

No. 80772

Owner

Address

**Abstract of Title
to**

Tract of land in Section
Twenty-three (23), Township
One (1) South, Range One
(1) West of the Ute Meridian,
in Mesa County, Colorado.

**Transamerica Title
Insurance Co**



*A Service of
Transamerica Corporation*



Transamerica Title Insurance Co

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

24174

No. 11713.

ABSTRACT OF TITLE

to

The West 100 feet of Beginning at the Center of Section Twenty-three (23) Township One (1) South, Range One West of the Ute Meridian; thence West 423.62 feet; thence South to a point whence the center of the East end Pier No 2 of State Bridge bears North 57° 30' West 558.5 feet more or less; thence South 57° 30' East to a point South of place of beginning; thence North to the beginning; being in that portion Not 2' Sec. 23, Township One (1) South, Range One (1) West of the Ute Meridian, lying West of the North and South center line of said Sec. 23, Mesa County, Colorado.

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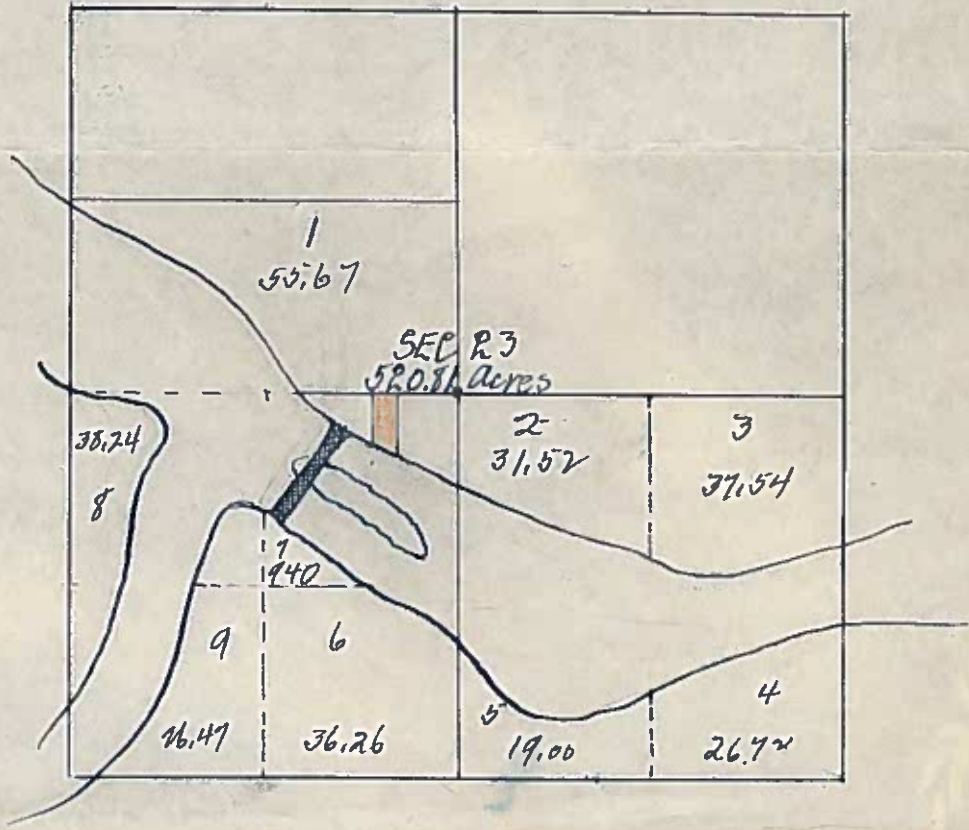
PLAT.

5280
2640

*Eusebio
Perez
Survey*

1.

*BEIT
550
Hemos*



The above is Flat of Sec. 23 Twp. 1S. R. 1W. U. M., showing the location of the land described in the caption hereof.

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2. Nelson Pritchard, to
The State. DECLARATION OF OCCUPANCY. #29087.
Dated Dec. 14ⁿ 1882.
Filed Dec. 15ⁿ 1882 at 4:20 P. M.
Book 13 page 218.
Declare and publish as a legal notice to all
the world that I have a valid right to the occupation and enjoyment of the SW $\frac{1}{4}$
Sec. 23 Twp. 1S. R. 1W. U. M. - - -
Ack. Dec. 14ⁿ 1882 before W. J. Miller, Notary Public, Gunnison County, Colorado.
(L. S.)

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3. Fred J. Leonard, Receiver, to
Badger F. Haynes. RECEIVER'S RECEIPT. #130 #2205.
Dated Nov. 2ⁿ 1883.
Filed Nov. 8ⁿ 1883 at 8:00 A. M.
Book 13 page 233.
Receipt for \$90.00 being in full for the
SW $\frac{1}{4}$ NE $\frac{1}{4}$ and Lot 2 of Sec. 23 Twp. 1S. R. 1W. U. M. containing 71.52 acres.

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4. United States to
Badger F. Haynes. PATENT. #130. #71534.
Dated July 21ⁿ 1890.
Filed Dec. 17ⁿ 1907 at 9:30 A. M.
Book 70 page 390.
Grants:- The SW $\frac{1}{4}$ NE $\frac{1}{4}$ and Lot 2 Sec. 23 Twp.
1S. R. 1W. U. M. in Colorado, containing 72 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 the local customs, laws and decisions of Courts;
and subject also to the right of the proprietor of a vein or lode to extract and
remove his ore therefrom should the same be found to intersect or penetrate the
premises hereby granted as provided by law.
(Signed) By the President, Benjamin Harrison, by
(U. S. General M. McKean, Secretary. J. M. Townsend, Rec-
Land Office Seal) order of the General Land Office.

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5. B. F. Haynes, to
John M. Riddle. WARRANTY DEED. \$150.00 #1512.
Dated Feb. 20ⁿ 1884.
Filed Feb. 20ⁿ 1884 at 4:45 P. M.
Book 1 page 245:
Conveys:- Beginning at the West side Center
Stake of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 23 Twp. 1S. R. 1W. U. P. M., thence
about 35 rods South to the Grand River, thence Northwesterly about 60 rods more
or less to the S. line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23 Twp. 1S. R. 1W. U. P. M. thence E.
50 rods more or less to the place of beginning, containing 4 acres of land more
or less.
Ack. Feb. 20ⁿ 1884 before R. L. Hill, Notary Public, Mesa County, Colorado. (Seal)
(First clause of acknowledgment give Notary as L. R. Hill)

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6. B. F. Haynes, to
John M. Riddle. WARRANTY DEED. \$150.00 #3759.
Dated May 13ⁿ 1886.
Filed June 5ⁿ 1886 at 11:55 A. M.
Book 12 page 207.
Conveys:- All that portion of Lot 2 Sec. 23
Twp. 1S. R. 1W. U. M. lying West of a line drawn through the center of said Sec 23
due N. and S. Said portion of Lot 2 contains about 5 acres of land. This convey-
ance is made in place of a certain deed executed and recorded Feb. 20ⁿ 1884 and
Recorded in Book 1 page 245 of the Records of Mesa County, and is intended to rec-
tify and correct any errors of discription in said deed and to more accurately de-
scribe said land.
Ack. June 3ⁿ 1886 before Arthur P. Cook, Clerk of District Court, Mesa County,
Colorado. (Seal)

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7. John M. Riddle, _____
to _____
W. J. Miller _____ for use of
Ackerman and Lumsden.
- TRUST DEED. \$1.00 #2320.
Dated Dec. 23ⁿ 1884.
Filed Dec. 26ⁿ 1884 at 8:00 A. M.
Book 3 page 49.
Conveys:- Beginning at the center stake of
Sec. 23 Twp. 1S. R. 1W. U. P. M. and running
thence due S. about 35 rods to the North bank of Grand River, thence NWly along
and meandering with the said River about 60 rods to the S. line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec.
23 Twp. 1S. R. 1W. U.P.M. thence due E. to the place of beginning, containing 4
acres more or less. IN TRUST to secure his note even date herewith payable to
the order of Ackerman and Lumsden 10 months after date for sum of \$239.75 with in-
terest at 10% per annum. Acting Sheriff of Mesa County made Successor in Trust.
Ack. Dec. 23ⁿ 1884 before J. A. Layton, County Clerk of Mesa County, Colorado.
(Seal)
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8. W. J. Miller, _____
to _____
John M. Riddle.
- RELEASE DEED. \$1.00 #3776.
Dated Oct. 24ⁿ 1885.
Filed June 14ⁿ 1886 at 2:00 P. M.
Book 4 page 124.
Releases:- Beginning at the center stake of
Sec. 23 Twp. 1S. R. 1W. U. P. M. and running thence due S. about 35 rods to the N.
Bank of Grand River, thence NWly along and meandering with the said River about 60
rods to the S. line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23 Twp. 1S. R. 1W. U.P.M. thence E. to the
place of beginning, containing 4 acres more or less. From Deed of Trust dated
Dec. 23ⁿ 1884 recorded Dec. 26ⁿ 1884 in Book 3 page 49 to secure Ackerman & Lumsden
payment of a note. Note paid.
Ack. Oct. 24ⁿ 1885 before J. F. McFarland, Notary Public, Mesa County, Colorado.
(N. P. Seal)
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9. Treasurer of Mesa County,
to _____
O. F. Smith.
- TAX SALE. #353 #12.07
Dated June 8ⁿ 1886.
Sale of:- Beg. at W. side center stake of
SW $\frac{1}{4}$ NE $\frac{1}{4}$ and of NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 23 T. 1S. R. 1W;
S. 35 rods to Grand River, NWly 60 rods more
or less to S. line SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23 Twp. 1S. R. 1W. thence E. 50 rods more or less
to beg. 4 acres. REDEEMED by J. M. Riddle, June 22ⁿ 1886.
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10. John M. Riddle.
to _____
Conrad Snyder.
- WARRANTY DEED. \$900.00 #4371.
Dated Jan. 3ⁿ 1887.
Filed Feb. 3ⁿ 1887 at 2:35 P. M.
Book 12 page 340.
Conveys:- All that portion of Lot 2 Sec. 23
Twp. 1S. R. 1W. U. M. lying W. of a line drawn through the center of said Sec. 23
due N. and S. Said portion of said Lot 2 contains about 5 acres of land.
The above conveyance is made subject to a right of way heretofore granted by said
first party to Mesa County for the Public Road leading from the S. end of Fifth
Street in Grand Junction to and across the Iron Bridge recently erected over the
Grand River. Said right of way is on and over a part of said Lot 2 described as
follows: Beginning at a point on the N. boundary line of said Lot 2 where the same
is joined by the W. boundary line of said Fifth Street, thence E. along the said
N. Boundary line of said Lot 2, 126 feet, thence in a Sly direction to the Grand
River, thence in a NWly direction to the point of beginning.
Ack. Jan. 14ⁿ 1887 before J. F. McFarland, Notary Public, Mesa County, Colorado.
(Notarial Seal)
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11. Conrad Snyder.
to _____
John J. Cottrill
- WARRANTY DEED. \$925.00 #4317.
Dated Jan. 15ⁿ 1887.
Filed Jan. 15ⁿ 1887 at 2:00 P. M.
Book 12 page 329.
Conveys:- All that portion of Lot 2 Sec. 23
Twp. 1S. R. 1W. U.P.M. lying W. of a line drawn through the center of said Sec. 23
due N. and S. Said portion of said Lot 2 contains about 5 acres of land.
(Subject to road right of way as shown at entry #10 above)
Ack. Jan. 15ⁿ 1887 before Arthur P. Cook, Clerk of District Court, Mesa County,
Colorado.
(Official Seal)



