

Owner 73339

Address \_\_\_\_\_

# Abstract of Title to

Tract of land in NW $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 31,  
Twp. 1N., R. 1E., Uta Meridian, in  
Mesa County, Colorado

*TRACTS  
C.R.H.*

## TRANSAMERICA TITLE INSURANCE COMPANY

OF COLORADO

531 BOOD AVE. • GRAND JUNCTION, COLORADO 81501

303-242-8234

Abstract of Title Service  
for all properties in  
ADAMS, ARAPAHOE, BOULDER, DENVER,  
DOUGLAS, JEFFERSON and MESA COUNTIES



TRANSAMERICA TITLE INSURANCE COMPANY  
OF COLORADO



531 Rood Avenue

Grand Junction, Colo.

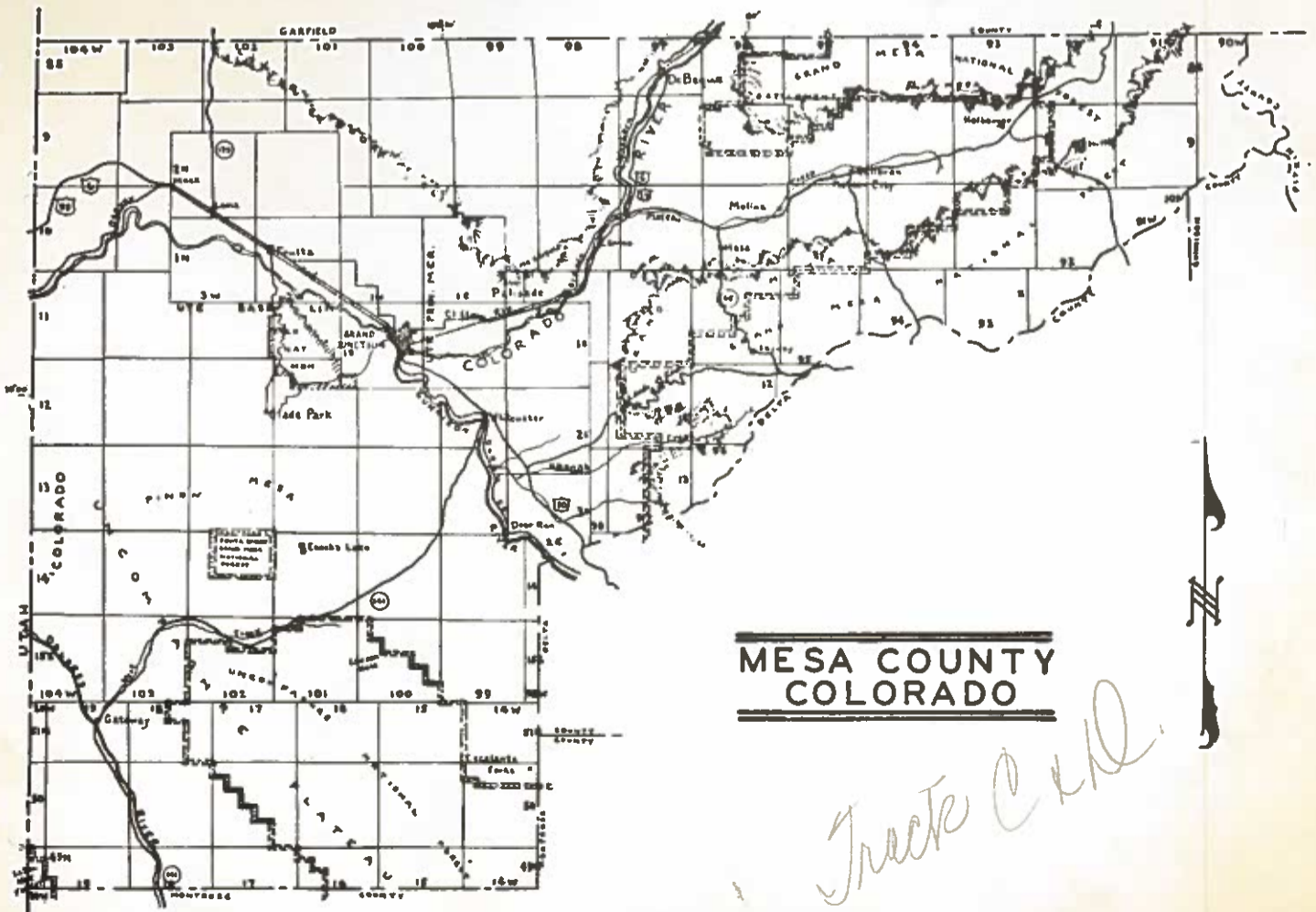
ABSTRACT OF TITLE  
TO

Beginning at the point of intersection of the Easterly right-of-way line of the U. S. Government Highline Canal and the South line of the Southwest Quarter of the Northwest Quarter of Section Thirty-one (31), Township One (1) North, Range One (1) East of the Ute Meridian, Mesa County, Colorado, from which the West Quarter Corner of said Section Thirty-one (31) bears North  $89^{\circ}52'$  West 342.03 feet; thence South  $89^{\circ}52'$  East along said South line of said Southwest Quarter of the Northwest Quarter 974.03 feet to the Southeast Corner of said Southwest Quarter of the Northwest Quarter of said Section Thirty-one (31); thence North  $00^{\circ}02'40''$  East along the East line of said Southwest Quarter of the Northwest Quarter 942.02 feet; thence South  $54^{\circ}46'30''$  West 1333.85 feet to said Easterly right-of-way line of the U. S. Government Highline Canal; thence along said Easterly right-of-way line of said U. S. Government Highline Canal by the following courses and distances: Thence South  $40^{\circ}10'$  East 44.40 feet; thence along the arc of a curve to the right whose radius is 587.47 feet and whose long chord bears South  $32^{\circ}16'10''$  East 161.40 feet to the point of Beginning EXCEPT road as described in document recorded in Book 714 on Page 521 of the records of the Mesa County Clerk and Recorder

AND

Commencing at the West Quarter Corner of Section Thirty-one (31), Township One (1) North, Range One (1) East of the Ute Meridian, Mesa County, Colorado; thence South  $89^{\circ}52'$  East along the South line of the Southwest Quarter of the Northwest Quarter of said Section Thirty-one (31) 1316.06 feet to the Southeast Corner of said Southwest Quarter of the Northwest Quarter, thence North  $00^{\circ}02'40''$  East along the East line of said Southwest Quarter of the Northwest Quarter 942.02 feet to the True Point of Beginning; thence continuing North  $00^{\circ}02'40''$  East along said East line of said Southwest Quarter of the Northwest Quarter 377.22 feet to the Northeast Corner of said Southwest Quarter of the Northwest Quarter; thence North  $89^{\circ}50'20''$  West along the North line of said Southwest Quarter of the Northwest Quarter 252.99 feet, thence South  $33^{\circ}46'05''$  East 454.63 feet to the True Point of Beginning, All in Mesa County, Colorado.

No. 1 For plat showing the location of the property described in the caption hereof, see Entry No. 1 inside yellow cover sheet at the end of this Abstract, which by this reference and notation is hereby made a part hereof.



2. E. H. Smith, Receiver  
to  
Patrick Grady

RECEIVER'S RECEIPT \$200.85 #22766  
1030 Ute Series Book 13  
Dated Jan. 13, 1896 Page 408  
Filed Jan. 22, 1896  
At 2:00 o'clock P. M.  
Being in full for Lot 2, SE $\frac{1}{4}$  NW $\frac{1}{4}$ ,  
SW $\frac{1}{4}$  NE $\frac{1}{4}$  and NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 31, Twp. 1N., R. 1E., Ute Meridian. 160.46 acres at  
\$1.25 per acre. /s/ E. H. Smith, Receiver

-o----00-----o-

3. United States  
to  
Patrick Grady

PATENT Cert. No. 1030 Ute #24692  
Dated May 9, 1896 Book 11  
Filed Dec. 12, 1896 Page 477  
At 10:00 o'clock A. M.  
Grants:- Lot 2, the SE $\frac{1}{4}$  NW $\frac{1}{4}$ ,  
The SW $\frac{1}{4}$  NE $\frac{1}{4}$  and the NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 31  
Twp. 1 N., R. 1 E., Ute Meridian, Colorado. containing 160.46 acres. Subject to  
any vested and accrued water rights for mining, agricultural, manufacturing or  
other purposes, and rights to ditches and reservoirs used in connection with  
such water rights as may be recognized and acknowledged by local customs, laws  
and decisions of Courts. Also subject to the right of a proprietor of a vein  
or lode to extract and remove his ore therefrom, should the same be found to  
penetrate or intersect the premises hereby granted, as provided by law. And  
there is reserved from the lands hereby granted a right of way thereon for ditches  
and canals constructed by the authority of the United States.  
/s/ By the President, Grover Cleveland by M. McKean, Secretary. L. Q. C. Lamar,  
Recorder of General Land Office.  
(U. S. G. L. O. Seal)

-o----00-----o-

4. James Finucon and Patrick Grady  
to  
W. A. Eaton

BOND FOR DEED #22940  
Dated February 5, 1896 Book 58  
Filed February 8, 1896 Page 6  
At 9:55 o'clock A. M.  
Parties of the first part agrees  
to sell party of the 2nd part  
SW $\frac{1}{4}$  NW $\frac{1}{4}$  (Lot 2) Sec. 31, Twp. 1 North, Range 1 West Ute Meridian. Bond in  
\$400.00 on condition second party pays \$400.00 in following manner to wit:-  
\$200.00 Jan. 10, 1897. \$100.00 Jan. 10, 1898. \$100.00 Jan. 10, 1899 as  
shown by 3 notes of even date. Secured by lands in Dinwiddie Co. Va. des-  
cribed in deed of this date to said First parties.  
Ack. February 5, 1896 before William A. Marsh, Notary Public, Mesa County, Colorado  
(Seal) Commission expires January 16, 1897

-o----00-----o-

5. Patrick Grady  
to  
James Grady

WARRANTY DEED \$500.00 #25127  
Dated March 1, 1897 Book 57  
Filed March 1, 1897 Page 296  
At 9:35 o'clock A. M.  
Conveys:- SW $\frac{1}{4}$  NW $\frac{1}{4}$ , SW $\frac{1}{4}$  NE $\frac{1}{4}$  and NW $\frac{1}{4}$   
SE $\frac{1}{4}$ , Sec. 31, Twp. 1 N., R. 1 E., Ute  
Meridian, Mesa County, Colorado. And other property. Except Trust deed to  
secure loan of \$100.00 which second party assumes and agrees to pay.  
Ack. March 1, 1897 before William A. Marsh, Notary Public, Mesa County, Colorado.  
(N. P. Seal) Commission expires January 14, 1901

-o----00-----o-

6. THE GRAND VALLEY WATER  
USERS' ASSOCIATION

ARTICLES OF INCORPORATION

#53297

Dated Feb. 7, 1905

Filed Feb. 23, 1905

At 9:30 o'clock A. M.

