

SHA77PAR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: STELLA M. SHANKS AND GEORGE W.
SHANKS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARADISE
HILLS SUBDIVISION PARK RIGHT-OF-WAY SEWER INTERCEPTOR

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1977

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

FEB 14 1977

STATE OF COLORADO, COUNTY OF MESA
RECORDED AT 2:25 P.M.
RECEPTION NO. 1125606

EARL SAWYER, RECORDER RIGHT-OF-WAY AGREEMENT

BOOK 1094 PAGE 482

THAT Stella M. and George W. Shanks of the County of Mesa, State of Colorado, herein called Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to the City of Grand Junction, a municipal corporation existing under and by virtue of the laws of the State of Colorado, herein called Grantee, a right-of-way to locate, place, construct, operate, repair and maintain an underground sanitary sewer pipe line over, on, across and under the following described lands, to wit:

Beginning at a point 4359.0 feet North of the Southwest Corner of Sec. 35, Township 1 North, Range 1 West, of the Ute Meridian, thence South 224.0 feet, thence N65°15'E, 330.0 feet, thence North 328.10 feet to the centerline of Rice Wash, thence Southwesterly along the centerline of said Wash to the point of beginning, said tract containing 1.899 acres more or less.

Said permanent easement being more fully described as follows:

A 5-foot strip of land paralleling and adjacent to the south property line of the above described parcel, said strip ending at a point on the south property line, bearing N65°15'00"E a distance of 291.07' from the SW corner of said parcel, thence continuing on the centerline of said interceptor sewer bearing N58°05'53"E, a distance of 41.71' to a point on the east property line of said parcel, said point being 5.84' bearing North from the SE corner of said parcel, plus that portion of land bounded between said centerline of sewer and the south and east property lines.

Said temporary construction easement being more fully described as follows:

The south 25 feet of said parcel paralleling and adjacent to the south property line from the southwest corner to the southeast corner of said property.

Said pipe line shall have a top placed at the previously agreed site at the time of construction of the pipeline to the approximate
Said pipe line shall be placed underground and upon completion, the surface of the ground shall be returned as nearly as practicable to its original level. Grantor shall have the right to make any use of the above described property Grantor deems desirable so long as it in no way interferes with the construction, operation, repair and maintenance of said pipe line.

IN WITNESS WHEREOF the owner(s) has (have) hereunto set hand seal this 31 day of January A.D., 1977

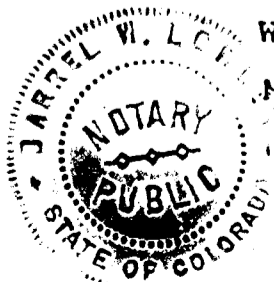
George W. Shanks
Stella M. Shanks

STATE OF COLORADO)
 : ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2 day of February A.D., 1977

WITNESS my hand and official seal.

My commission expires: January 21, 1980



Jarrel W. Lowe
Notary Public

N

NO SCALE

N. FIRST ST. (26 ROAD)

E RICE WASH S 51° 03' 00" W - 385.64' ±

STELLA M. &
GEORGE W. SHANKS

PARCEL OF LAND IN SEC. 35,
T1N, R1W, OF THE UTE P.M.
MESA COUNTY, COLORADO.

NORTH - 328.10'

M.H. 47

SOUTH - 4359.00'

224.00'

32.15'

27.53'

N 64° 23' 03" E
223.92'

MH 45

25' TEMPORARY CONST. EASEMENT
5' PERMANENT EASEMENT

N 65° 15' 00" E - 330.0'

291.07'

47.13'

N 58° 05' 53" E - 399.01'

41.71'

ADDITIONAL
PERMANENT EASEMENT

38.93'

5.84'

E INTERCEPTOR SEWER

PERMANENT EASEMENT:
0.041 ACRES ±

PARCEL OF LAND =
1.56 ACRES ±

S.W. COR, SEC. 35, T1N,
R.1W, UTE P.M.

PARADISE HILLS INTERCEPTOR SEWER EASEMENT No. 8



HENNINGSON, DURHAM & RICHARDSON, INC.
OF COLORADO
ENGINEERING • ARCHITECTURE • PLANNING
DENVER, COLORADO