12. John J. Cottrill _____
to _____
Conrad Snyder. MORTGAGE DEED. \$800.00 #4318.
Dated Jan. 15" 1887.
Filed Jan. 15" 1887 at 2:05 P. M.
Book IX page 89.
Conveys:- All that portion of Lot 2 of Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of a line drawn through the center of said Sec. 23 due N. and S. said portion of Lot 2 containing about 5 acres of land. Except right of way to Mesa County for a public road. To secure the sum of \$800.00 in manner specified in 6 notes for \$100.00 each and one note for \$200.00.
Ack. Jan. 15" 1887 before Arthur P. Cook, Clerk of the District County, Mesa County Colorado.
(Official Seal)
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13. Conrad Snyder. RELEASE OF MORTGAGE. #5963.
to _____
John J. Cottrill. Dated _____
Filed May 31" 1888 at 2:10 P. M.
Book 23 page 141.
In consideration of sum of \$800.00 release all that portion of Lot 2 Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of a line drawn through the center of said Sec. 23 due N. and S. Said portion of said Lot 2 contains about 4 acres of land. From Mortgage dated Jan. 15" 1887 for \$800.00 executed by John J. Cottrill to Conrad Snyder according to the tenor of six notes. Notes paid, in full satisfaction and payment of said Mortgage.
Ack. May 28" 1888 before J. S. Stewart, County Clerk of Pueblo County, Colorado. by F. M. Keith, Deputy.
(Seal)
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14. John J. Cottrill, _____
to _____
Duncan McKay. MORTGAGE DEED. \$400.00 #5837.
Dated April 21" 1888.
Filed April 21" 1888 at 12:20 P. M.
Book IX page 125.
Conveys:- All that portion of Lot 2 of Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of a line drawn through the center of said Sec. 23 due N. and S. said portion of Lot 2 containing about 5 acres of land. Subject to right of way to Mesa County for a public road. To secure the sum of \$400.00 payable in manner specified in one note even date herewith.
Ack. April 21" 1888 before Chas. F. Caswell, Notary Public, Mesa County, Colorado.
(Seal)
MARGINAL:- Released on the margin May 1" 1889 by Duncan McKay, in presence of Frank McClintock, Deputy Recorder.
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15. John J. Cottrill _____
to _____
T. B. Crawford, _____ for
use of T. B. Crawford. TRUST DEED. \$1.00 #7304.
Dated May 1" 1889.
Filed May 8" 1889 at 1:20 P. M.
Book 18 page 54.
Conveys:- All that portion of Lot 2 Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of a line drawn through the center of said Sec. 23 due N. and S. together with all the improvements thereon, containing about 5 acres of land. Subject to a certain right of way granted by Jno. M. Riddle to Mesa County for a County Road on the W. side of said land. To secure his note even date herewith for \$400.00 with interest at 10% per annum, payable semi-annually, for 3 years.
Ack. May 1" 1889 before A. J. McCune, County Clerk of Mesa County, Colorado, by Frank McClintock, Deputy.
(Seal)
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16. Thomas B. Crawford, _____
to _____
John J. Cottrill. RELEASE DEED. \$1.00 #13911.
Dated May 2" 1892.
Filed May 2" 1892 at 3:20 P. M.
Book 34 page 345.
Releases:- All that portion of Lot 2 Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of a line drawn through the center of said Sec. 23 due N. and S. containing about 5 acres of land, together with all improvements thereon. From Deed of Trust dated May 1" 1889 recorded May 8" 1889 in Book 18 page 54 to secure to Thomas B. Crawford payment of a note. Note paid.
Ack. May 2" 1892 before Charles R. Williams, Notary Public, Mesa County, Colorado.
(Seal) Commission expires July 25" 1894.
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17. John J. Cottrill
to
M. P. Delaney.

MORTGAGE DEED. \$300.00 #19917.
Dated May 2ⁿ 1892.
Filed May 2ⁿ 1892 at 4:35 P. M.
Book IX page 231.

Conveys:- All that portion of Lot 2 Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of a line drawn through the center of said Sec. 23 due N. and S. said portion of said Lot 2 containing about 5 acres of land and all improvements thereon. To secure the sum of \$300.00 in manner specified in one note bearing even date herewith.

Ack. May 2ⁿ 1892 before Wm. A. Marsh, County Judge of Mesa County, Colorado. (Seal)
MARGINAL:- Released on marginal, May 31ⁿ 1893 by M. P. Delaney, in presence of Edwin Shaw, County Clerk.

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18. John J. Cottrill
and
The Grand Junction Water Company
by N. J. Krusen, Supt.

AGREEMENT. #16851.
Dated Feb. 24ⁿ 1892.
Filed July 12ⁿ 1893 at 2:55 P. M.
Book 40 page 201

In consideration for the right to use water from the water works of second party without cost for domestic use and sprinkling purposes in connection with the land herein after described, first party hereby grants to second party, the right to construct operate and maintain a filtering gallery on and along Lot 2 Sec. 23 Twp. 1S. R. 1W. U. P. M. in Mesa County, Colorado at a point immediately E. of the Grand River Bridge, to be run on the South end of the river bank and at the edge of the gravel and to be constructed about 16 feet below the surface of the ground, about 4 feet in width. Said gallery extends Easterly along said bank of the River on said Lot about 350 feet. When said second party shall cease to use the same for the purposes hereinabove described all rights in the land above conveyed shall revert to the party of the first part. The springling privilege confined to Wly 400 feet.
Ack. Feb. 24ⁿ 1892 before Chas. F. Caswell, Notary Public, Mesa County, Colorado.
(Seal) Commission expires Feb. 25ⁿ 1895.

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19. John J. Cottrill
and
The Grand Junction Water Co,
per N. J. Krusen, Supt.

AGREEMENT. #16852.
Dated July 6ⁿ 1893.
Filed July 12ⁿ 1893 at 3:00 P. M.
Book 40 page 202.

(Here follows substantially the same contract as set out at entry #18 above) except that said contract of Feb 24ⁿ 1892 provides that length of gallery be about 350 feet, in this agreemnt said gallery shall be about 200 feet, as the same is now constructed. (Same reverting clause as shown at #18 above) In consideration of the foregoing second party agrees to pay first party \$50.00 and sprinkling privileges for the Wly 400 feet of said Lot 2 Sec. 23 Twp. 1S. R. 1W. U. P. M. ---
Ack. July 6ⁿ 1893 before Chas. F. Caswell, Notary Public, Mesa County, Colorado.
(Seal) Commission expires Feb. 21ⁿ 1895.

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20. John J. Cottrill
to
The Grand Junction
Water Company.

WARRANTY DEED. \$200.00 #20748.
Dated April 22ⁿ 1895.
Filed May 3ⁿ 1895 at 4:20 P. M.
Book 51 page 378.

Conveys:- A right of way on and along Lot 2 Sec. 23 Twp. 1S. R. 1W. U. P. M. beginning at a point 397 $\frac{1}{2}$ feet S. of the SW Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 23 Twp. 1S. R. 1W. U.P.M. thence N. 71° W. 515 $\frac{1}{2}$ feet to a point 12 feet S. of the NE corner of Reservoir as now constructed on land of first party and owned by second party. Said right to be used for laying a water main or water mains to connect with said reservoir. Also the right to exeavate and construct a trench necessary to lay said mains; to enter upon said right of way at all times to repair or replace said mains and to make such excavations as may be necessary for such purpose and to remove said ___ or mains placed in said land.

Ack. April 22ⁿ 1895 before David R. Crosby, Notary Public, Mesa County, Colorado.
(Seal) Commission expires April 22ⁿ 1895.