NAME: - - - - - - - - - -The Grand Valley Water Users' Association

INCORPORATORS: - - - - - - - -Lawrence M. Miller, S. P. Green, H. H. Beach, John  
T. Deaman, James B. Hunter, George Smith, Marion O.  
Delaplain, William S. Wallace, James H. Smith and  
Merrill W. Blakeslee.

PRINCIPAL PLACE OF BUSINESS: -Grand Junction, Mesa County, Colorado.

PURPOSES: - - - - - - - - - -To provide and distribute water for irrigation purposes,  
etc., and to construct, purchase, lease, condemn, or  
acquire in any manner whatsoever, and to own, sell,  
transfer, control, maintain and operate any irriga-  
tion works, etc., and property both real and personal  
necessary for the accomplishment of any of the pur-  
poses of this organization. To have power to enter  
into any contract with the United States, individual,  
or corporation for the accomplishment of any of the  
aforesaid purposes. And to enter into any agreement  
with the United States with reference to the collec-  
tion of all charges made under the federal statutes  
for the works and providing water for the lands of  
shareholders and to comply with the provisions of any  
federal statute applicable to the work done by the  
United States in connection with such system of water  
supply and any rules and regulations established  
thereunder.

The territory within which the lands to be irrigated  
are situated, to be known as the Grand Valley Irriga-  
tion District, includes all lands within the boundaries  
as follows: That portion of Grand Valley lying between  
the east boundary line of Range 98 W. 6th P. M. and  
the west boundary line of Range 104 W. 6th P. M.,  
irrigable by diversion of water from the Grand River  
in Colorado.

CAPITAL STOCK: - - - - - - - -(\$75,000; 75000 shares: \$1.00 each. Assessable by the  
Board of Directors.

PROVIDES: - - - - - - - - - -Only owners of lands within the areabove described,  
or extensions duly made, shall be qualified to own  
shares and not more than 1 share for each acre. Each  
subscriber shall make application for water right to  
U. S. for the land represented by his shares as soon  
as water is available. Upon failure so to do his  
shares shall be forfeited and shall have no rights  
thereunder. Ownership of stock shall carry right to  
water for irrigation of the lands to which such share  
is appurtenant. Provides for equal distribution of  
water proportionate to number of shares held. Sub-  
scribers agree that water heretofore appropriated for  
irrigation of lands described in subscription shall  
become appurtenant to such lands, etc.  
Has power to assess for revenue equally against all  
shareholders in proportion to the number of shares held.  
Provides for duties of officers.

POWERS: - - - - - - - - - -In Board of Directors, who have power to make by-laws.

(Continued on next page)

THE TITLE GUARANTY COMPANY

MESA COUNTY BRANCH,  
531 ROOD AVENUE  
GRAND JUNCTION, COLORADO

**ELECTORS:** - - - - - Must be the owner of at least one share, and be 21 years of age, and each holder entitled to one vote for each share, but not to exceed in the aggregate 160 votes.

**OBJECTS:** - - - - - To acquire a canal to be constructed by the U. S. to furnish water to unwatered land lying within district for irrigation and domestic purposes. The Headgate of said Canal is to tap the water of the Grand River in T. 10 S., R. 98 W., 6th P. M., at the most feasible point, thence Southwesterly along the bank of Grand River 6 or 7 miles, thence in a general westerly and northwesterly course between 50 and 60 miles to a point at or near the Excelsior Divide so-called. Also provides for lateral canal upon South side of Grand River known as Orchard Mesa and Red Mesa.

**CORPORATE INDEBTEDNESS** - - - - shall not exceed two-thirds of stock.

**EXISTENCE:** - - - - - 20 years.

Provides for amendment of articles, etc. etc.

By subscribing to these Articles of Incorporation or to a copy thereof, each shareholder grants lands and rights of way to the Association or to the United States as the case may be necessary for canals, tunnels, telephone and transmission lines required in connection with the works constructed by the Association, or by the United States, for the use and benefit of shareholders.

Ack. Feb. 7, 1905 by the Incorporators, before William A. Marsh, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires Jan. 7, 1909.

-o---o---o-

-o---o---o-

**THE TITLE GUARANTY COMPANY**

MESA COUNTY BRANCH  
531 ROOD AVENUE  
GRAND JUNCTION, COLORADO

7. THE GRAND VALLEY WATER  
USERS' ASSOCIATION

AMENDMENT TO ARTICLES  
OF INCORPORATION  
Filed Sept. 14, 1912  
At 3:00 o'clock P. M.

#108357  
Filed

At a meeting of the Stockholders of said Association held on Sept. 14, 1912, Sec. 3, Art. VI of the Articles of Incorporation was amended to read as follows:

"Assessments for the costs, operation, maintenance and repair of the works owned, controlled or to be maintained by the Association shall be equitably assessed against all the share holders in proportion to the number of shares held by them respectively."

/s/ W. S. Wallace, President; D. W. Aupperle, Secretary. (Corporate Seal)

-o---o---o-

8. THE UNITED STATES GOVERNMENT  
and THE GRAND VALLEY WATER  
USERS' ASSOCIATION

CONTRACT  
Dated Feb. 13, 1913  
Filed Aug. 4, 1913  
At 11:00 o'clock A. M.

#115142  
Book 175  
Page 532

PROVIDED that if the Secretary of the Interior shall authorize and cause the construction of certain irrigation works, the said Association will take prompt action to secure the determination of the Courts of the relative rights to the use of water for said lands out of the Grand River. That the said Association hereby guarantees the payment to the United States of the costs of the irrigation works as equitably apportioned by the Secretary of the Interior of the lands of its shareholders; and also the cost of operation and maintenance as assessed from year to year by the Secretary of the Interior; and will promptly levy assessments therefor and collect or require payment thereof in such manner as the Secretary of the Interior may direct, etc...

/s/ Walter L. Fisher, Secretary of the Interior for and on behalf of the U.S.A.  
/s/ The Grand Valley Water Users' Association, by W. S. Wallace, President,  
D. W. Aupperle, Secretary. (Corporate Seal)

-o---o---o-

9. THE GRAND VALLEY WATER  
USERS' ASSOCIATION

EXTENSION OF ARTICLES  
OF INCORPORATION  
Dated March 21, 1925  
Filed April 11, 1925  
At 10:31 o'clock A. M.

#209483  
Filed

At a meeting of the stockholders of said Association Feb. 17, 1925, the following resolution was adopted:

"Resolved that the Corporate Existence of the Grand Valley Water Users' Association to be extended for a period of twenty years from the date of the expiration of the present Charter and so continuing the same as if originally incorporated."

Certificate of C. E. Blumenshine, President. Attest: M. Ethel Cox, Secretary.  
(Corporate Seal)

Subscribed and sworn to March 28, 1925 before Delmar B. Wright, Notary Public, of Mesa County, Colorado.

(N. P. Seal)

Commission expires July 1, 1928.

-o---o---o-

THE TITLE GUARANTY COMPANY

MESA COUNTY BRANCH  
531 ROOD AVENUE  
GRAND JUNCTION, COLORADO

10. The Grand Valley Water Users' Association

CERTIFICATE OF AMENDMENT TO  
CERTIFICATE OF INCORPORATION #254831  
Filed

Filed Aug. 8, 1930 at 10:00 A.M.  
Filed in the Office of the Secretary

of State of Colorado on July 30, 1930 at 1:00 P. M.  
Certified on July 30, 1930 by Chas. M. Armstrong, Secretary of State of The State of Colorado. (State of Colorado Seal)

Certificate of W. S. Wallace, President and D. W. Aupperle, Secretary of The Grand Valley Water Users' Association (Corporate Seal) that on January 14, 1913 at a meeting of the stockholders of said Association that the Articles of said Association were amended as follows:

- - - Only owners of lands or having initiated a right to acquire the same within the area described in Art. 4 or as extended, shall be qualified to own shares - - -. Shareholders shall be liable for water furnished by the U. S. and the Association shall have a lien on the lands and the right to foreclose the same for indebtedness and that assessments may be levied against the stock and lands and assessments may be made for operation, maintenance and repair of works.

The headgate of the Canal is to tap the water of the Grand River at a point near the South line of the NW $\frac{1}{4}$  of Sec. 3, Twp. 10S. R. 98W. of the 6th P. M., whence the Canal will extend in a Southwesterly direction through the Canyon of the Grand River for a distance of about five miles, thence in a general Westerly and North-westerly direction between 60 and 65 miles to a point near the Excelsior Divide, so called and discharge its waste water into the Grand River, or tributary thereof.

Grants to the U. S., over the lands described therein the necessary right of way for canals, etc. and releases the U. S. from all damages and grants to the U. S. all seepage, waste and spring water arising on the lands so described, not heretofore appropriated.

Ack. Jan. 14, 1913 by W. S. Wallace, President of said Association, before Mary Del Gard, a Notary Public of the City and County of Denver, Colo. And subscribed and sworn to before said Notary Public, on July 10, 1930 by said Officers.

(N. P. Seal)

Commission expires May 1, 1933

Affidavit as to above facts as shown on the minute book of said Association made by W. S. Meek, President and John Hynes, Secretary of said Association, subscribed and sworn to on July 22, 1930 before Virginia O. Wallace, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires April 9, 1934  
Filed Instrument No. 254831

The Grand Valley Water Users' Association, a Corporation of Colorado

Certificate of Renewal Dated Mar. 21, 1925 Filed May 24, 1938 at 11:10 A. M. File #3069

#337413 Filed

11.

Certificate of C. E. Blumonshino, President, Attest: M. Ethel Cox, Secretary (Corporate Seal) of The Grand Valley Water Users' Association, a corporation of Colorado, that a special meeting of the Stockholders of said Association held in the Court Room of the County Courthouse at Grand Junction, Mesa County, Colorado, Feb. 17, 1925 the following resolution was adopted:

"Resolved that the corporate existence of The Grand Valley Water Users' Association, a corporation, be extended for a period of 20 years from the date of the expiration of the present charter and so continuing the same as if originally incorporated." That the said meeting was called and due and legal notice given in the manner required by law, and that at such meeting a majority of the entire outstanding capital stock of said Association was represented. That at such meeting the said resolution was adopted by a majority vote of the entire outstanding capital stock of said Association.

Subscribed and sworn to March 28, 1925 before Dolmar B. Wright, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires July 1, 1928 Filed Instrument No. 337413

The Grand Valley Water Users' Association

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION Dated January 8, 1929

#242293 Filed

12.

Certificate of W. S. Moek, President and W. W. Russell, Secretary, of said Association, of date January 16, 1929. (Corporate Seal), that at the regular meeting of the Board of Directors of said Association, in Grand Junction, Colorado, December 3, 1928, a Resolution was adopted providing for submission to the vote of the stockholders at the meeting to be held in Grand Junction, Colorado, on January 8, 1929, certain amendments to the Articles of Incorporation of said Association as follows:

(A) To amend Section 12, Art. IV to read as follows:

The purpose for which this Association is organized and the general nature of the business to be transacted are: To acquire, furnish and distribute to the lands of the shareholders of the Association, an adequate supply of water for the irrigation thereof. -----To mortgage, purchase or acquire land by foreclosure or otherwise, and to hold, own, sell, transfer or convey such lands, upon such terms as may be fixed by the Board of Directors of said Association.

