

VEN84255

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ALBINO VENEGAS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 25 1/2 ROAD
AND HWY 6 AND 50 PROJECT NO. 211-037098-901168-83104 25 1/2
ROAD AT RIVER ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Project No. 211-037098-901168-83104

Location 25 1/2 Rd. and Hwy 6 & 50

Parcel(s) PE-2

BOOK 1519 PAGE 494

P E R M A N E N T E A S E M E N T

1377502 Exempt 09:10 AM
DEC 05, 1984 E.SAWYER, CLK & REC MESA CTY

KNOW ALL MEN BY THESE PRESENTS, that Albino Venegas
_____, of Mesa County, State of
Colorado, Grantor(s), for and in consideration of the
sum of ONE DOLLAR (\$1.00) and other valuable consideration, in hand paid by
The City of Grand Junction, a municipal corporation,
Grantee(s), receipt of which is hereby acknowledged, has given and granted and
by these presents does hereby give and grant unto the said Grantee(s), his
heirs, successors, and assigns a PERPETUAL EASEMENT on, along, over and across
the following described premises, to wit;

A strip of land for Utility Easement purposes, being a portion of the
NE 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meri-
dian, City of Grand Junction, County of Mesa, State of Colorado, more
particularly described as follows:

A 20 foot easement 10 feet each side of a centerline 21.75 feet south and
parallel to the north property line and runs from the east property line
to the west property line of a tract of land owned by the undersigned
which is described in Book 1254 at Page 234 as follows: Beginning at a
point 8.25 feet south of the NE corner of the NW 1/4 of said Section 15
Thence west 1326.3 feet;
Thence south 298.5 feet to the right of way of the Rio Grande Western
Railway;
Thence southeasterly along said right of way 39.7 feet, to a point 329
feet south and 1301.2 feet west of the place of beginning, Thence east
1301.2 feet; Thence north to the place of beginning.

The above described easement contains 26,526.1 sq. ft., more or less.

~~for the purpose of~~

And the Grantor(s) hereby covenant(s) with the Grantee(s) that he has good
title to the aforedescribed premises; that he has good and lawful right to grant
this Easement; that he will warrant and defend the title and quiet possession
thereof against the lawful claims of all persons whomsoever.

Signed this 5th day of December, 1984.

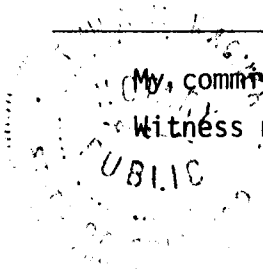
Albino Venegas
Albino Venegas

STATE OF COLORADO)
County of MESA) ss.

The foregoing instrument was acknowledged before me this 5th
day of December, 1984, by Albino Venegas

My commission expires April 14, 1985.

Witness my hand and official seal.



T. M. Wagner
Notary Public