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21. John J. Cottrell LEASE. #24588.
to
 Hermann F. Ziemann. Dated Nov. 12ⁿ 1896.
 Filed Nov. 27ⁿ 1896 at 3:00 P. M.
 Book 52 page 328.
 Leases: Beginning at a point on the bank of
 the Grand River 60 feet W. of the N. and S. center line of Sec. 23 Twp. 1S. R. 1W.
 U. M. thence N. 50 feet, thence Wly and parallel with the bank of Grand River 150
 feet, thence S. 50 feet, thence Ely 150 feet along the bank of said River to the
 point of beginning, being in Lot 2 Sec. 23 & presaid. From Nov. 12ⁿ 1896 until
 Nov. 12ⁿ 1900 for a rental of \$150.00 per annum.
 (Signed and acknowledged by both parties.)
 Ack. Nov. 12ⁿ 1896 before Guy V. Sternberg, Notary Public, Mesa County, Colorado.
 (Seal) Commission expires Oct. 5ⁿ 1899.

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22. John J. Cottrell WARRANTY DEED. \$1.00 and #48820.
to
 Annie L. Cottrell love and affection.
 Dated June 18ⁿ 1903.
 Filed Mar. 26ⁿ 1904 at 1:00 P. M.
 Book 97 page 149.
 Conveys:- An undivided one-half interest of the following described tract of land:
 All that portion of Lot 2 Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of a line drawn
 through the center of said Sec. 23 from N. to S. Except that part of the above
 described land included in the deed recorded in Book 2 page 184 of the records of
 Mesa County, (Here follows description of Island in river not under examination)
 Ack. Mar. 4ⁿ 1904 before William A. Marsh, Notary Public, Mesa County, Colorado.
 (N. P. Seal) Commission expires January 9ⁿ 1905.

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23. John J. Cottrell WARRANTY DEED. \$4500.00 #71535.
 Annie L. Cottrell. Dated May 18ⁿ 1907.
to Filed Dec. 17ⁿ 1907 at 9:40 A. M.
 May Millson Bostwick. Book 126 page 440.
 Conveys:- All that portion of Lot 2 Sec. 23
 Twp. 1S. R. 1W. U. M. which lies W. of the N.
 and S. center line of said Sec. 23 otherwise described as that portion of Lot 2
 lying in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Sec. 23 containing about 5 acres, more or less. Subject
 to right of way reserved in deed recorded in Book 12 page 240 Mesa County records.
 (Granting clause and acknowledgment give grantors as John J. Cottrill and Annie L.
 Cottrill.)
 Ack. May 18ⁿ 1907 before William A. Marsh, Notary Public, Mesa County, Colorado.
 (N. P. Seal) Commission expires January 7ⁿ 1909.

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24. May Millson Bostwick MORTGAGE DEED. \$950.00 #71537.
to
 Robert S. Carter. Dated Dec. 14ⁿ 1907.
 Filed Dec. 17ⁿ 1907 at 10:00 A. M.
 Book 54 page 492.
 Conveys:- All that portion of Lot 2 Sec. 23
 Twp. 1S. R. 1W. U. M. which lies W. of the N. and S. center line of said Sec. 23,
 otherwise described as that portion of Lot 2 lying in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ said Sec. 23, con-
 taining about 5 acres. excepting therefrom however that part of above described
 tract described as follows: Commencing at a point at the intersection of the South
 line of Struthers Avenue with the E. line of Fifth Street (said lines being produc-
 ed to the point of intersection) running thence E. 190 feet, thence due S. to the
 point of intersection of land reserved and excepted from the deed of John J. Cott-
 rell to Annie L. Cottrell recorded in Book 97 page 194, thence Wly along said ex-
 cepted ground as described in said deed to a point due S. of the place of beginn-
 ing, thence N. to the place of beginning, and 3 shares of stock in The Grand Val-
 ley Irrigation Company.
 To secure the payment of \$950.00 according to the terms of a note bearing even date
 herewith payable on or before six months after date with interest at 8% per annum,
 payable annually.
 Ack. Dec. 18ⁿ 1907 before Marion O. Delaplain, Notary Public, Mesa County, Colorado.
 (N. P. Seal) Commission expires September 20ⁿ 1910.
 MARGINAL:- Released on the margin of the record, Feb. 17ⁿ 1908 by Robert S. Carter,
 in the presence of O. P. M. Steel, Deputy County Clerk.

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25. John J. Cottrell
to
The State.

AFFIDAVIT. #74688.

Filed April 9" 1908 at 11:20 A. M.

Book 119 page 126

State of Colorado, County of Mesa, SS.

John J. Cottrell being first duly sworn, on oath deposes and says that he is the same party who executed Warranty Deed on May 18" 1907 wherein his name was given as John J. Cottrill and his wife's name as Anna L. Cottrill, said deed running to May Millson Bostwick, grantee, and deed was recorded in the records of Mesa County, Colorado on Dec. 17" 1907 in Book 126 page 440 of said records.

That he and his wife signed said deed using the letter "e" instead of the letter "i"; that the acknowledgment was filled in at the time the Notary took the acknowledgment with the letter "i" in both names instead of the letter "e".

That formerly in signing his name he always used the letter "i" but that in recent years he has been using the letter "e".

That in the execution of this Warranty Deed he signed his name with "e" as had been his practice, tho in the deed his name and that of his wife was written with an "i".

He further says that he is the identical person intended to be named in said deed wherein the party drawing deed used the letter "i".

Subscribed and sworn to April 9" 1908 before William A. Marsh, Notary Public,
(N. P. Seal) Commission expires January 7" 1909.

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26. May Millson Bostwick
to
Leonard L. Vittetoe.

WARRANTY DEED. \$4000.00 #74758.

Dated April 8" 1908.

Filed April 11" 1908 at 2:50 P. M.

Book 133 page 130.

Conveys:- Beginning at the center of Sec. 23 Twp. 1S. R. 1W. U. M. thence W. 523.62 feet, thence S. to a point whence the center of the East end of Pier #2 of the State Bridge bears N. 57° 30' W. 440 feet, more or less, thence S. 57° 30' E. to a point S. of the place of beginning, thence N. to the place of beginning, all being in that portion of Lot 2 Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of the N. and S. center line of the said Sec. 23, and containing 4½ acres more or less, and 5 shares of the capital stock in the Grand Valley Irrigation Company.

Ack. April 9" 1908 before J. Ernest Leaverton, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires December 27" 1909.

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27. Leonard L. Vittetoe,
to
May Millson Bostwick.

MORTGAGE DEED. \$2000.00 #74763.

Dated April 10" 1908.

Filed April 11" 1908 at 3:30 P. M.

Book 54 page 505.

Conveys:- Beginning at the center of Sec. 23 Twp. 1S. R. 1W. U. M. thence W. 523.62 feet, thence S. to a point whence the center of the East end of Pier #2 of the State Bridge bears N. 57° 30' W. 440 feet, more or less, thence S. 57° 30' E. to a point S. of the place of beginning, thence N. to the point of beginning, all being in that portion of Lot 2 Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of the N. and S. center line of said Sec. 23, and containing 4½ acres more or less and 5 shares of the capital stock in The Grand Valley Irrigation Canal.

To secure one note even date herewith for the sum of \$2000.00 payable 5 years after date with interest at 8% per annum, payable annually.

Ack. April 10" 1908 before James S. Carnahan, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires October 1" 1910.

MARGINAL:- Released on the margin of record, June 12" 1908 by May Millson Bostwick, by Mesa County Nat'l Bank, legal holders of note, by W. Rex Graham, A. Cashier., in the presence of R. E. Starr, County Clerk.

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28. Leonard L. Vittetoe,
to
Public Trustee for use
of George D. Simmons.

TRUST DEED. \$1.00 #76503.

Dated June 11" 1908.

Filed June 11" 1908 at 4:20 P. M.

Book 135 page 361.

Conveys:- Beginning at the center of Sec. 23 Twp. 1S. R. 1W. U. M. thence W. 423.62 feet, thence S. to a point whence the center of the East end of Pier #2 of the State Bridge bears N. 57° 30' W. 440 feet, more or less, thence S. 57° 30' E. to a point S. of the place of beginning, thence N. to point of beginning, all being in that portion of Lot 2 Sec. 23, Twp. 1S. R. 1W. U. M. lying W. of the N. and S. center line of the said Sec. 23, and containing 4 acres, more or less.

#28 Continued.



#28 Continued.

Also 5 shares of the capital stock in the Grand Valley Irrigation Company. To secure his note even date herewith for the sum of \$1100.00 with interest at 8% per annum, payable annually, to George D. Simmons. Ack. June 11" 1908 before R. E. Starr, County Clerk of Mesa County, Colorado. (Co. C. Seal)

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29. M. M. Shores, Public Trustee _____ to _____
Leonard L. Vittetoe. of George

RELEASE DEED. \$2.00 #93999.
Dated Sept. 17" 1910.
Filed Sept. 17" 1910 at 1:10 P. M.
Book 159 page 585.

Releases:- Beginning at the center of Sec. 23 Twp. 1S. R. 1W. U. M. thence W. 423.62 feet, thence S. to a point whence the center of the East end of Pier #2 of the State Bridge bears N. 57° 30' W. 440 feet, more or less; thence S. 57° 30' E. to a point S. of the place of beginning; thence N. to point of beginning; all being in that portion of Lot 2 in Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of the N. and S. center line of the said Sec. 23 and containing 4 acres more or less. Also 5 shares of the capital stock in The Grand Valley Irrigation Company. From Deed of Trust dated June 11" 1908 recorded June 11" 1908 in Book 135 page 361 to secure to George D. Simmons payment of his note. Note paid. Ack. Sept. 17" 1910 before John G. McKinney, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires April 6" 1912.

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30. Leonard L. Vittetoe, _____ to _____
William R. Graham.