(B) To amend Art. V by omitting therefrom, Sections 3, 4 and 12.

(C) To amend Sections 1, 2, 3, 4 and 6 of Art. VI to read as follows: Sec. 1 The revenue for accomplishment of the purposes of this Association shall be raised:

(A) Income from rental of water and electric power.

(B) From assessments against shares of stock to meet:

(1) Cost of construction, improvements, repairs, operation and maintenance of the irrigation works.

(2) Payments due the U. S.

(3) Deficiencies caused by some shareholders failing to pay assessments upon their shares of stock.

(4) Any and all lawful obligations of the Association.

Sec. 2 Directors have power to make and enforce by-laws.

Sec. 3 Assessments for ordinary cost shall be equally assessed against all shareholders in proportion to the number of shares held by them respectively, unless the U. S. shall require unequal assessments, etc.

Sec. 4 Assessments for constructing, etc. for increasing distribution of water may be equally assessed against all shareholders in proportion to the number of shares owned by them respectively, but is not to prevent unequal assessments when required by the U. S.

Sec. 6 Assessments shall become a lien upon the shares of stock, and may be foreclosed and sale of the lands and shares made in the manner provided by foreclosure of real estate in a court of competent jurisdiction. (Here follows other amendments having to do with Officers, etc.)

Sec. 10. The Board of Directors shall have power to make and levy assessments against the shares of stock of said Association in the manner authorized by these Articles and the By-laws of this Association and the terms and conditions for supplying water upon the lands of this Association. (Here follows recital as to Notice of meeting, publication of notice and copy of notice.)

Adopted at stockholders meeting in Grand Junction, Colorado, on January 8, 1929, at 10 o'clock A. M. by more than the 2/3rds vote of all the stock of the Association outstanding.

Subscribed and sworn to by said Officers of said Association on January 24, 1929, before Charles M. Holmes, Notary Public, of Mesa County, Colorado. (N. P. Seal) Commission expires June 20, 1931

Filed Instrument No. 242293



13. Treasurer of Mesa County  
to  
Mesa County  
TAX SALE \$2.95  
Dated Nov. 27, 1897  
Sale of: SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31,  
1N, 1E.  
#3030  
Book "G"  
Page 135

REDEEMED by W. A. Eaton \$3.80 May 25, 1898 #854

-o----00----o-

14. James Grady  
to  
Patrick Grady  
WARRANTY DEED \$1.00  
Dated April 1, 1904  
Filed May 25, 1904  
At 10:30 o'clock A. M.  
Conveys:- SW $\frac{1}{4}$  NE $\frac{1}{4}$  & NW $\frac{1}{4}$  SE $\frac{1}{4}$  &  
SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1 N., R. 1 E.,  
Ute Meridian, Mesa County, Colorado. (And other property). Except taxes.  
Ack. April 1, 1904 before Earl Wilcox, Notary Public, Gunnison County, Colorado.  
(N. P. Seal) Commission expires September 17, 1907  
#49641  
Book 97  
Page 358

-o----00----o-

15. Patrick Grady  
to  
The Grand Valley Water  
Users Association  
CONTRACT AND AGREEMENT \$1.00  
Dated Mar. 27, 1905  
Filed March 3, 1908  
At 8:17 o'clock A. M.  
Conveys in Trust:- SW $\frac{1}{4}$  NW $\frac{1}{4}$  and  
NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 31, Twp. \_\_\_\_, R. 1E.,  
Ute Meridian, Mesa County, Colorado.  
And other property, for the purpose of obtaining irrigation water from canal  
to be constructed. First party shall pay all taxes, charges and assessments  
that have or may accrue and become a lien against said land, but shall retain  
possession and receive the benefit of said land. Upon failure of first party  
to pay such charges, second party may sell said land. If first party, legal  
representative or assigns shall at any time during the existence of this trust  
qualify and become a legal subscriber for sufficient stock to secure a water  
right in conformity with articles of incorporation of said Association, and with  
the provisions of the Reclamation Act, then this trust shall cease and determine,  
and upon payment of costs and expenses of this trust the land herein described  
shall be conveyed by said Association to the party so qualifying. And other  
provisions.  
Ack. March 27, 1905 before S. J. De Lan, Notary Public, Garfield County, Colorado.  
(N. P. Seal) Commission expires January 16, 1909  
#73342  
Book 129  
Page 17

-o----00----o-

16. In the matter of the Estate  
of Patrick Grady, deceased.  
ORDER ON FINAL SETTLEMENT  
Dated July 29, 1908  
Filed July 31, 1908  
At 2:35 o'clock P. M.  
In the County Court, Mesa County,  
Colorado, in Probate June Term, July 29, 1908 being one of the regular days of  
said term now comes Mike Grady, Administrator of the estate of Patrick Grady,  
deceased, and files his final account and asks that distribution be made of  
said estate. And it appearing from Certificate of Publisher of The Herald that  
notice has been given to the creditors and all persons interested in matters of  
said estate to come before this Court, that final report will be presented to  
the Court July 29, 1908 and order of distribution made by publication of notice  
to that effect in said paper for 4 consecutive weeks by order of Court which  
said hearing was continued to this day and no objections being made to said act.  
It is ordered that said act be approved. And it appearing that administrator  
has paid all costs of administration and claims against said estate of every  
class. Further appearing from records and final report of said Administrator  
that Mike Grady of Fort Collins, Colorado, James Grady of Parlins, Gunnison  
County, Colorado. Thomas Grady, San Francisco, California. John Grady, Roch-  
ester, New York, Anthony Grady, Mary Grady and Katherine Queenan, formerly  
Katherine Grady of Annagh, Boyle P. O. Ireland, Brothers and sisters of said

Continued on next sheet



No. 16 continued

deceased or sole surviving heirs at law of said deceased and that the only property now on hand in charge of said administrator is \$653.97 and the following described real estate situate in Mesa County, Colorado, to-wit: SW $\frac{1}{4}$  NE $\frac{1}{4}$  & NW $\frac{1}{4}$  SE $\frac{1}{4}$  & SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1 N., R. 1 E., Ute Meridian, Mesa County, Colorado. Court finds that said above named parties are sole and only surviving heirs at law of Patrick Grady, deceased and are each entitled to a 1/7 interest by virtue of inheritance under the laws of State of Colorado, in and to the above named sum of money and the real estate above described and the said interests are formed and decreed to be in the above named persons respectively as the heirs of said Patrick Grady, deceased. Further ordered that said Mike Grady, Administrator, be fully and finally discharged from further service as such administrator and that the sureties on his bond as such administrator be released. Walter S. Sullivan, Judge. Certificate that above and foregoing is full true and correct copy of an order of Court made and entered in the matter of the estate of Patrick Grady, deceased, as same appears of record in my office. /s/ July 31, 1908 by Theo. W. Primrose, Clerk County Court, by Cora May Tevis, Deputy. (Seal)

-o----00-----o-

17. Thomas Grady  
to  
Mike Grady

QUITCLAIM DEED \$1.00  
Dated Aug. 10, 1907  
Filed Mar. 7, 1908  
At 10:40 o'clock A. M.  
Conveys:- SW $\frac{1}{4}$  NE $\frac{1}{4}$  & NW $\frac{1}{4}$  SE $\frac{1}{4}$   
& SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1 N., R. 1 E.,  
Ute Meridian, Mesa County, Colorado.  
Ack. August 9, 1907 before Ben F. Rector, Notary Public, San Francisco County, California.  
(N. P. Seal)

#73640  
Book 131  
Page 9  
Commission expires May 28, 1909

-o----00-----o-

18. James Grady  
to  
Mike Grady

QUITCLAIM DEED \$1.00  
Dated Aug. 10, 1907  
Filed Mar. 7, 1908  
At 10:45 o'clock A. M.  
Quitclaims:- SW $\frac{1}{4}$  NE $\frac{1}{4}$  & NW $\frac{1}{4}$  SE $\frac{1}{4}$  &  
SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1 N., R. 1 E.,  
Ute Meridian, Mesa County, Colorado.  
Ack. Aug. 10, 1907 before Henry F. Lake, Notary Public, Gunnison County, Colorado.  
Commission expires October 24, 1909

#73641  
Book 131  
Page 10

-o----00-----o-

19. John Grady  
to  
Mike Grady

QUITCLAIM DEED \$1.00  
Dated Aug. 9, 1907  
Filed Mar. 7, 1908  
Quitclaims:- SW $\frac{1}{4}$  NE $\frac{1}{4}$  & NW $\frac{1}{4}$  SE $\frac{1}{4}$   
& SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1 N., R. 1 E.,  
Ute Meridian, Mesa County, Colorado  
Ack. Aug. 9, 1907 before Eleanor Bassett, Notary Public, Monroe County, New York  
(N. P. Seal)  
Acknowledgment certified Aug. 9, 1907 by James L. Hotchkiss, County Clerk,  
Monroe, New York.

#73642  
Book 131  
Page 11  
Commission expires March 15, 1909

-o----00-----o-



20. Anthony Grady  
to  
Mike Grady

QUITCLAIM DEED \$1.00  
Dated April 7, 1908  
Filed June 20, 1908  
At 1:50 o'clock P. M.  
Quitclaims: SW $\frac{1}{4}$  NE $\frac{1}{4}$  &  
NW $\frac{1}{4}$  SE $\frac{1}{4}$  & SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31,  
Twp. 1N., R. 1E., Ute Meridian, Mesa County, Colorado.  
Ack. May 26, 1908 before Michael Keane, Mayor of Sligo (Sligo County, Ireland SEAL)  
(Granting clause recites, "Anthony Grady, heir at law of Patrick Grady, deceased").

#76684  
Book 131  
Page 115

-o----00-----o-

21. Mary Grady  
to  
Mike Grady

QUITCLAIM DEED \$1.00  
Dated April 7, 1908  
Filed June 20, 1908  
At 2:00 o'clock P. M.  
Quitclaims:- SW $\frac{1}{4}$  NE $\frac{1}{4}$  &  
NW $\frac{1}{4}$  SE $\frac{1}{4}$  & SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1 N.,  
R. 1 E., Ute Meridian, Mesa County, Colorado.  
Ack. May 26, 1908 before Michael Keane Mayor of Sligo, Sligo County, Ireland (SEAL)  
Granting clause recites "Mary Grady, heir at law of Patrick Grady, deceased."

#76685  
Book 131  
Page 116

-o----00-----o-

22. Catherine Queenan, formerly  
Catherine Grady

QUITCLAIM DEED \$1.00  
Dated April 7, 1908  
Filed June 20, 1908  
At 2:10 o'clock P. M.  
Quitclaims:- SW $\frac{1}{4}$  NE $\frac{1}{4}$  &  
NW $\frac{1}{4}$  SE $\frac{1}{4}$  & SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31,  
Twp. 1N., R. 1 E., Ute Meridian, Mesa County, Colorado.  
Ack. May 26, 1908 before Michael Keane Mayor of Sligo, Sligo County, Ireland. (SEAL)  
Granting clause recites "Catherine Queenan, formerly Catherine Grady, heir at law  
of Patrick Grady, Deceased".

