

SFP98CRS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: SHADOWFAX PROPERTIES INCORPORATED

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARCEL NO. 2945-032-00-114-199, FILE NO. RZP-1998-183, COUNTRY CROSSING SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE



**EXHIBIT "A"**  
**Legal Description of Sanitary Sewer Easement**

An easement situate in the Northwest ¼ of the Northwest ¼ (NW¼ NW¼) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the limits of said easement being more particularly described as follows:

Commencing at a Mesa County Survey Marker set in place for the Southeast Corner of the NW¼ NW¼ of said Section 3, from whence a Mesa County Survey Marker set in place for the Northeast Corner of the NW¼ NW¼ of said Section 3 bears N 00°02'09" W with all bearings contained herein being relative thereto;

thence N 89°30'34" W a distance of 38.69 feet;

thence N 14°46'11" W a distance of 553.57 feet;

thence S 75°13'49" W a distance of 35.00 feet;

thence N 14°46'11" W a distance of 63.41 feet to the True Point of Beginning;

thence N 14°46'11" W a distance of 20.00 feet;

thence N 62°10'25" E a distance of 175.59 feet to a point on the westerly boundary line of Moonridge Falls, Filing No. Four, as recorded in Plat Book 16 at Pages 184 and 185 in the office of the Mesa County Clerk and Recorder;

thence S 13°59'29" E along the westerly boundary line of said Moonridge Falls, Filing No. Four, a distance of 20.07 feet;

thence leaving said westerly boundary line, S 62°10'25" W a distance of 175.31 feet to the Point of Beginning,

containing 3,419.12 square feet as described.