WARRANTY DEED. \$4500.00 #94018.
Dated Sept. 17" 1910.
Filed Sept. 19" 1910 at 10:40 A. M.
Book 155 page 327.

Conveys:- Beginning at the center of Sec. 23 Twp. 1S. R. 1W. U. M. thence W. 423.62 feet; thence S. to a point whence the center of the East end of Pier #2 of the State Bridge bears N. 57° 30' W. 558.5 feet, more or less, thence S. 57° 30' E. to a point S. of the place of beginning, thence N. to the point of beginning. All being in that portion of Lot 2 Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of the N. and S. center line of said Sec. 23 and containing 4 acres more or less; and 5 shares of the capital stock in The Grand Valley Irrigation Company. Ack. Sept. 17" 1910 before John F. Halderman, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires January 18" 1913.

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31. William R. Graham, _____ to _____
Public Trustee for use of Robert S. Carter.

R36 TRUST DEED. \$1.00 #94019.
Dated Sept. 19" 1910.
Filed Sept. 19" 1910 at 10:50 A. M.
Book 157 page 344.

Conveys:- Beginning at the center of Sec. 23 Twp. 1S. R. 1W. U. M. thence W. 423.62 feet; thence S. to a point whence the center of the East end of Pier #2 of State Bridge bears N. 57° 30' W. 558.5 feet more or less, thence S. 57° 30' E. to a point S. of place of beginning, thence N. to point of beginning; all being in that portion of Lot 2 Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of the N. and S. center line of said Sec. 23, and containing 4 acres more or less, and 5 shares of the capital stock in The Grand Valley Irrigation Company. IN TRUST to secure his note even date herewith, payable to the order of Robert S. Carter, 1 year after date for sum of \$1000.00 with interest at 7% per annum, payable semi-annually. Ack. Sept. 19" 1910 before Thomas E. Hudson, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires September 21" 1913.

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32. William R. Graham. _____ to _____
Grace Graham.

WARRANTY DEED. \$1.00 and #115102.
other valuable property.
Dated Feb. 9" 1912.
Filed Aug. 2" 1913 at 2:35 P. M.
Book 190 page 418.

Conveys:- Beginning at the center of Sec. 23 Twp. 1S. R. 1W. U. M. thence W. 423.62 feet, thence S. to a point whence the center of the East end of Pier #2 of the State Bridge bears N. 57° 30' W. 558.5 feet more or less, thence S. 57° 30' E. to a point S. of beginning, thence N. to beginning; all being in that portion of Lot 2 Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of the N. and S. center line of said Sec. 23. Except a Trust Deed for \$1000. and taxes of 1911, party of second part assumes as part of purchase price and agrees to pay. Ack. Feb. 9" 1912 before Joe H. Mason, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 29" 1913.

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Grand Valley Drainage DistrictSTATEMENT OF SPECIAL ELECTION.

#128899

Filed Dec. 14th 1915 at 1:20 P. M.Election held Dec. 11th 1915.

33. Said election was called submitting the question "Shall the Board of Directors of The Grand Valley Drainage District be authorized to enter into the proposed form of contract with the United States?" Sets forth the various polling places in the District and copy of election notice, which notice sets out a copy of the contract between the United States and The Grand Valley Drainage District, providing for investigations, plans, and estimates by the United States Reclamation Service, and the District agrees to pay, on or before Dec. 1st 1919 to the United States Reclamation Service the actual amount expended; expenditures under this contract, limited to \$50,000. Provided that in case the contract is hereafter made between the District and the United States whereby the United States shall construct the drainage system, or any part thereof, then in that event the said sum due to the United States on account of this contract shall be added to any sum advanced by the United States for the construction of such works. Total number of votes cast 689. There were 487 votes cast in favor and 202 votes cast against said question; two spoiled ballots. There being a majority of 417 votes cast in favor of said question. Certified to December 19th 1915, by Milo B. Sharp, Secretary. (G. V. D. D. Seal)

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Grand Valley Drainage District.STATEMENT OF SPECIAL ELECTION.

#140900.

Filed Nov. 24th 1917 at 8:45 A. M.Election held Nov. 17th 1917.

34. Said election was called submitting the question "Shall the Board of Directors of The Grand Valley Drainage District be authorized to enter into the proposed form of contract with the United States of America?" Sets forth the various polling places in the District and copy of election notice, which notice sets out a copy of the contract between the United States and The Grand Valley Drainage District, providing that the United States will construct in the Grand Valley Drainage District in accordance with plans and specifications and at its sole expense, certain main channels, for the purpose of carrying surplus and seepage waters flowing into the District from lands of the Grand Valley Project as well as those originating in the District itself. After construction of channels etc, the District will maintain the same in perpetuity at its own expense. The District agrees to furnish at its sole cost and expense all rights of way which may be required for the channels etc. contemplated by this contract. The United States agrees to pay the District \$10000. within 30 days after signing the contract. The District agrees to repay the United States \$33,333.00 in 10 equal installments beginning Dec. 1st 1920 with interest at 5% per annum in full satisfaction of the provisions of contract dated Dec. 13 1915. 720 votes cast in favor and 76 votes cast against said question.

There being a majority of 654 votes cast in favor of said question.

Certified to Nov. 22nd 1917 by Milo B. Sharp, Secretary of The Grand Valley Drainage District.

(G. V. D. D. Seal)

Name changed to Grand Junction Drainage District by Resolution dated June 6th 1923Filed June 6th 1923 at 11:35 A. M. by Order of Board of Directors.

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Grace Graham.

William R. Graham.

to

James L. Proper.

WARRANTY DEED. \$1.00 and other

#140995.

valuable property.

Dated Nov. 27th 1917.Filed Nov. 30th 1917 at 8:30 A. M.

Book 216 page 480.

Conveys:- Beginning at the center of Sec. 23

Twp. 1S. R. 1W. U. M. thence W. 423.62 feet, thence S. to a point whence the center of E. end of pier #2 of the State Bridge bears N. 57° 30' W. 558.5 feet more or less, thence S. 57° 30' E. to a point S. of place of beginning. thence N. to beginning, all being in that portion of Lot 2 of Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of the N. and S. center line of said Sec. 23, Subject however to a Trust Deed upon which there is due the sum of \$700.00 which second party agrees and assumes to pay as a part of the consideration above expressed. (Granting clause and acknowledgment recite Grace Graham and William R. Graham, her husband)

Ack. Nov. 1917 before Niles E. Olsen, Notary Public, Scotts Bluff, Nebraska.

(H. P. Seal)

Commission expires October 10th 1917.

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36.

John G. McKinney, Public Trustee,
to
William R. Graham.

RELEASE DEED. \$2.00 #142443.
Dated Dec. 19th 1917.
Filed Jan. 30th 1918 at 9:10 A. M.
Book 218 page 217.

Releases:- Beginning at the center of Sec. 23 Twp. 1S. R. 1W. U. M. thence W. 423.62 feet thence S. to a point whence the center of E. end of Pier #2 of the State Bridge bears N. 57° 30' W. 558.5 feet more or less thence S. 57° 30' E. to a point S. of place of beginning, thence N. to point of beginning, All being in that portion of Lot 2 Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of N and S center line of said Sec. 23 and containing 4 acres more or less. And 5 shares of the Capital Stock in The Grand Valley Irrigation Company. From Deed of Trust dated Sept. 19th 1910 recorded Sept. 19th 1910 in Book 157 page 344 to secure Robert S. Carter payment of one note. Note paid.
Ack. Dec. 19th 1917 before Fred W. Halbouer, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires January 27th 1921.

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37.

James L. Proper.
to
Public Trustee for use of The
Mesa County Building & Loan Assn.

R38 TRUST DEED. \$1.00 #144994.
Dated June 1st 1918. Book 178 page 102.
Filed June 1st 1918 at 2:15 P. M.
Conveys:- Beginning at center of Sec. 23 Twp. 1S. R. 1W. U. M. thence W. 423.62 feet thence S. to a point whence the center of the E. end

pier of #2 of State Bridge bears N. 57° 30' W. 558.5 feet more or less, thence S 57° 30' E. to a point S. of place of beginning, thence N. to beginning, all being in that portion of lot 2 of said Sec. 23 lying W. of the M and S. center line of said Sec. 23. Also all water and ditch rights used with or appertaining to said land including interest of the party of first part in the Williams Ditch. IN TRUST to secure payment of one npte even date herewith payable to order of The Mesa County Building and Loan Association on or before 9 years for sum of \$650.00 with interest at 5/6% per month, payable monthly.
Ack. June 1st 1918 before Henry Tupper, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires May 17th 1921.

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38.

John G. McKinney, Public Trustee,
to
James L. Proper.

RELEASE DEED. \$2.00 #175208.
Dated Jan. 18th 1922.
Filed Jan. 18th 1922 at 11:30 A. M.
Book 248 page 497.

Releases:- Beginning at the center of Sec 23 Twp. 1S. R. 1W. U. M. thence W. 423.62 feet, thence S. to a point whence the center of the E. end pier #2 of the State Bridge bears N. 57° 30' W. 558.5 feet more or less, thence S. 57° 30' E. to a point S. of the place of beginning, all being in that portion of Lot 2 of said Sec. 23 lying W. of the N and S. center line of said Sec. 23. Also all water and ditch rights used with or appertaining to said land including the interest of the party of the first part in the Williams ditch. From Deed of Trust dated June 1st 1918 recorded June 1st 1918 in Book 178 page 102 to secure the Mesa County Building and Loan Association the payment of one note. Note paid.
Ack. Jan. 18th 1922 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires August 24th 1925.

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STATE OF COLORADO)
(SS
COUNTY OF MESA)

THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Thirty-eight (38) entries, numbered from One (1) to Thirty-eight (38), is a full and complete abstract of each and every instrument of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the premises described in the caption hereof.