#76686  
Book 131  
Page 117

-o----00-----o-

23. Treasurer of Mesa County  
to  
Mesa County

TAX SALE \$6.85  
Dated December 11, 1930  
Sale of: SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31  
Twp. 1N., R. 1E.

#34146  
Book 26  
Page 44

REDEEMED by James Grady Estate, by Kate Freyne, Executrix July 2, 1931 #262506

-o----00-----o-

24. Treasurer of Mesa County  
to  
Mesa County

TAX SALE \$3.80  
Dated Dec. 20, 1933  
Sale of: SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31  
Twp. 1N., R. 1E.

#41535  
Book 29  
Page 60

-o----00-----o-

25. Burrell C. Reynolds, Treasurer  
(County Treasurer, Mesa County  
Colorado Seal)  
to  
Lucius C. Currier

TREASURER'S DEED  
Dated February 13, 1942  
Filed February 19, 1942  
At 3:58 o'clock P. M.  
WHEREAS, the following described  
parcels of real property, situated  
in Mesa County, Colorado, were subject  
to taxation for the respective years  
shown. to-wit:

#394840  
Book 402  
Page 406

Continued on next sheet

No. 25 continued:

PARCEL No.	DESCRIPTION	SUBJECT TO TAXATION FOR THE YEARS
1.	The SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 31, Twp. 1N. R. 1E. Ute Meridian, 40 acres	1932

(And other parcels)

And Whereas the taxes assessed upon each of said parcels of real property respectively for the respective years above set forth remained due and unpaid at the respective dates of the sales hereinafter named; AND Whereas, the Treasurer of said County did, on the respective dates hereinafter set forth for each of said separate parcels of real property, by virtue of the authority vested in him by law, at (an adjourned sale) the sale begun and publicly held on the respective dates hereinafter set forth for each of said separate parcels of real property, expose to public sale, at the office of the Treasurer in the County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, each separate parcel of real property above described for the payment of the taxes, interest and costs then due and remaining unpaid on said parcels of property respectively, to-wit:

PARCEL No.	DATE OF SALE (ADJOURNED)	DATE SALE BEGAN	TAX SALE No.
1.	Dec. 20, 1933	Dec. 11, 1933	41535

(And other sales)

That because of the inability of the said treasurer to prepare his delinquent tax list in time to commence the sale of property delinquent for taxes on or before the second Monday in November in the year 1917, the Tax Sale Certificate No. 19427 shown above under Parcel No. 2 was advertised for sale on the date above set forth under the heading "Date Sale Began" for the year 1917, that being the earliest date upon which the said Treasurer was able to prepare said list, advertise, and make said sale, And for the further reason that it became the custom for many years prior to said sale, in order to accommodate the taxpayers, to postpone the date of sale to a later period than that then provided by law. And Whereas, at each of the sales so held as aforesaid by the Treasurer no bids were offered or made by any person or persons for the said property or any parcel thereof, And no person or persons having offered to pay the said taxes, interest and costs upon the said respective parcels of real estate or any thereof for the said respective years above set forth and the Treasurer having become satisfied that no sale of said parcels of real property or any thereof could be had; Therefore, the said respective parcels of real property were by the then Treasurer of the said County stricken off to the said County on the date of sale above shown for each respective parcel the same being the last day of said sale, which began on the date above set forth, and certificates of sale herein described were duly issued therefor to the said County in accordance with the statute in such case made and provided; And Whereas, the said County of Mesa, acting by and through its County Treasurer did on January 23, 1939 duly assign unto Lucius C. Carrier of Grand Junction, Colorado, Certificate of Sale No. 41535; and whereas the said Lucius C. Carrier did on May 5, 1939 duly assign the said Certificate of Sale No. 41535 to Bruce C. Carrier, of Grand Junction, Colorado; and whereas the said Bruce C. Carrier did on August 16, 1941 duly assign the said Certificate of Sale No. 41535 to Lucius C. Carrier, of Grand Junction, Colorado. And Whereas, the said Lucius C. Carrier has paid all the taxes and subsequent taxes on said parcels of real property as follows:

PARCEL No.	TAXES FOR THE YEARS
1.	1932 to 1941, both inclusive

(And other taxes)

The amount of said taxes and subsequent taxes against said respective parcels of property and the amount paid on the respective parcels of property pursuant to the order of the Board of County Commissioners being as follows, to-wit: PARCEL No. 1. Tax Sale No. 41535 in the sum of \$15.70, being in full for the years 1932 to 1937, inclusive, and the subsequent taxes on said property, being in full for the years 1938 to 1941, inclusive, to the amount of \$7.02.

And Whereas more than three years have elapsed since the dates of the said sales and the said properties, or any part or parcel thereof, has not been redeemed therefrom as provided by law; And Whereas, each of said parcels was assessed for the year preceding the said sale thereof at a sum of more than \$100.00; And Whereas, all the provisions of the statutes prescribing prerequisites to obtaining tax deeds have been fully complied with, and are now of record, and filed in the office of the County Treasurer of said County; Now, Therefore; I, Burrell C. Reynolds, Treasurer of the County aforesaid, for and in consideration

Continued on next sheet

No. 25 continued:

of the sums to the Treasurer paid as aforesaid, and by virtue of the statute in such case provided, have granted, bargained and sold, and by these presents do grant, bargain and sell the above and foregoing described parcels of real estate unto the said Lucius C. Currier, his heirs and assigns forever, subject to all the rights of redemption by minors, insane persons, or idiots, provided by law. Ack. February 13, 1942 by Burrell C. Reynolds, Treasurer, before Virginia O. Wallace, Notary Public, Mesa County, Colorado.  
(N. P. Seal) Commission expires March 14, 1942

-o-----00-----o-

26. Lucius C. Currier QUIT CLAIM DEED \$1.00 and other #410009  
to good and valuable consideration Book 416  
Bruce C. Currier Dated July 10, 1943 Page 445  
Filed July 13, 1943  
At 4:10 o'clock P. M.  
Conveys:- The SW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> Sec. 31,  
T. 1N., R. 1W., U.M., Mesa County  
Colorado. (The consideration of the value hereof does not exceed the sum of \$100.00)  
Ack. July 10, 1943 before Elam B. Underhill, Notary Public, Mesa County, Colorado.  
(N. P. Seal) Commission expires February 6, 1946

-o-----00-----o-

FOX RIVER BOND





28. THE CARTER OIL COMPANY

CERTIFICATE OF BUSINESS  
AND AGENT  
Dated Feb. 27, 1948  
Filed Mar. 31, 1948  
At 9:10 o'clock A.M.

#480525  
Filed  
#3603

KNOW ALL MEN BY THESE PRESENTS:

That we, O. C. Schorp, President, and Thos. Brownfield, Secretary, of The Carter Oil Company, a Corporation duly organized under and by virtue of the Laws of the State of West Virginia, do hereby certify that the principal place where the business of said Corporation is to be carried on in the State of Colorado is the City of Denver, County of Denver, and we hereby designate, constitute and appoint C. T. Corporation System, a Colorado Corporation located at the First National Bank Building in the City of Denver, County of Denver and State aforesaid, the duly authorized agent of said corporation, upon whom process may be served, pursuant to the Statutes in such case made and provided.

/s/ At Tulsa, Oklahoma, by O. C. Schorp, President  
Thos. Brownfield, Secretary

(Corporate Seal)

Subscribed and sworn to February 27, 1948, before Mary Frances Lee, Notary Public.

(N. P. Seal shows Tulsa, Oklahoma)

Commission expires Apr. 15, 1948.

-o---o---o-

29. THE CARTER OIL COMPANY,  
a Corporation duly organized  
under and by virtue of the  
laws of the State of West  
Virginia.

CERTIFICATE OF BUSINESS  
AND AGENT  
Dated Feb. 27, 1950  
Filed March 4, 1950  
At 10:00 o'clock A.M.

#515812  
Filed  
#3796

KNOW ALL MEN BY THESE PRESENTS:

That we, O. C. Schorp, President, and LeRoy Young, Secretary, of the Carter Oil Company, a Corporation duly organized under and by virtue of the laws of the State of West Virginia, do hereby certify that the principal place where the business of said Corporation is to be carried on in the State of Colorado, is the City of Denver, County of Denver, and we hereby designate, constitute and appoint C. T. Corporation System, a Colorado Corporation, located in the Equitable Building in the City of Denver, County of Denver and State aforesaid, the duly authorized agent of said Corporation, upon whom process may be served, pursuant to the Statutes in such case made and provided.

/s/ O. C. Schorp, President  
LeRoy Young, Secretary

(Corporate Seal)

Subscribed and sworn to before me this 27th day of February, 1950, Betty Jean Sharp, Notary Public.

(N. P. Seal recites Tulsa, Oklahoma)

Commission expires June 28, 1950.

-o---o---o-

IN THE DISTRICT COURT IN AND FOR THE  
COUNTY OF MESA AND STATE OF COLORADO

DECREE

#665181

Filed #4679

Filed April 5, 1956

At 3:10 o'clock P.M.

No. 10213

IN THE MATTER OF THE ORGANIZATION)  
OF UTE WATER CONSERVANCY DISTRICT)

THIS MATTER Coming on to be heard upon the petition of the Petitioners herein, appearing by Albin Anderson, Jr., their attorney, at a hearing ordered by the Court for March 16, 1956, at 10:00 A.M., and the same having been continued to March 28, 1956, at 10:00 A.M., at which time it was made to appear to the Court that the petition herein has been signed and presented in conformity with C.R.S. '53, Chapter 149, Article 6, as amended; that the allegations of said petition are true; and that no protesting petition or objection was filed herein; WHEREFORE, The Court, after said hearing and having been advised in the premises, does find that:

1. The proposed Ute Water Conservancy District is wholly within said County of Mesa;
2. The Court has jurisdiction in the premises;
3. The total valuation of irrigated land, together with improvements, within the proposed district is \$10,383,289.00;
4. The incorporated town of Fruita is wholly included within said proposed district; and no part of any other incorporated municipality or conservancy district is included therein;
5. The bond of Petitioners to secure costs herein has been filed herein in an amount and with security approved by the Court;
6. Due notice of the pendency of said petition and of said hearing has been given by publication and mailing; and
7. The number of owners of irrigated land within said proposed district is 6467 of whom 1744, having the requisite statutory qualifications, have signed said petition; and the number of owners of non-irrigated land or lands embraced within the incorporated limits of the town of Fruita, all within said proposed district is 846 of whom 70, having the requisite statutory qualifications, have signed said petition.

NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED That the Court has, and does hereby take, jurisdiction in the premises;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the following territory and real estate situated in Mesa County, Colorado, to-wit: (Includes property under examination) be, and the same hereby is, organized as a water conservancy district pursuant to C.R.S. '53, Chapter 149, Article 6, as amended.

2. IT IS FURTHER ORDERED, ADJUDGED AND DECREED That the corporate name of said water conservancy district by which in all proceedings hereafter it shall be known, be, and the same hereby is, designated "UTE WATER CONSERVANCY DISTRICT."

