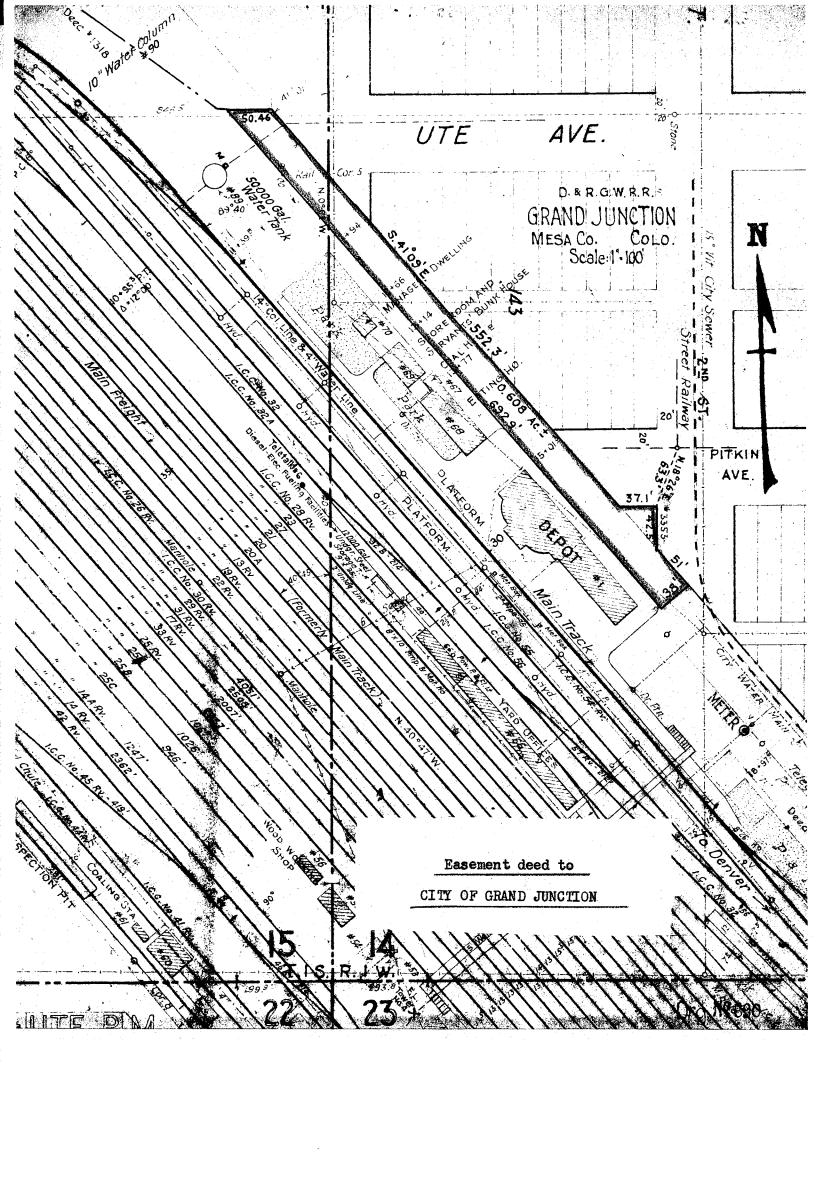
CITY AND COUNTY OF DENVER:

My notarial commission expires <u>August</u>

Witness my hand and official seal.

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Eist West Eggereseway. Right of Way From 10-12, 8, w. Ry Co.

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

SEP 10 1954

at greeck M and recorded in Book 6 7 Page Dorder

ANNIE NO DUNSTON, County Clerk & Recorder

Live September 1 Deputy

City Clink 3.75