Dated at Grand Junction, Colorado.
October 24th 1931 at 8:00 o'clock A.M.
THE INDEPENDENT ABSTRACT COMPANY, by

J. Williams Secretary.

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ABSTRACT OF TITLE
TO

THE WEST 100 FEET OF: BEGINNING AT THE CENTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M., THENCE WEST 423.62 FEET, THENCE SOUTH TO A POINT WHENCE THE CENTER OF THE EAST END PIER NO. 2 OF THE STATE BRIDGE BEARS N. 57° 30' W. 558.5 FEET MORE OR LESS, THENCE SOUTH 57° 30' EAST TO A POINT SOUTH OF THE PLACE OF BEGINNING, THENCE NORTH TO THE BEGINNING; BEING IN THAT PORTION OF LOT 2, SECTION 23, TWP. 1 S. R. 1 W. UTE P.M., LYING WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 23, IN MESA COUNTY, COLORADO.

FROM DATE OCTOBER 24, 1931 AT 8.00 A.M.

(39)

JAMES L. PROPER,

-TO-

WALTER P. CLOSE AND AMY E. CLOSE. }

WARRANTY DEED.

DATED OCT. 24, 1931.

FILED OCT. 29, 1931, 4.05 PM

\$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATIONS.

CONVEYS: THE WEST 100 FEET OF: BEGINNING AT THE CENTER OF SECTION 23, TWP. 1 S. R. 1 W. U.M., THENCE WEST 423.62 FEET, THENCE SOUTH TO A POINT WHENCE THE CENTER OF THE EAST END PIER NO. 2 OF THE STATE BRIDGE BEARS N. 57° 30' W. 558.5 FEET MORE OR LESS, THENCE SOUTH 57° 30' E. TO A POINT SOUTH OF THE PLACE OF BEGINNING, THENCE NORTH TO BEGINNING, ALL BEING IN THAT PORTION OF LOT 2 SEC. 23, TWP. 1 S. R. 1 W. U.M., LYING WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SEC. 23, IN MESA COUNTY, COLORADO. SUBJECT TO THE TAXES OF 1931 PAYABLE IN 1932 AND THEREAFTER.

ACK. OCT. 24, 1931 BY JAMES L. PROPER, BEFORE MELVIN N. DUE, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) COMM. EXPIRES SEPT. 16, 1935. BOOK 332 PAGE 76.

(40)

WALTER P. CLOSE AND AMY E. CLOSE,

-TO-

THE PUBLIC TRUSTEE OF MESA COUNTY, COLORADO, FOR USE OF THE MESA COUNTY BUILDING AND LOAN ASSOCIATION. }

TRUST DEED.

DATED OCT. 28, 1931.

FILED OCT. 29, 1931, 4.10 PM

\$1.00

CONVEYS: THE WEST 100 FEET OF: BEGINNING AT THE CENTER OF SECTION 23, TWP. 1 S. R. 1 W. U.M., THENCE WEST 423.62 FEET, THENCE SOUTH TO A POINT WHENCE THE CENTER OF THE EAST END PIER NO. 2 OF THE STATE BRIDGE BEARS N. 57° 30' W. 558.5 FEET MORE OR LESS, THENCE SOUTH 57° 30' E. TO A POINT SOUTH OF THE PLACE OF BEGINNING, THENCE NORTH TO BEGINNING, ALL BEING IN THAT PORTION OF LOT 2 SEC. 23, TWP. 1 S. R. 1 W. U.M., LYING WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SEC. 23, IN MESA COUNTY, COLORADO. GIVEN TO SECURE THE PAYMENT OF THEIR NOTE BEARING EVEN DATE HEREWITH, PAYABLE ON OR BEFORE NINE YEARS AFTER DATE FOR THE PRINCIPAL SUM OF \$300.00, WITH INTEREST FROM DATE UNTIL PAID AT 83 AND 1/3 CENTS PER MONTH ON EACH \$100.00 OF SAID PRINCIPAL SUM, INTEREST PAYABLE MONTHLY ON OR BEFORE THE THIRD MONDAY OF EACH AND EVERY MONTH IN ADVANCE, TOGETHER WITH DUES, FINES AND OTHER CHARGES THEREIN PROVIDED.

ACK. OCT. 29, 1931 BY WALTER P. CLOSE AND AMY E. CLOSE, BEFORE HARRIETTE J. TOBYNE, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) COMM. EXPIRES FEB. 21, 1935.

BOOK 319, PAGE 368.

THE COLORADO ABSTRACT AND TITLE COMPANY HEREBY CERTIFIES THAT
THE FOREGOING (CONSISTING OF TWO ENTRIES, NUMBERED 39 AND 40)
IS A FULL AND COMPLETE ABSTRACT OF EACH AND EVERY INSTRUMENT OF
RECORD OR ON FILE IN THE OFFICE OF THE COUNTY CLERK AND RECORDER
OF MESA COUNTY, COLORADO, IN ANY MANNER AFFECTING OR RELATING
TO THE PREMISES DESCRIBED IN THE CAPTION OF THIS CONTINUATION,
SUBSEQUENT TO OCTOBER 24, 1931 AT 8.00 A.M.
DATED AT GRAND JUNCTION, COLORADO, OCTOBER 29, 1931 AT 4.11 PM

THE COLORADO ABSTRACT AND TITLE COMPANY

Ernest Leaverton
PRESIDENT.



A B S T R A C T O F T I T L E

to

The West 100 feet of: Beginning at the center of Section 23, Township 1 South, Range 1 West of the Ute P.M., thence West 423.62 feet, thence South to a point whence the center of the East end Pier No. 2 of the State Bridge bears North 57°30' West 558.5 feet, more or less, thence South 57° 30' East to a point South of the place of beginning, thence North to the beginning; being in that portion of Lot 2, Section 23, Twp. 1S. R.1W Ute P.M., lying West of the North and South center line of said Sec. 23, in Mesa County, Colorado.

From date October 29, 1931 at 4:11 P. M.

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(41)

Treasurer of Mesa County)	TAX SALE #38906
to)	Dated Dec. 19, 1932
Mesa County)	\$35.65

Sold:-Beg. at center Sec. 23, Twp.1S. R.1W. W 403.62 ft. S. to a pt. whence the center of end Pier No. 2 State Bridge bears N.57°31' W. 558.5 ft. more or less, S 57° 30' E. to a pt. S. of beg. N. to beg. being Lot 2 lying W. of N and S. center line. 4 acres
 PARTIAL REDEMPTION May 4, 1933 by John M. Davis as to W. 100 ft. E. 423.62 ft. of that part of Lot 2 in NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 23, Twp.1S.R.1W. 1931 \$23.15
 BALANCE REDEEMED May 29, 1937 by J. L. Proper Est. by Beatrice Price Daughter & Heir, as to Beg. at center Sec. 23, Twp. 1S. R. 1W. W. 423.62 ft. S. to a pt. whence the center of end pier No. 2 State Bridge bears N./57°30' East to a point S. of beg. N. to beg. being in Lot 2 lying W. of N. & S. center line, Except W. 100 ft. E. 423.62 ft. of that part Lot 2 in NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 23, Twp.1S.R.1W. 1931,1932,1936; 1933,1934,1935 Pd. \$57.50

Tax Sale Book 28 page 176

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Grand Valley, now Grand
Junction Drainage District

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)
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BOUNDARIES OF GRAND VALLEY, NOW
GRAND JUNCTION, DRAINAGE DISTRICT

Dated July 20, 1915

Filed Oct. 24, 1934 at 4:11 P. M.

That in Book 6 of the County Commissioners' records, at page 158, there occurs the following Resolution adopted by Mesa County Board of Commissioners on July 20, 1915.

Here follows said resolution reciting that on June 21, 1915 Petition was presented to this Board and said petition was spread on the minutes of this Board June 21, 1915; bond filed and approved, also map of the lands proposed to be embraced in said district; shows that regular notice was published in the Weekly Sentinel, a newspaper published in Mesa County; that said petition is in due and proper form and has been signed by a majority of the owners of the lands sought to be included in the said proposed district and also signed by the owners in the aggregate of a majority of the total number of acres of land sought to be included in said district.

Prayer of the Petition granted.

That said district shall be known as "THE GRAND VALLEY DRAINAGE DISTRICT."
Boundaries of said drainage district are as follows, to-wit:

Beginning at a point bearing south 29°30' West 555 feet from the E¼ corner of Sec. 3 in Twp. 11S. R.98W 6th P. M. in Mesa County Colorado, said point being identical with the headgate of that certain canal heretofore known and designated as Canal No. 2 of the High Line Mutual Irrigation Company, as shown by the plat thereof of record in the office of the Clerk and Recorder of said Mesa County, Colorado, in Ditch Plat Book 3 at pages 14 and 15 (said canal being now generally known and designated as the "Stubb Ditch" of the Mesa County Irrigation District) and running thence Wly along the Nly bank or line of said Canal No. 2 (now known as the "Stubb Ditch") to the point where the Nly line or bank of said Canal intersects the west line of the NW¼ of Section 5 in Twp. 1S. R. 1E. Ute P. M., thence south along said west line to the Nly bank or line of that certain Canal heretofore known and designated as Canal No. 1, of the High Line Mutual Irrigation Company (said canal being now commonly known and designated as the "Price Ditch" of the Palisade Irrigation District), thence SWly along the Nly line or bank of said Price Ditch to the intersection thereof with the "Indian Waste" in the SE¼ Sec. 6, Twp. 1S. R. 1E. Ute M., thence along the West side or line of said "Indian Waste" in a general Sly direction to the intersection of said west line or bank with the Nly line or bank of The Grand Valley Canal in the NE¼ of Sec. 7, Twp 1S. R. 1E. of the Ute P. M. thence along the Nly line or bank of said Grand Valley Canal of the Grand Valley Irrigation Company (including under the name "Grand Valley Canal," that part thereof some time known and designated as "The Grand Valley High Line" ditch or canal of The Grand Valley Irrigation Company) to the end of said Grand Valley Canal (also sometimes known as "The High Line Canal" of the Grand Valley Irrigation Company), said point being the beginning of that certain ditch or canal of The Grand Valley Irrigation Company commonly known and designated as the Keifer Extension Ditch or Canal in Section 36, Twp. 2N. R. 3W. Ute P. M., thence along the right line or bank of said Keifer Extension Ditch or Canal to the end thereof, the same being at a point on the Nly bank of the Grand River in Section 10, in Twp. 1N. R. 3W. Ute M., thence up and along the Nly line or bank of said Grand River to the point of beginning.