Paragraphs 3, 4 and 5 establish three (3) Subdivisions for purpose of Director representation.

6. IT IS FURTHER ORDERED, ADJUDGED AND DECREED That the number of directors for and from each of the three subdivisions hereinbefore established and designated be, and the same hereby is, fixed at three.

7. IT IS FURTHER ORDERED That the office or principal place of business of said Ute Water Conservancy District shall be 128 So. Mulberry, Fruita, Colorado, within said District, until the further order of the Court.

Dated and entered this 4th day of April, A.D. 1956. By the Court: Charles E. Blaine, Judge  
Certificate of true copy of the Decree made and entered in the above entitled cause in the District Court of Mesa County, Colorado, on April 4, 1956, as the same appears of record and in the files in my office now remaining, attached April 5, 1956 by Lucy E. Hogan, Clerk.  
(District Court Seal, Mesa County, Colorado.)

-o-----o-----o-

IN THE DISTRICT COURT IN AND FOR THE  
COUNTY OF MESA AND STATE OF COLORADO

ORDER

#665673

Filed #4682

Filed April 12, 1956

At 11:35 o'clock A.M.

No. 10213

IN THE MATTER OF THE  
UTE WATER CONSERVANCY DISTRICT

THIS MATTER coming on to be heard upon the motion of the Ute Water Conservancy District, appearing by its attorney, Albin Anderson, Jr., that the Decree heretofore entered herein by the Court on April 4, 1956, be amended by striking out the fourth page thereof and substituting in lieu thereof a new fourth page; and the Court being advised in the premises, NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED, that the fourth page of the Decree heretofore entered herein on April 4, 1956, be amended by striking out all of the fourth page thereof and by substituting in lieu thereof a new fourth page, a copy of which is attached to this Order and marked "A" and incorporated herein by reference as fully as if the same were herein set forth in full; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that said Decree heretofore entered herein on April 4, 1956, as amended, be, and the same hereby is confirmed nunc pro tunc, as of April 4, 1956. Dated and entered this 11th day of April A.D. 1956. By the Court: /s/Charles E. Blaine, Judge. State of Colorado, County of Mesa, ss. I do hereby certify that the above and foregoing is a true and complete copy of the Order made and entered in the above entitled cause in the District Court of Mesa County, Colorado on April 11, 1956, as the same appears of record and in the files of my office now remaining. Witness my hand and official seal this 12th day of April, 1956. /s/Lucy E. Hogan, Clerk of the District Court. (District Court Seal)

NOTE: Paragraph Four above mentioned changes boundaries included within said district.



32.

THE CARTER OIL COMPANY  
to

RELEASE OF OIL AND GAS LEASES

Dated Feb. 14, 1957

Filed April 18, 1957

At 10:37 o'clock A. M.

#692563

Book 707

Page 284

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, THE CARTER OIL COMPANY, a corporation of the State of West Virginia, does hereby release, surrender and abandon all of its right, title and interest in and to leases, for oil and gas mining purposes, set forth and described in Exhibit "A" attached hereto and made a part hereof, only insofar as said leases cover the lands specifically described in said Exhibit "A".

The undersigned also does hereby release, surrender and abandon all right, title and interest in and to any ratifications of said leases and any instruments modifying the provisions or the land descriptions contained in said leases, only insofar as said ratifications and instruments pertain to the lands specifically described in said Exhibit "A".

This instrument shall not be construed to effect a release of any rights which the undersigned may hold in any lands or under any oil and gas lease or leases not specifically described in said Exhibit "A".

/s/ THE CARTER OIL COMPANY

(CORPORATE SEAL)

By Thos. Brownfield, Vice President.

Attest: F. B. Jordan, Jr., Assistant Secretary.

Ack. Feb. 14, 1957 by Thos. Brownfield, Vice President of THE CARTER OIL COMPANY, before Louise Doll, Notary Public, in Tulsa County, Oklahoma.

(N. P. Seal)

Commission expires Sept. 18, 1958.

EXHIBIT "A"

SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 31, Township 1 North, Range 1 East, Ute Meridian (and other property), as corrected by separate instrument dated January 10, 1956, recorded in Book 674, Page 397.

**THE TITLE GUARANTY COMPANY**

MESA COUNTY BRANCH  
531 ROOD AVENUE  
GRAND JUNCTION, COLORADO

33.

Board of County Commissioners  
of Mesa County, Colorado,  
to  
The State

CERTIFIED COPY OF ORDER  
Filed Aug. 7, 1957  
At 4:00 o'clock P.M.  
STATE OF COLORADO ) ss.  
COUNTY OF M E S A )

#700396  
Book 714  
Page 521

At a meeting of the Board of County Commissioners for Mesa County, Colorado, held at the Court House in Grand Junction, on Tuesday the 11th day of March, A. D. 1890, there were present: E. W. Gannon, Chairman, J. W. Rose, Commissioner, J. P. Brown, Commissioner, Frank McClintock, Deputy Clerk, when the following proceedings, among others, were had and done, to-wit:

The following orders were adopted:

Be it ordered that the following township and section lines on the public domain be declared public highways in accordance with the provisions of an act entitled: An act to amend Section Four (4) of Chapter Ninety-five (95) of the general statutes of the State of Colorado, entitled "Roads and Highways", approved April 7, 1885, that is to say:

The Township line constituting the West boundary line of Township One (1) North, Range One (1) East, Ute Principal Meridian.

Certificate of true copy of Order attached August 7, 1957, by Annie M. Dunston,  
County Clerk, Mesa County, Colorado.  
(Mesa County, Colorado, Seal)

-o---o---o-

34.

State of Colorado  
to  
Upper Grand Valley  
Soil Conservation  
District

CERTIFICATE

Filed January 16, 1959  
At 2:21 o'clock P. M.

#735541

Filed

#5318

I, George J. Baker, Secretary of State  
of the State of Colorado do hereby  
certify that by virtue of the authority  
vested in me, I do hereby declare

the area within the boundaries described as hereto attached to be a lawful  
soil conservation district by the consolidation of Orchard Mesa Soil Erosion  
District and Redlands Soil Erosion District and Upper Grand Valley Soil  
Conservation District filed December 15, 1958 under the name and style of  
UPPER GRAND VALLEY SOIL CONSERVATION DISTRICT.

/s/ George J. Baker, Secretary of State, by F. J. Serafini, Deputy.

(Colorado Seal)

Legal Description of the Combined Orchard Mesa, Redlands, and Upper Grand  
Valley Soil Conservation Districts.

Commencing at the junction of the Gunnison River and the S line of T. 1S. of  
the Ute Base Line and R. 1W of the Ute Principal Meridian; thence E along the  
twp line to the SE corner of Section 36, Twp. 1S. R2E. thence in a general  
NELy direction along the drainage divide to the SE corner of SW $\frac{1}{4}$  of Section  
29, Twp. 11S. R97W. of the 6th P. M., thence in a general NWly direction along  
the drainage divide to the NW corner of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Sec. 11, Twp. 11S. R98E.  
thence in a general NWly direction along the drainage divide to the  
Colorado River; thence in a NELy direction along the Colorado River to its  
intersection with the S Section line of Section 2, Twp. 11S. R98W. thence E  
along the section line to the SE corner of said Section 2; thence N to the  
NE corner of said Sec. 2; thence Wly along the Section line to its intersection  
with the rim of the Bookcliff Mesa in Sec. 3, Twp. 11S. R98W; thence Wly along  
said rim to its intersection with the top section line of Sec. 22, Twp. 1N.  
R1E. of the U. M., thence W to the SW corner of Sec. 13, Twp. 1N. R1W; thence S to  
the W $\frac{1}{4}$  corner of Sec. 12, Twp. 1S. R1W. thence E  $\frac{1}{4}$  mile, S  $\frac{1}{4}$  mile, E  $\frac{1}{4}$  Mile,  
S  $\frac{1}{4}$  Mile, E  $\frac{1}{2}$  mile, S  $\frac{1}{2}$  mile, W  $\frac{1}{2}$  mile, S  $\frac{1}{2}$  mile, E  $\frac{1}{2}$  mile to the SE corner  
of Sec. 13, Twp. 1S. R1W. thence S along the section line to its intersection  
with the Colorado River; thence W and NWly along the S bank of the said Colo.  
River to its intersection with the W section line of Sec. 34, T1N. R2W.; thence  
S to the NW corner of SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Sec. 34; thence Wly along the boundary of  
the Colo. National Monument to the NW corner of Sec. 31, T1N. R2W.; thence S  
and SELy along the Colo. National Monument boundary to the SE corner of Sec.  
7, T12S. R101W. 6th P. M. thence E along the section line to the point of  
beginning.

EXCEPT the following described land, which are the property of the City of  
Grand Junction. NE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 27 E of the D. & R. G. R. R.; NW $\frac{1}{4}$  NW $\frac{1}{4}$  E of the  
Gunnison River; SW $\frac{1}{4}$  NW $\frac{1}{4}$  E and S of the I. O. O. F. and A. F. & A. M. cemetery plot  
NW $\frac{1}{4}$  SW $\frac{1}{4}$  E of the Gunnison River; S $\frac{1}{2}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$ , W $\frac{1}{2}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  E of the Gunnison  
River in Sec. 26, T1S. R1W. of the U. M. and excluding further, area within  
incorporated municipalities and areas devoted exclusively to commercial or  
industrial uses. In addition #1 to the Redlands Soil Conservation District  
Section 13 and 14 in T12S. R101W. 6th P. M. were erroneously included in the  
District and that these 2 sections are already in the Glade Park Conservation  
District; therefore they should be excluded from the Addition.

The total area is 105,207 acres more or less.

-o-----00-----o-

35.

Mesa County Planning Commission  
to  
The State

AMENDED SUBDIVISION  
REGULATIONS

#741347  
Filed

Filed April 8, 1959  
At 9:34 o'clock A. M.

"Amended Subdivision Regulations  
of Mesa County, Colorado, adopted

the 23rd day of February, 1959, by the Mesa County Planning Commission as part of a Master Plan of the physical development of unincorporated territory within Mesa County, and approved and adopted by the Board of County Commissioners of Mesa County on the 6th day of April, 1959."

Said Amended Subdivision Regulations set forth standards for subdivisions in the unincorporated areas of the County and specify procedure to be followed in creating such subdivisions. They also include the provisions that no sale of land located within a proposed subdivision shall be made by reference to or use of a plan or plat of the subdivision before such plan or plat has been approved and recorded and that no building shall be erected within a subdivision or a proposed subdivision unless a building permit therefor shall have been issued by the County Building Inspector.

Reference is made to said subdivision regulations for the specific provisions thereof. Said regulations may be examined in the Office of the County Clerk and Recorder of the office of the Mesa County Planning Commission. (Abstracter's Note: The original subdivision regulations of Mesa County, Colorado, were never recorded and thus are not shown.)

- - - - -

Board of County Commissioners  
of Mesa County, Colorado

36. to  
The State

CERTIFIED COPY OF ORDER

Filed December 17, 1959

At 10:15 o'clock A.M.

State of Colorado, County of Mesa ss.

At a regular adjourned meeting of the Board  
of County Commissioners for Mesa County,

Colorado, held at the Court House, in Grand

Junction, on Monday the fourteenth day of December A.D. 1959, there were present: Roe F. Saunders, Chairman; Henry J. Tupper, Commissioner; Arthur J. Jens, Commissioner; Thomas K. Younge, County Attorney; Annie M. Dunston, Clerk; when the following proceedings, among others, were had and done, to-wit: On motion of Arthur Jens, seconded by Henry J. Tupper and carried the following resolution amending page two and page seven of the Amended Sub-division Regulations of Mesa County was adopted:

PAGE TWO-----A resolution relative to the division of land, preparation of plats for such divisions and procedure for approval of plats in the County of Mesa, and repealing all resolutions in conflict therewith.

BE IT RESOLVED by the Planning Commission of Mesa County, Colorado, as provided by the State of Colorado Statutes: Before dividing any tract of land within the unincorporated territory within Mesa County into two or more tracts or parcels of less than five acres in size, the owner thereof shall subdivide said property by means of a recorded plat in accordance with the procedures and requirements herein, as provided by the Colorado Revised Statutes 1953 106-2-9 amended 1959. In achieving such subdivision, the following procedure shall be followed:

#### SECTION ONE---PROCEDURE

1. At least one week before a Planning Commission meeting, three copies of the preliminary subdivision plat shall be submitted to the Planning Commission. After receiving the plat, the Planning Commission may mail notices to notify owners of property surrounding the proposed subdivision of the time and place of a public hearing regarding the study of such proposed subdivisions.
2. After receiving preliminary approval of the plat, permanent survey monuments shall be set to finished grade at all exterior corners of the land to be subdivided, and approval of the plat shall be obtained from the Utility Companies which may serve the subdivision and the Fire Department.
3. Within one year after receiving approval of the preliminary plat by the Planning Commission, after the intermediate steps described in sub-paragraph No. 2 have been completed and at least one week in advance of a Planning Commission meeting the original and three copies of the final plat shall be submitted to the Planning Commission for final approval.
4. After receiving final approval by the Planning Commission, the original and one copy of the final plat shall be presented to the Board of County Commissioners for its acceptance of the areas dedicated to public use.
5. Following acceptance by the Board of County Commissioners, the final plat as approved shall be legally recorded in compliance with State Statutes.

FOR PURPOSES OF THIS RESOLUTION, THE TERM "PLANNING COMMISSION" SHALL REFER TO THE APPROPRIATE DISTRICT PLANNING COMMISSION WHERE SUCH DISTRICT PLANNING AREA HAS BEEN LEGALLY CONSTITUTED; IN ALL OTHER AREAS THE TERM "PLANNING COMMISSION" SHALL REFER TO THE MESA COUNTY PLANNING COMMISSION.

#### SECTION FIVE---DEFINITIONS

For the purpose of this resolution, certain words and phrases used herein are defined as follows;

1. "Alley"---A public or private way with less width than a street and designed for special access to the rear of the building.
2. "Easement"---A grant of the right to use a strip of land for specific purposes.
3. "Lot"---A parcel of land intended as a unit for transfer of ownership or for development.
4. "Street"---A public way for sidewalk, roadway, and utility installations, being the entire width from lot line to lot line, and including the terms "Road", "Highway", "Land", "Place", "Avenue", or other similar designations.
5. "Subdivider"---A person, persons, or corporation dividing or proposing to divide land to be sold or used as a lot as defined above.
6. "Subdivision"---The division of any tract or parcel of land into two or more lots of 5 acres or less in size for the purpose (whether immediate or future) of transfer of ownership or for building development or for street use.

#### SECTION SIX---PUBLIC STREETS

Acceptance of streets on a subdivision plat by the County of Mesa shall be for purposes of legal description and for building purposes as outlined in the following paragraph and not for automatic maintenance services. Such maintenance shall be provided only after streets have been improved by the Subdivider of subsequent land owners, according to County of Mesa construction standards and consequently adopted by the Board of County Commissioners as a part of the County Road system.

Certificate of true copy attached December 15, 1959 by Annie M. Dunston, County Clerk and ex-officio Clerk of the Board of County Commissioners, Mesa County, Colorado. (Mesa County, Colorado Seal).

Board of County Commissioners  
of Mesa County, Colorado

MESA COUNTY CONSOLIDATED  
ZONING AREA

#797472  
Filed

37. to  
The State

CERTIFIED COPY OF ORDER

Filed August 8, 1961

At 3:13 o'clock P.M.

State of Colorado, County of Mesa ss.

At a regular adjourned meeting of the Board of County Commissioners for Mesa County, Colorado, held at the Court House in Grand Junction on Monday, the 31 day of July A.D. 1961, there were present: Arthur J. Jens, Chairman; Roe F. Saunders, Commissioner; Henry J. Tupper, Commissioner; Thomas K. Younge, County Attorney; Annie M. Dunston, Clerk; when the following proceedings, among others, were had and done, to-wit: On motion by Mr. Tupper, seconded by Mr. Saunders, with Mr. Tupper and Mr. Saunders voting "aye" and Mr. Jens voting "nay", the following resolution was adopted:

#### RESOLUTION

WHEREAS, on April 18, 1961, the Mesa County Planning Commission certified to the Mesa County Commissioners a comprehensive zoning resolution concerning all property within the unincorporated areas of Mesa County except the property included in Crestridge and Fruitvale Planning Districts and

WHEREAS, The Redlands Zoning District, the Fruitridge Planning District, and the West Orchard Mesa Planning District, have submitted resolutions to the Board of County Commissioners requesting dissolution and

WHEREAS, notice of the public hearing hereinafter described, was published in the Daily Sentinel a newspaper of general circulation in Mesa County, on April 29th, 1961, being a date more than 30 days prior to the public hearing and

WHEREAS, a copy of said zoning resolution, together with all maps pertaining thereto were available for inspection by the public in the office of the Mesa County Planning Commission subsequent to said publication and

WHEREAS, a public hearing by the Board of County Commissioners was held June 2nd, 1961, from the hour of 9:00 A.M. until the hour of 5:00 P.M. at which hearing numerous opponents and proponents of said Mesa County Zoning Resolution were heard and numerous resolutions, petitions and other written documents were submitted to the Board of County Commissioners and

AFTER considering the evidence presented and after independent investigation by the commission, the Board of County Commissioners of Mesa County, finds as follows: That the best interest of all citizens in Mesa County will be served by the adoption of a comprehensive Mesa County Zoning Resolution.

NOW, THEREFORE, FOR THE PURPOSE OF PROMOTING THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COUNTY: REGULATING AND RESTRICTING THE USE OF LAND, THE USE AND LOCATIONS OF BUILDINGS AND STRUCTURES: THE SIZE, HEIGHT, AND BULK OF BUILDINGS AND STRUCTURES: GOVERNING THE AREA OF YARDS, COURTS AND PLACES SURROUNDING BUILDINGS AND STRUCTURES: CONTROLLING THE DENSITY OF POPULATION: DIVIDING THE ZONED AREA INTO DISTRICTS FOR ZONING PURPOSES: ADOPTING A MAP OF SAID AREAS AND ZONING DISTRICTS THEREIN, SHOWING BOUNDARIES AND THE CLASSIFICATION OF SUCH DISTRICTS: ESTABLISHING A BOARD OF ADJUSTMENT AND APPEAL PROCEDURES: PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT OF SAID ZONING PROVISIONS; DEFINING CERTAIN TERMS USED HEREIN AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA THAT ALL OF THE UNINCORPORATED AREAS WITHIN THE COUNTY OF MESA, STATE OF COLORADO, EXCEPT THE AREAS IN CRESTRIDGE AND FRUITVALE PLANNING DISTRICTS SHALL BE KNOWN AS "MESA COUNTY CONSOLIDATED ZONING AREA" AND THE FOLLOWING REGULATIONS, RESTRICTIONS, AND PROVISIONS SHALL APPLY THERETO:

(Here follows list of classifications for districts, General Procedure, Board of Adjustment & Appeals)

Amendments to the text and map of this resolution shall be in accordance with the laws of the State of Colorado.

#### REPEALS AND ENACTMENT

Repeals---All resolutions of portions thereof of the Board of County Commissioners of Mesa County, inconsistent herewith are hereby repealed to the extent of such inconsistency. In particular, but not by way of limitation, all inconsistent portions of the following resolutions are hereby repealed; Fruitridge Planning District, West Orchard Mesa Planning District, Redlands Zoning District, Clifton Bridge Planning District, Palisade Planning District, West Central Orchard Mesa Planning District, Central Orchard Mesa Planning District, South Clifton Planning District.

Certificate of true copy of Order attached August 8, 1961 by Annie M. Dunston, County Clerk and ex-officio Clerk of the Board of County Commissioners, Mesa County, Colorado.  
(Mesa County, Colorado, Seal)

38. THE UTE WATER CONSERVANCY DISTRICT, MESA COUNTY, COLORADO. CERTIFICATE OF ELECTION Filed Sept. 15, 1961 At 10:30 o'clock A. M. Fred J. Simpson and Levi P. Morse, Chairman and Secretary of the Board of Directors of

#799968  
Filed

the Ute Water Conservancy District (Corporate Seal) at a special meeting of said District held on September 7, 1961, certify that an election was legally held on August 29, 1961 for the purpose of voting on (1) Should the Ute Water Conservancy District incur an indebtedness in the amount of \$11,850,000.00 for the purpose of providing funds to defray in part the cost of acquiring a source of water supply, waterworks and other related improvements - - ? (2) Shall the Board of Directors of the Ute Water Conservancy District be authorized to levy annually a tax against all the taxable property in the District of not more than 1 mill on each dollar of assessed valuation of taxable property within the District prior to delivery of water - - and thereafter not to exceed 2 mills on each dollar of assessed valuation, to supply funds for paying the cost of construction, operating and maintaining the works of said District, including the amount of its bonded indebtedness?

That the results of the election were certified by the Boards of Election conducting said election and found that 2,074 valid ballots were cast on question one, 1934 ballots "for" and 137 ballots "against" and 3 defective ballots. There were 2,074 valid ballots cast on question two, 1807 ballots "for" and 216 ballots "against" and 51 defective ballots. That by said election the Board of Directors of the Ute Water Conservancy District is authorized to issue bonds and to levy annually a tax for the purposes set forth in said questions.

-o---o---o-

39. UTE WATER CONSERVANCY DISTRICT, COUNTY OF MESA, STATE OF COLORADO. NOTICE OF SPECIAL MEETING: ACKNOWLEDGMENT OF NOTICE AND CONSENT: and RESOLUTION Dated October 30, 1961 Filed October 31, 1961 At 10:10 o'clock A. M.

#802733  
Filed

The Board of Directors of the Ute Water Conservancy District, met in Special session, at 1025 North Fourth Street, Grand Junction, Colorado, on Monday, October 30, 1961, at the hour of 7:30 o'clock P. M. There was a quorum present at said meeting. Director Baker introduced and moved the adoption of the following resolution; Seconded by Director Eaton and passed.