Certificate of true copy attached by E. W. Jordan, Clerk and Recorder of Mesa County, Colorado by Fred A. Peck, Deputy County Clerk of Mesa County, Colorado, of date October 23, 1934. (Mesa County, Colorado, Seal)

343850

(43)

Walter P. Close and Amy E. Close, husband and wife to Roy Allee

WARRANTY DEED Dated Nov. 1, 1938 Filed Nov. 15, 1938 at 4:00 P.M. \$10.00

Conveys:-The West 100 feet of: Beginning at the center of Sec. 23, Twp. 1S. R.IV. Ute Meridian, thence West 423.62 feet to a point; thence South to a point where the center of the East end Pier No. 2 of the State Bridge bears North 57° 30' West 558.5 feet, more or less; thence South 57° 30' East to a point South of the place of beginning, thence North to the point of beginning, all being in that portion of Lot 2, Sec. 23, Twp. 1S. R. IV. U.M. lying West of the North and South center line of said Sec. 23, together with 1 share of Grand Valley Irrigation Company Stock, in Mesa County, Colorado. (50¢ IRS)

Signed: Walter P. Close Amy E. Close

Ack. Nov. 3, 1938 by Walter P. Close and Amy E. Close, his wife before Frank B. Graves, Sutter County, California (N.P. Seal) Commission expires Nov. 7, 1939. Book 378 page 359

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247 (44)

343851

Roy Allee to Public Trustee of Mesa County, Colorado, for use of Mesa Federal Savings and Loan Association of Grand Junction

TRUST DEED Dated Nov. 8, 1938 Filed Nov. 15, 1938 at 4:01 P.M. \$1.00

Conveys:-The West 100 feet of: Beginning at the center of Sec. 23, Twp. 1S. R.IV. Ute Meridian; thence West 423.62 feet to a point; thence South to a point where the center of the East end Pier No. 2 of the State Bridge bears North 57° 30' West 558.5 feet, more or less; thence South 57° 30' East to a point South of the place of beginning; thence North to the point of beginning, all being in that portion of Lot 2, Sec. 23, Twp. 1S. R. IV. Ute Meridian, lying West of the North and South Center line of said Sec. 23, together with 1 share of the Grand Valley Irrigation Company stock, in Mesa County, Colorado. Together with the improvements now or hereafter erected thereon, including all buildings, heating, lighting, gas or plumbing apparatus and fixtures, also all window shades, linoleum and everything appurtenant thereto.

GIVEN TO SECURE his note bearing even date payable on or before 10 years after date for the sum of \$450.00 with interest from date at 60% per month on each \$100.00 of the unpaid balance of said principal sum, interest payable monthly on or before the first day of each and every month in advance, together with dues and other charges therein or in the by-laws provided. The total monthly payment on principal and interest is the sum of \$15.00 to be applied first on interest on the unpaid balance and to the payment at the option of the Association of taxes, assessments or insurance on property covered by this trust deed and the remainder on principal.

Ack. Nov. 14, 1938 by Roy Allee before James S. Gormley, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires Oct. 2, 1941 Book 371 page 221

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(45)

345104

W. S. Meek, Public Trustee of Mesa County, Colorado to Walter P. Close and Amy E. Close

RELEASE DEED Dated Dec. 12, 1938 Filed Dec. 12, 1938 at 1:40 P.M. \$2.00

Releases:-The West 100 feet of: Beginning at the Center of Sec. 23, Twp. 1S. R.IV. Ute Meridian, thence West 423.62 feet, thence South to a point whence the center of the East end Pier No. 2 of the State Bridge bears N. 57° 30' West 558.5 feet, more or less, thence South 57° 30' E. to a point South of the place of beginning, thence North to beginning, all being in that portion of Lot 2 Sec. 23, Twp. 1S. R.IV. U.M., lying West of the North and South center line of said Sec. 23, in Mesa County, Colorado.

FROM TRUST DEED dated Oct. 28, 1931 recorded Oct. 29, 1931 in Book 319 page 368 to secure The Mesa County Building and Loan Association the payment of their note. Note Paid.

Ack. Dec. 12, 1938, by W. S. Meek, Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires Mar. 14, 1942.

Book 374 page 447

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I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Five Entries, numbered from 41 to 45, inclusive) is a full and complete Abstract of each and every instrument of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the title to the real property described in the caption of this continuation, subsequent to October 29, 1931 at 4:11 P. M.

Dated at Grand Junction, Colorado, December 12, 1938 at 1:41 P. M.


Bonded Abstractor



THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Two (2) entries, numbered 46 and 47, is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the real property described in the caption to this continuation, **subsequent** to December 12th., 1938 at 1:41 o'clock P. M.

Dated at Grand Junction, Mesa County, Colorado, this February 24th., A. D. 1940

at 8:00 o'clock A. M.

*OK
except 7.10.40*

THE MESA COUNTY ABSTRACT COMPANY,

BY *D. W. Reeme*
Manager.

A B S T R A C T O F T I T L E

T O

The West 100 feet of a tract of land described as follows: Beginning at the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 423.62 feet, thence South to a point whence the center of the East end Pier No. 2 of the State Bridge bears North 57° 30' West 558.5 feet, more or less, thence South 57° 30' East to a point South of the place of beginning, thence north to the beginning: being in that portion of Lot 2, Section 23, Township One South, Range One West, Ute Meridian, lying West of the North and South center line of said Section Twenty-23, in Mesa County, Colorado.

From date February 24, 1940 at 8.00 A. M.

(48)

Roy Allee and Edith Allee)
to)
H. A. Evans and Nannie Lee Evans)

WARRANTY DEED (Joint Tenancy)
Dated March 12, 1940
Filed March 23, 1940 at 11.47 A. M.
\$1.00 and other valuable considerations.

Convey and confirm unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever.

The West 100 feet of a tract of land described as follows: Beginning at the center of Sec. 23, Twp. 1S. R. 1W. U. M., Mesa County, Colorado; thence West 423.62 feet to a point, thence South to the point where the center of the East end of Pier No. 2 of the State Bridge bears North 57° 30' West 558.5 feet, more or less, thence South 57° 30' East to a point South of the point of beginning, thence North to the point of beginning, all being in that portion of Lot 2, Sec. 23, Twp. 1S. R. 1W. U.M., lying West of the North and South center line of said Sec. 23; together with 1 share of the Capital Stock of the Grand Valley Irrigation Company, in Mesa County, Colorado. (\$1.00 IRS)

Ack. March 12, 1940 by Roy Allee and Edith Allee before Ralph A. Sutton, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires February 16, 1944.

Book 382, page 250

(49)

H. A. Evans and Nannie Lee Evans)
to)
Public Trustee of Mesa County,)
Colorado, for use of Valley)
Federal Savings and Loan Asso-)
ciation of Grand Junction.)

TRUST DEED
Dated March 16, 1940
Filed March 23, 1940 at 11.48 A. M.
\$1.00

Conveys:-The West 100 feet of a tract of land described as follows: Beginning at the center stake of Sec. 23, Twp. 1S. R. 1W. U. M., Mesa County, Colorado; thence West 423.62 feet to a point, thence South to the point where the center of the East end of Pier No. 2 of the State Bridge bears North 57° 30' West 558.5 feet, more or less, thence South 57° 30' East to a point South of the point of beginning, thence North to the point of beginning, all being in that portion of Lot 2, Sec. 23, Twp. 1S. R. 1W. U. M., lying West of the North and South center line of said Sec. 23; together with 1 share of the Capital Stock of the Grand Valley Irrigation Company, in Mesa County, Colorado. Together with the improvements now or hereafter erected thereon, including all buildings, etc. etc.

GIVEN TO SECURE their note bearing even date herewith, payable on or before 10 years after date thereof, for the principal sum of \$650.00, with interest thereon from the date thereof until paid at the rate of 55¢ per month on each \$100.00 of the unpaid balance of said principal sum, interest payable monthly on or before the first day of each and every month, in advance, together with dues and other charges therein or in the by-laws provided. The total monthly payment on principal and interest is the sum of \$10.00, to be applied first on interest on the unpaid balance and to the payment at the option of the Association of taxes, assessments or insurance on property covered by this trust deed and the remainder on principal.

Ack. March 16, 1940 by H. A. Evans and Nannie Lee Evans before Anna M. Wagler, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires February 27, 1944.