#### RESOLUTION

Here follows the resolution relative to election in the District, August 29, 1961, First Question - Bonded Indebtedness; Second Question - Authorization to raise mill levy to statutory maximum.

WHEREAS, the returns of said election have heretofore been duly canvassed and the results thereof duly declared; and

WHEREAS, the District has heretofore issued none of said bonds; and

WHEREAS, the District now desires to authorize the issuance, in principal amount of \$50,000.00 of a portion of the water conservancy bonds authorized at said election;

ORDERED - -

Section 1. - - the acceptance of the proposal for the purchase of \$50,000.00 of said water conservancy bonds submitted by Bosworth, Sullivan & Company, Inc.

Section 2. - - the Board of Directors of the Ute Water Conservancy District, shall issue its negotiable, coupon, Water Conservancy Bonds, Series November 1, 1961, aggregate amount of \$50,000.00 dated November 1, 1961, 50 bonds in denomination of \$1,000.00 bearing interest at  $4\frac{1}{2}\%$  - - interest payments dated May 1, and November 1, beginning May 1, 1962; maturing 1971, - - payable at Fruita State Bank, Fruita, Colorado. (Secs. 3 to 14 inclusive follows.)

True Copy Certificate signed October 31, 1961, by Levi P. Morse, Secretary. (Seal)

-o---o---o-

RESOLUTION  
Filed Oct. 18, 1963  
At 4:30 o'clock P. M.

#850894  
Filed

40.

STATE OF COLORADO )  
                          (ss.  
COUNTY OF M E S A )

At a regular adjourned meeting of the Board of County Commissioners for Mesa County, Colorado, held at the Court House in Grand Junction, on Monday, the 5th day of August, A. D. 1963, there were present: Henry J. Tupper, Chairman, Arthur J. Jens, Commissioner, Roe F. Saunders, Commissioner, Thomas K. Young, County Attorney, Annie M. Dunston, Clerk; when the following proceedings, among others, were had and done, to-wit:

Hearing was had on the proposed changes to be adopted in the Subdivision regulations. It was moved by Roe Saunders, seconded by Arthur Jens and carried, that the following resolution be adopted:

RESOLUTION

At a regular meeting of the Board of County Commissioners, County of Mesa, State of Colorado, held Aug. 5, 1963, upon motion by Roe Saunders, seconded by Arthur Jens and unanimously carried, the following resolution was adopted:

RESOLVED that the Subdivision regulations of Mesa County, Colorado, be amended as follows:

1. "Before dividing any tract of land within the unincorporated territory within Mesa County into two or more tracts or parcels, any one of which is less than 5 acres in size, the owner thereof shall subdivide said property by means of a recorded plat in accordance with the procedures and requirements thereof, and of Colorado Revised Statutes, 153, 106-2-9, as amended. In achieving such subdivision, the following procedure shall be allowed:

Section I.

PROCEDURE

-----A waiver of compliance with these regulations may be made by the Board of County Commissioners for division of land into two tracts either of which is less than 5 acres in size, if said tracts are adequately served by roads and utilities or adequate provisions are made thereof, and said tracts comply with the zoning regulations. A request for such a waiver shall be submitted to and acted upon by the Mesa County Planning Commission before submission to the Board of County Commissioners. -----

STATE OF COLORADO )  
                          (ss.  
COUNTY OF M E S A )

I, Annie M. Dunston, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid, do hereby certify that the annexed and foregoing Order is truly copied from the Records of the proceedings of the Board of County Commissioners for said Mesa County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Grand Junction, this 17th day of October, A. D. 1963.  
/s/ Annie M. Dunston, County Clerk. (Mesa County Seal)

-o---o---o-



UTE WATER CONSERVANCY DISTRICT  
MESA COUNTY, COLORADO.

RESOLUTION  
Filed October 30, 1964  
At 4:41 o'clock P.M.

#877566  
Filed

41.

The Board of Directors of the Ute Water Conservancy District, in the County of Mesa and State of Colorado, met in regular session at 1025 North Fourth Street, Grand Junction, Colorado, on Wednesday, the 28th day of October, 1964, at the hour of 8:00 o'clock p.m. There were present at said meeting the following Directors, constituting a quorum: Present:

Chairman: Fred J. Simpson.

Secretary: Levi P. Morse.

Other Directors: Lawrence Aubert, W.J. Baker, Frank A. Beede, Fred Hulburt, Kenneth M. Matchett, Bobby J. White.

Absent: L.O. Halvorson, Merle Motz, Harold Mogensen, R.R. Weimer, John Brophy constituting all the members thereof.

There were also present:

Manager: Riney F. Wilbert.

Attorney: Albin Anderson.

Engineer: Richard J. Mandeville.

Thereupon Director W.J. Baker introduced and moved the adoption of the following resolution, which was thereupon read in full and is as follows: .

R E S O L U T I O N

A RESOLUTION CONCERNING THE AUTHORIZATION, SALE, AND ISSUANCE BY THE UTE WATER CONSERVANCY DISTRICT, COLORADO, OF THE DISTRICT'S NEGOTIABLE, SERIAL, COUPON BONDS DESIGNATED AS " THE UTE WATER CONSERVANCY DISTRICT, MESA COUNTY, COLORADO, GENERAL OBLIGATION ( LIMITED TAX) AND REVENUE WATER CONSERVANCY BONDS, SERIES JULY 1, 1963," IN THE PRINCIPAL AMOUNT OF \$9,200,000.00, TO DEFRAY IN PART THE COST OF ACQUIRING, CONSTRUCTING, AND COMPLETING A SOURCE OF WATER SUPPLY, WATERWORKS, AND OTHER RELATED IMPROVEMENTS AND FACILITIES TO SUPPLY WATER TO PUBLIC CORPORATIONS, PERSONS, MUTUAL DITCH COMPANIES, WATER USERS' ASSOCIATIONS, AND OTHER PRIVATE CORPORATIONS FOR IRRIGATION, DOMESTIC, OR COMMERCIAL USE; DIRECTING THAT THE DISTRICT SHALL EFFECT SUCH PURPOSE; PROVIDING THE FORM, TERMS, AND CONDITIONS OF SAID BONDS, THE MANNER AND TERMS OF THEIR ISSUANCE, THE MANNER OF THEIR EXECUTION, THE METHOD OF PAYING SUCH, THE SECURITY THEREFOR, AND OTHER DETAILS IN CONNECTION THEREWITH: PROVIDING FOR THE LEVY AND COLLECTION OF GENERAL ( AD VALORUM) TAXES FOR THE PAYMENT OF SAID BONDS; ADDITIONALLY SECURING THE PAYMENT OF SAID BONDS BY PLEDGING THE NET INCOME OF SAID WATER SYSTEM THEREFOR; PROVIDING FOR THE DISPOSITION OF INCOME DERIVED FROM THE OPERATION OF SAID WATER SYSTEM: PROVIDING COVENANTS, AGREEMENTS, AND OTHER DETAILS AND MAKING OTHER PROVISIONS CONCERNING SAID TAXES, SAID INCOME, SAID WATER SYSTEM, SAID BONDS, THE REVENUES PLEDGED FOR THEIR PAYMENT, AND THE ISSUANCE OF ADDITIONAL BONDS PAYABLE FROM SAID REVENUES; RATIFYING ACTION PREVIOUSLY TAKEN TOWARD ISSUING SAID BONDS AND TOWARD EFFECTING THE PURPOSE OF THEIR ISSUANCE; AND BY DECLARING AN EMERGENCY, PROVIDING THE EFFECTIVE DATE HEREOF.

-O---OO---O-

THE TITLE GUARANTY COMPANY

145962

42

# 4057

Time 11:50

FEB 21 1967

This FINANCING STATEMENT is presented for filing pursuant to the Uniform Commercial Code.

1. Debtor(s) (Last Name First) and address(es)

CARRIER, Bruce C.  
2760 H Road, Rt. #5  
Grand Junction, Colorado 81501

2. Secured Party(ies) and address(es)

RIFLE PRODUCTION CREDIT  
ASSOCIATION  
101 W. 3RD ST.  
RIFLE, COLORADO 81650

3. Maturity date (if any):

For Filing Officer (Date, Time, Number, and Filing Office)

STATE OF COLORADO }  
County of MESA } ss  
I hereby certify that this instrument was  
Filed for record. **4057**

FEB 21 1967

at 11:50 o'clock a

ANNIE EL DUNSTON, County Clerk & Recorder

Deputy

No. of additional sheets presented:

4. This financing statement covers the following types (or items) of property:

Crops: Annual and perennial crops of whatever kind and description which are now growing or are hereafter planted, grown and produced.

Livestock: Livestock of every kind and description whether or not marked or branded.

Equipment: Farm and ranch machinery and equipment of every kind and description.

Farm Products and Feed: Grain, processed and unprocessed feed and harvested crops.

--"On land leased or belonging to Bruce C. Carrier 5 miles North of Grand Junction."

Check  if covered

Proceeds of Collateral are also covered

Products of Collateral are also covered

Crops are covered

Fixtures are covered

RIFLE PRODUCTION CREDIT ASSOCIATION

*Bruce C. Carrier*

Bruce C. Carrier

Signature(s) of Debtor(s)

*Wanda G. Hill*

Signature(s) of Secured Party(ies)

Sec. Treas.

Form approved by the Secretary of State and the County Clerks and Recorders Association

COLORADO BAR ASSOCIATION STANDARD FORM 1—UNIFORM COMMERCIAL CODE (1966)

(1) Filing Officer Copy—Alphabetical

STATE OF COLORADO,

County of Mesa } ss.

43.

At a regular adjourned meeting of the Board of County Commissioners for Mesa County, Colorado, held at the Court House, in Grand Junction on Monday the 10th day of November A. D. 1969, there were present:

- Edwin S. Lamm Chairman,
- Lawrence Aubert Commissioner,
- J. T. Wadlow Commissioner,
- Gerald Ashby County Attorney,
- Annie M. Dunston Clerk,
- Deputy,

when the following proceedings, among others, were had and done, to-wit:

On motion by Carter Elliott, seconded by Robert Van Deusen, and unanimously carried, the following resolution was adopted:

WHEREAS the Mesa County Planning Commission held a public hearing on September 9, 1969; to consider a request by Bruce C. Currier to change the Zoning Map of the Mesa County Consolidated Zoning Area whereby the following described real property situate in Mesa County, Colorado, would be changed from its present classification of "AF" Agricultural and Forestry District to "ER" Electronics and Research District, to-wit:

The SW 1/4 NW 1/4 of Section 31, Township 1 North, Range 1 East, lying north of the U.S. Government Highline Canal; and the portion of land in the SE 1/4 NE 1/4 of Section 36, Township 1 North, Range 1 West of the Ute Meridian lying north and east of the U.S. Government Highline Canal.

WHEREAS the comments of interested parties were heard, and

WHEREAS it was recommended that those portions of the above-described property to be transferred to the Walker Field Airport Board should be retained as "AF" Agricultural and Forestry, and

WHEREAS the proposed rezoning is a most logical type zoning for areas adjacent to an airport and would act as a transition zone between the "C" Commercial District to the north and the "HS" Highway Service to the south;

NOW THEREFORE, BE IT RESOLVED that the proposed change in the Zoning Map of the Mesa County Consolidated Zoning Area be amended as follows and so submitted to the Board of County Commissioners of Mesa County with the recommendation that it be enacted:

A portion of land in the SE 1/4 of the NE 1/4 of Section 36, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, lying North and East of the U.S. Government Highline Canal, and the SW 1/4 of the NW 1/4 of Section 31, Township 1 North, Range 1 East lying North of the U.S. Government Highline Canal;

174829  
#980098  
Time 4:02  
NOV 18 1969

No. 43  
Cont.

EXCEPT Beginning at the point of intersection of the Easterly right-of-way line of the U.S. Government Highline Canal and the South line of the SW 1/4 of the NW 1/4 of Section 31, Township 1 North, Range 1 East of the Ute Meridian, Mesa County, Colorado, from which the W 1/4 Corner of said Section 31 bears North 89°52' West, 342.03 feet, Thence South 89°52' East along said South line of said SW 1/4 of the NW 1/4, 974.03 feet to the SE Corner of said SW 1/4 of the NW 1/4 of said Section 31; Thence North 00°02'40" East along the East line of said SW 1/4 of the NW 1/4, 942.02 feet; Thence South 54°46'30" West, 1333.85 feet to said Easterly right-of-way line of said U.S. Government Highline Canal; Thence South 40°10' East along said Easterly right-of-way line, 44.40 feet; Thence along said Easterly right-of-way line on the arc of a curve to the right whose radius is 587.47 feet and whose long chord bears South 32°16'10" East, 161.40 feet to the Point of Beginning,

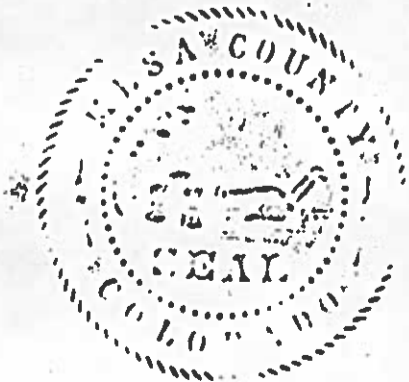
AND EXCEPT Commencing at the West 1/4 Corner of Section 31, Township 1 North, Range 1 East of the Ute Meridian, Mesa County, Colorado; Thence South 89°52' East along the South line of the SW 1/4 of the NW 1/4 of said Section 31, 1316.06 feet to the SE Corner of said SW 1/4 of the NW 1/4; Thence North 00°02'40" East along the East line of said SW 1/4 of the NW 1/4, 942.02 feet to the True Point of Beginning; Thence continuing North 00°02'40" East along said East line of said SW 1/4 of the NW 1/4, 377.22 feet to the NE Corner of said SW 1/4 of the NW 1/4; Thence North 89°50'20" West along the North line of said SW 1/4 of the NW 1/4, 252.99 feet; Thence South 33°46'05" East, 454.63 feet to the True Point of Beginning.

It was moved by Lawrence Aubert, seconded by J. T. Wadlow and carried to accept the recommendation of the Mesa County Planning Commission and adopt the above Resolution.

STATE OF COLORADO, }  
County of.....Mesa..... } ss.

I, Annie M. Dunston.....County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid, do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said.....Mesa.....County, now in my office.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said County, at Grand Junction.....this.....18..... day of.....November.....A. D. 19.. 69..



Annie M. Dunston  
County Clerk  
Per Nelson L. Pifer  
Deputy

# Transamerica Title Insurance Co

A duly licensed and bonded abstracter, operating under certificate of authority granted by the State of Colorado, and whose bond is in force at the date of this certificate

## Hereby Certifies

That the foregoing - 43 - entries numbered 1 to 43 constitute a true and correct abstract of all instruments on file or of record in the office of the County Clerk and Recorder of Mesa County, Colorado, affecting the title to the following described real estate located in said Mesa County, Colorado:

From the Beginning

For Description of property see EXHIBIT "A" attached hereto.

EXCEPT instruments pertaining to zoning or subdivision regulations delineating areas in Mesa County filed or recorded subsequent to August 1, 1965, are not shown.

Dated this 21st day of November, A.D., 19 69, at 8 o'clock A.M.

**Transamerica Title Insurance Co**

By

*E. Makine Green*

Authorized Signature



**Transamerica Title Insurance Co**

MESA COUNTY BRANCH  
531 ROOD AVENUE  
GRAND JUNCTION, COLORADO

Abstract No. 73339

E X H I B I T "A"

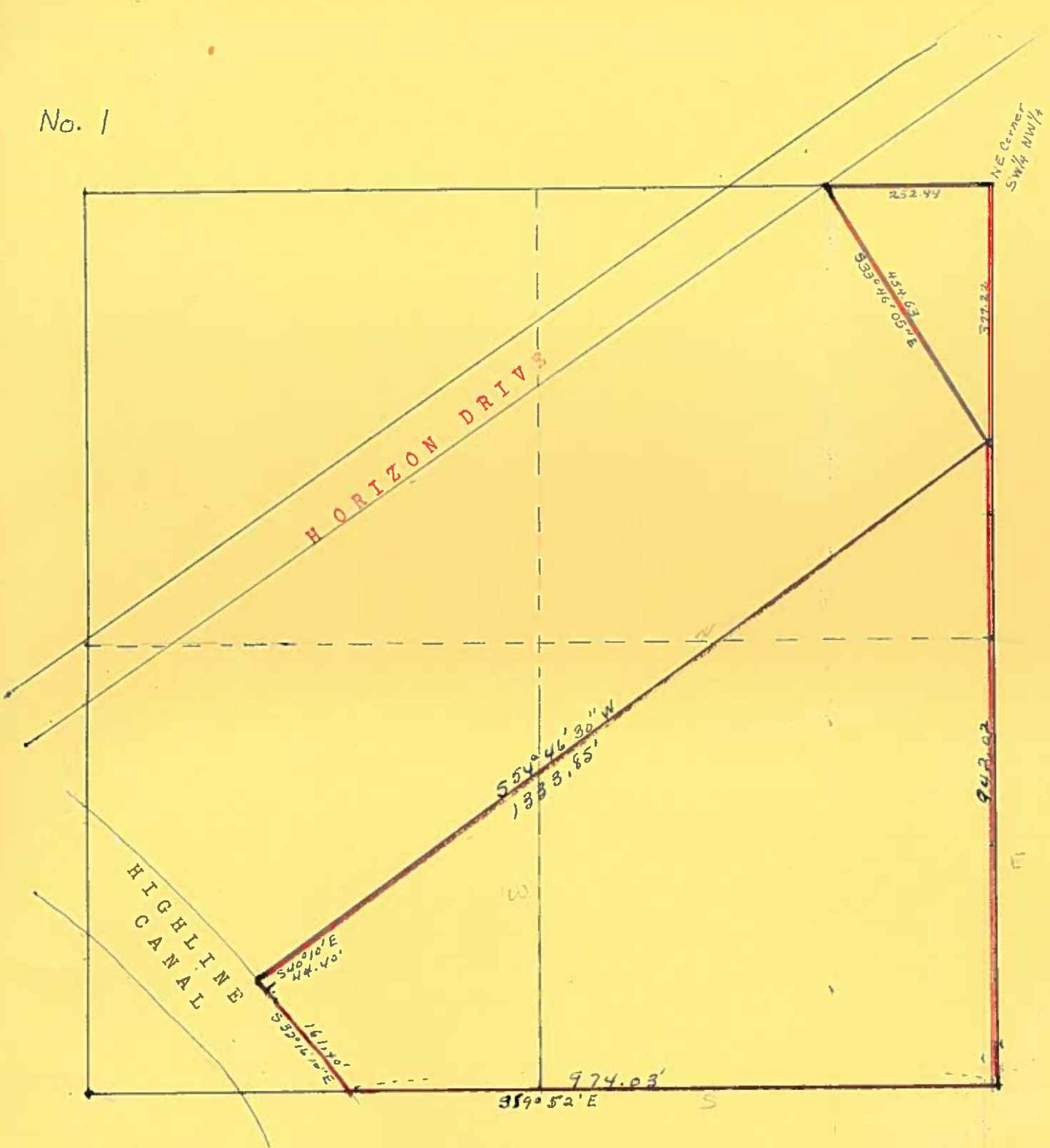
Beginning at the point of intersection of the Easterly right-of-way line of the U. S. Government Highline Canal and the South line of the Southwest Quarter of the Northwest Quarter of Section Thirty-one (31), Township One (1) North, Range One (1) East of the Ute Meridian, Mesa County, Colorado, from which the West Quarter Corner of said Section Thirty-one (31) bears North  $89^{\circ}52'$  West 342.03 feet; thence South  $89^{\circ}52'$  East along said South line of said Southwest Quarter of the Northwest Quarter 974.03 feet to the Southeast Corner of said Southwest Quarter of the Northwest Quarter of said Section Thirty-one (31); Thence North  $00^{\circ}02'40''$  East along the East line of said Southwest Quarter of the Northwest Quarter 942.02 feet; thence South  $54^{\circ}46'30''$  West 1333.85 feet to said Easterly right-of-way line of the U. S. Government Highline Canal; thence along said Easterly right-of-way line of said U. S. Government Highline Canal by the following courses and distances: Thence South  $40^{\circ}10'$  East 44.40 feet; thence along the arc of a curve to the right whose radius is 587.47 feet and whose long chord bears South  $32^{\circ}16'10''$  East 161.40 feet to the point of Beginning EXCEPT road as described in document recorded in Book 714 on Page 521 of the records of the Mesa County Clerk and Recorder;

A N D

Commencing at the West Quarter Corner of Section Thirty-one (31), Township One (1) North, Range One (1) East of the Ute Meridian, Mesa County, Colorado; Thence South  $89^{\circ}52'$  East along the South line of the Southwest Quarter of the Northwest Quarter of said Section Thirty-one (31) 1316.06 feet to the Southeast Corner of said Southwest Quarter of the Northwest Quarter, thence North  $00^{\circ}02'40''$  East along the East line of said Southwest Quarter of the Northwest Quarter 942.02 feet to the True Point of Beginning; thence continuing North  $00^{\circ}02'40''$  East along said East line of said Southwest Quarter of the Northwest Quarter 377.22 feet to the Northeast Corner of said Southwest Quarter of the Northwest Quarter; thence North  $89^{\circ}50'20''$  West along the North line of said Southwest Quarter of the Northwest Quarter 252.99 feet, thence South  $33^{\circ}46'05''$  East 454.63 feet to the True Point of Beginning All in Mesa County, Colorado.



No. 1



The above and foregoing is a plat of the Southwest Quarter of the Northwest Quarter of Section 31, Township 1 North, Range 1 East of the Ute Meridian, showing the location of the property described in the caption hereof.

(Said SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  also described as Lot 2)