Book 385, page 210

Wm S. Meek, Public Trustee of
Mesa County, Colorado)
to)
Roy Allee and Edith Allee)

RELEASE DEED
Dated March 23, 1940
Filed March 23, 1940 at 2.46 P. M.
\$2.00

Releases:- The West 100 feet of a tract of land described as follows: Beginning at the center of Sec. 23, Twp. 1S. R. 1W. U. M., thence West 423.62 feet to a point, thence South to the point where the center of the East end of Pier No. 2 of the State Bridge bears N. 57° 30' West 558.5 feet, more or less, thence S. 57° 30' East to a point South of the place of beginning, thence N. to the place of beginning, all being in that portion of Lots, Sec. 23, Twp. 1S. R. 1W. U. M., lying West of the N. and S. center line of said Sec. 23, together with all ditch, lateral and water rights thereto belonging, in Mesa County, Colorado. Together with the improvements thereon, etc. etc.

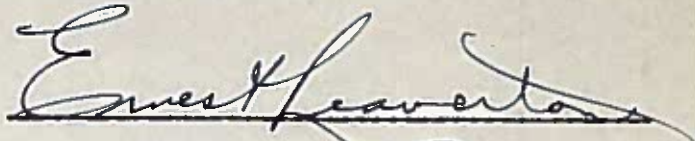
From Trust Deed dated February 21, 1940, recorded February 21, 1940 in Book 385, page 324, given to secure to The Modern Building and Loan Association, a corporation, payment of a note. Note paid.

Ask. March 23, 1940 by W. S. Meek, Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 14, 1942.

Book 386, page 371

I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Three Entries, numbered from 48 to 50, inclusive) is a full and complete Abstract of each and every instrument of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the title to the real property described in the caption of this continuation, subsequent to February 24, 1940 at 8.00 A. M.

Dated at Grand Junction, Colorado, March 23, 1940 at 2.47 P. M.


Bonded Abstractor.



A B S T R A C T O F T I T L E

T O

The West 100 feet of a tract of land described as follows: Beginning at the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 423.62 feet, thence South to a point whence the center of the East end Pier No. 2 of the State Bridge bears North 57° 30' West 558.5 feet, more or less, thence South 57° 30' East to a point South of the place of beginning, thence North to the beginning; being in that portion of Lot 2, Section 23, Township 1 South, Range 1 West of the Ute Meridian, lying West of the North and South center line of said Section 23, in Mesa County, Colorado.

From date March 23, 1940 at 2.47 P. M.

(51)

State of Colorado, }
County of Mesa } ss.

In the District Court, within and for the County of Mesa aforesaid, the October Term, A.D. 1940.
No. 6574

Mesa County Credit Assn. }
Assignee for Schmidt Hardware }
Co, Dr. Beckley and Cities }
Oil Co., } Plaintiffs

TRANSCRIPT OF JUDGMENT
Dated October 21, 1940
Filed October 21, 1940 at 11.12 A.M.

vs

Hugh A. Evans and Nannie Lee }
Evans, } Defendants

Judgment against defendants in the sum of \$41.93 and costs \$4.25.

Certificate of true copy attached of date October 21, 1940 by Joseph Quinn, Clerk of the District Court of Mesa County, Colorado. (District Court Seal Mesa County, Colorado).

Judgment Book 2, Page 30

(52)

State of Colorado, }
Mesa County } ss.

In the District Court of the Seventh Judicial District of the State of Colorado, within and for the County aforesaid.
No. 6574

Mesa County Credit Association, }
Assignee for Schmidt Hardware }
Co., Dr. Beckley and Cities }
Oil Co. } Plaintiffs

SATISFACTION OF JUDGMENT
Dated April 8, 1941
Filed April 8, 1941 at 11.39 A.M.

vs

Hugh A. Evans and Nannie Lee }
Evans, Defendants }

Certificate of Lucy E. Hogan, Clerk of the District Court of Mesa County, Colorado (District Court Seal Mesa County, Colorado) that a certain judgment had in said Court, in the above entitled cause, on the 21st day of October, 1940, for damages and costs of suit, and entered of record in Judgment Book 6, page 373 of the Records of the Court, in favor of Mesa County Credit Association Assignee for Schmidt Hardware Co. Dr. Beckley and Cities Oil Co., the Plaintiffs, and against Hugh A. Evans and Nannie Lee Evans, the Defendants, has been fully satisfied, as appears from the Records now remaining in my office.

Book 393, Page 469

A B S T R A C T O F T I T L E

T O

The West 100 feet of a tract of land described as follows: Beginning at the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 423.62 feet, thence South to a point whence the center of the East end Pier No. 2 of the State Bridge bears North 57° 30' West 558.5 feet, more or less, thence South 57° 30' East to a point South of the place of beginning, thence North to the beginning; being in that portion of Lot 2, Section 23, Township 1 South, Range 1 West of the Ute Meridian, lying West of the North and South center line of said Section 23, in Mesa County, Colorado.

From date March 23, 1940 at 2.47 P. M.

(51)

State of Colorado, }
County of Mesa } ss.

In the District Court, within and for the County of Mesa aforesaid, the October Term, A.D. 1940.
No. 6574

Mesa County Credit Assn. }
Assignee for Schmidt Hardware }
Co, Dr. Beckley and Cities }
Oil Co., Plaintiffs }

TRANSCRIPT OF JUDGMENT
Dated October 21, 1940
Filed October 21, 1940 at 11.12 A.M.

vs
Hugh A. Evans and Nannie Lee }
Evans, Defendants }

Judgment against defendants in the sum of \$41.93 and costs \$4.25.

Certificate of true copy attached of date October 21, 1940 by Joseph Quinn, Clerk of the District Court of Mesa County, Colorado. (District Court Seal Mesa County, Colorado).

Judgment Book 2, Page 30

(52)

State of Colorado, }
Mesa County } ss.

In the District Court of the Seventh Judicial District of the State of Colorado, within and for the County aforesaid.
No. 6574

Mesa County Credit Association, }
Assignee for Schmidt Hardware }
Co., Dr. Beckley and Cities }
Oil Co. Plaintiffs }

SATISFACTION OF JUDGMENT
Dated April 8, 1941
Filed April 8, 1941 at 11.39 A.M.

vs
Hugh A. Evans and Nannie Lee }
Evans, Defendants }

Certificate of Lucy E. Hogan, Clerk of the District Court of Mesa County, Colorado (District Court Seal Mesa County, Colorado) that a certain judgment had in said Court, in the above entitled cause, on the 21st day of October, 1940, for damages and costs of suit, and entered of record in Judgment Book 6, page 373 of the Records of the Court, in favor of Mesa County Credit Association Assignee for Schmidt Hardware Co. Dr. Beckley and Cities Oil Co., the Plaintiffs, and against Hugh A. Evans and Nannie Lee Evans, the Defendants, has been fully satisfied, as appears from the Records now remaining in my office.

Book 393, Page 469

(53)

H. A. Evans and Nannie Lee
Evans
to
Public Trustee of Mesa County,
Colorado, for use of Valley
Federal Savings and Loan Asso-
ciation of Grand Junction

TRUST DEED
Dated April 3, 1941
Filed April 8, 1941 at 11.40 A.M.
\$1.00

Conveys:-The West 100 feet of a tract of land described as follows: Beginning at the center of Sec. 23, Twp. 1 S. R. 1 W. Ute Meridian, Mesa County, Colorado; thence West 423.62 feet to a point; thence South to the point where the center of the East end of Pier No. 2 of the State Bridge bears North 57° 30' West 558.5 feet, more or less; thence South 57° 30' East to a point South of the point of beginning; thence North to the point of beginning; all being in that portion of Lot 2, Sec. 23, Twp. 1 S. R. 1 W. Ute Meridian, lying West of the North and South center line of said Sec. 23; together with one share of the capital stock of The Grand Valley Irrigation Company. Together with the improvements now or hereafter erected thereon, including all buildings, etc. etc. In Mesa County, Colorado.

GIVEN TO SECURE their note bearing even date herewith, payable on or before 10 years after date thereof, for the principal sum of \$760.00, with interest thereon from the date thereof until paid at the rate of 55¢ per month on each \$100.00 of the unpaid balance of said principal sum, interest payable monthly on or before the first day of each and every month, in advance, with dues and other charges therein or in the by-laws provided. The total monthly payment on principal and interest is the sum of \$10.00, to be applied first on interest on the unpaid balance and to the payment at the option of the Association of taxes, assessments or insurance on property covered by this trust deed and the remainder on principal.

Ack. April 7, 1941 by H. A. Evans and Nannie Lee Evans before Anna M. Wagler, Notary Public, Mesa County, Colorado. (N. P. Seal)
Commission expires February 27, 1944. Book 388, Page 295

(54)

Burrell C. Reynolds, Public
Trustee of Mesa County,
Colorado
to
H.A. Evans and Nannie Lee
Evans

RELEASE DEED
Dated April 8, 1941
Filed April 8, 1941 at 4.04 P.M.
\$2.00

Releases:-The West 100 feet of a tract of land described as follows: Beginning at the center of Sec. 23, Twp. 1 S. R. 1 W. Ute Meridian, Mesa County, Colorado; thence West 423.62 feet to a point; thence South to the point where the center of the East end of Pier No. 2 of the State Bridge bears North 57° 30' West 558.5 feet, more or less; thence South 57° 30' East to a point South of the point of beginning; thence North to the point of beginning; all being in that portion of Lot 2, Sec. 23, Twp. 1 S. R. 1 W. Ute Meridian, lying West of the North and South center line of said Sec. 23; together with one share of the Capital Stock of The Grand Valley Irrigation Company. Together with the improvements now or hereafter erected thereon, including all buildings, etc. etc., in Mesa County, Colorado.


FROM TRUST DEED dated March 16, 1940 recorded March 23, 1940 in Book 385, Page 210, given to secure to Valley Federal Savings and Loan Association of Grand Junction payment of their note. Note paid.

Ack. April 8, 1941 by Burrell C. Reynolds, Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 14, 1942.

Book 397, Page 142

I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Four Entries, numbered from 51 to 54, inclusive) is a full and complete Abstract of each and every instrument of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the title to the real property described in the caption of this continuation, subsequent to March 23, 1940 at 2.47 P.M.

Dated at Grand Junction, Colorado, April 8, 1941 at 4.05 P.M.



Ernest Leaverton

Bonded Abstractor.

A B S T R A C T O F T I T L E

to

The West 100 feet of a tract of land described as follows: Beginning at the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 423.62 feet thence South to a point whence the center of the East end Pier No. 2 of the State Bridge bears North 57° 30' West 558.5 feet, more or less, thence South 57°30' East to a point South of the place of beginning, thence North to the beginning; being in that portion of Lot 2, Section 23, Township 1 South, Range 1 West of the Ute Meridian, lying West of the North and South center line of said Section 23, in Mesa County, Colorado.

From date April 8, 1941 at 4:05 P. M.

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(55)

H. A. Evans and
Nannie Lee Evans
to
Frank Diedrick and
Mattie Diedrick

WARRANTY DEED (Joint Tenancy)
Dated Feb. 21, 1944
Filed Feb. 21, 1944 at 4:07 P.M.
\$1.00 and other good and valuable
considerations

Convey and confirm unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, the following described land, to-wit:

The West 100 feet of a tract of land described as follows: Beginning at the center of Sec. 23, Twp. 1S. R.1W. Ute Meridian, thence West 423.62 feet to a point, thence South to the point where the center of the East end of Pier No. 2 of the State Bridge bears North 57°30' West 558.5 feet, more or less; thence South 57° 30' East to a point South of the point of beginning; thence North to the point of beginning; all being in that portion of Lot 2, Sec. 23, Twp. 1S.R.1W. Ute Meridian, lying West of the North and South center line of said Sec. 23; together with 1 share of the capital stock of The Grand Valley Irrigation Company, in Mesa County, Colorado. (\$2.20 IRS)

Ack. Feb. 21, 1944 by H. A. Evans and Nannie Lee Evans before Maxine E. Brown Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires June 12, 1945 Book 426 page 271

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(56)

Burrell C. Reynolds, Public
Trustee of Mesa County, Colo.
to
H. A. Evans and Nannie Lee Evans

RELEASE DEED
Dated Feb.23, 1944
Filed Feb.23, 1944 at 2:18 P.M.
\$2.00

Releases:-The West 100 feet of a tract of land described as follows: Beginning at the center of Sec. 23, Twp. 1S. R. 1W. Ute Meridian, Mesa County, Colorado; thence West 423.62 feet to a point; thence South to the point where the center of the East end of Pier No. 2 of the State Bridge bears North 57°30' West 558.5 feet, more or less; thence South 57°30' East to a point South of the point of beginning; thence North to the point of beginning; all being in that portion of Lot 2 Sec. 23, Twp. 1S. R.1W. Ute Meridian, lying West of the North and South center line of said Sec. 23, together with 1 share of the capital stock of The Grand Valley Irrigation Company, in Mesa County, Colorado. Together with the improvements now or hereafter erected thereon, including all buildings, etc.

FROM TRUST DEED dated Apr. 3, 1941 recorded Apr. 8, 1941 in Book 388 page 295 to secure Valley Federal Savings and Loan Association of Grand Junction the payment of their note. Note Paid.

Ack. Feb. 23, 1944, by Burrell C. Reynolds, Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N.P. Seal)

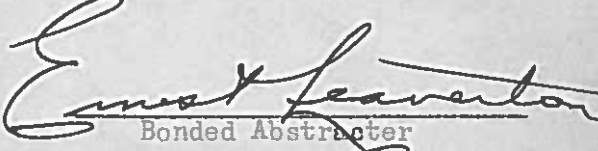
Commission expires Mar. 13, 1946
Book 425 page 265

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O.K.
P.H.

I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Two Entries, numbered 55 and 56) is a full and correct Abstract of each and every instrument of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the title to the real property described in the caption of this continuation, subsequent to April 8, 1941 at 4:05 P. M.

Dated at Grand Junction, Colorado, February 23, 1944 at 2:19 P. M.


Bonded Abstractor



GRAND JUNCTION
BOND
EDWARDS
ANTOINE

No. C-13451

Continuation of

ABSTRACT OF TITLE

to

The West 100 feet of a tract of land described as follows: Beginning at the center of Section 23, Township One (1) South, Range One (1) West of the Ute Meridian, thence West 423.62 feet thence South to a point whence the center of the East end Pier No. 2 of the State Bridge bears North 57° 30' West 558.5 feet, more or less, thence South 57° 30' East to a point South of the place of beginning, thence North to the beginning; being in that portion of Lot Two (2), Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, lying West of the North and South center line of said Section Twenty-three (23), in Mesa County, Colorado.

From February 23, 1944 at 2:19 o'clock P. M.

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57.

State of Colorado	RELEASE OF INHERITANCE	#501649
to	TAX LIEN	Book 505
Estate of Frank Diedrick	Dated May 18, 1949	Page 198
	Filed June 4, 1949	
	At 12:15 o'clock P. M.	

Date of Death April 24, 1949. It appearing to the attorney general that it is not necessary to preserve the lien granted by the Colorado inheritance tax law against the hereinafter described real estate, in which the above named decedent had an interest, by virtue of the authority vested in me under the provision of Section 66, Chapter 85, 1935 Colorado Statutes Annotated, as amended, I do hereby forever release and discharge the inheritance tax lien against the following described real estate, to-wit: The W 100 ft. of a tract of land described as follows: Beginning at the center of Sec. 23, T. 1S, R. 1W. U.M., thence W 423.62 ft. to a point thence S to the point where the center of the E end of Pier #2 of the State Bridge bears N 57° 30' W 558.5 ft. m/1, thence S 57° 30' E to point S of the point of beginning, thence N to the point of beginning, all being in that portion of Lot 2, Sec. 23, T. 1S, R. 1W.U.M., lying W of the N and S center line of said Sec. 23, together with 1 share capital stock of The Grand Valley Irrigation Co., Mesa County, Colorado. Record owners: Frank Diedrick and Mattie Diedrick in joint tenancy, February 21, 1944. /s/ John W. Metzger, Attorney General of Colorado By Harry H. Ruston, Assistant Attorney General.

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58.

State of Colorado	CERTIFICATE OF DEATH	#501650
to	Filed June 4, 1949	Book 505
Frank Diedrick	At 12:16 o'clock P. M.	Page 199
	Male, White, Married.	
	Husband of _____	Born Oct. 22, 1882

Died April 24, 1949 because of Cardiac Decompensation according to autopsy. Certificate of Harold E. Merkley, M. D. Grand Junction, Colorado that he attended decedent from 4-23-1949 to 4-24-49 and that death occurred at 1:30 A.M. Burial: Orchard Mesa Cemetery, Grand Junction, Colorado. Certificate of true photostatic copy attached May 17, 1949 by R. L. Cleere, M. D. State Registrar of Vital Statistics, K. C. Nachazel, Deputy State Registrar of Vital Statistics, State of Colorado (Colorado State Board of Health Seal)

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59.

Mattie Diedrick	TRUST DEED \$2,200.00	#521065
to	Dated May 29, 1950	Book 526
Public Trustee, Mesa County,	Filed June 1, 1950	Page 273
Colorado for use of Mesa Federal	At 8:45 o'clock A. M.	
Savings and Loan Association of	Conveys: The W 100 feet of a tract of	
Grand Junction.	land described as follows: Beginning	

Continued on next sheet.



No. 59 continued from previous sheet.

at the center of Sec. 23, Twp. 1S. R. 1W. U.M., thence W 423.62 feet to a point, thence S to the point where the center of the E end Pier No. 2 of the State Bridge bears N 57° 30' W 558.5 feet, more or less, thence S 57° 30' E to a point S of the point of beginning, thence N to the point of beginning; all being a portion of Lot 2, Sec. 23, T. 1S. R. 1W. U.M., lying W of the N and S center line of Sec. 23; together with 1 share of the capital stock of The Grand Valley Irrigation Company, Mesa County, Colorado. IN TRUST to secure note bearing even date herewith for the sum of \$2,200.00 with interest from date on the unpaid balance at the rate of 6% per annum payable monthly in advance. The said principal and interest shall be payable \$24.20 on the first day of each month hereafter until paid and shall be applied First, To the payment of the interest on the unpaid balance of the principal; Second, To the payment at the option of the Association on delinquent taxes, assessments or insurance on property covered by this trust deed; and Third, The remainder of said payments on the principal, until said debt is paid in full. Two months' delinquency in said monthly payments shall, at the option of the holder of this note, render the whole indebtedness due and payable. Delinquent payments shall bear interest at the rate of 8% per annum. Extra payments may be made at any time, but 90 days advance interest shall be charged where the amount prepaid exceeds 20% of original principal amount of this note. To create a reserve fund for taxes and insurance, party of the first part agrees to pay concurrently with the above monthly payments the sum of \$5.00. It is hereby stipulated and agreed that said property shall not be sold or contracted to be sold without the written consent of Association. Upon the breach of this stipulation the Association shall have the right to declare said note due and payable forthwith without notice and to foreclose this Trust Deed. /s/ Mattie Diedrick. Ack. May 29, 1950 by Mattie Diedrick before Vienno V. Thompson, Notary Public, Mesa County, Colorado.
 (N. P. Seal) Commission expires February 5, 1951.

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STATE OF COLORADO)
 (SS
 COUNTY OF M E S A)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Three (3) Entries, numbered from 57 to 59, both inclusive, constitutes a true and correct Abstract of Title, showing all instruments which appear of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, from February 23, 1944 at 2:19 o'clock P. M. up to June 2, 1950 at 8:00 o'clock A. M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado
 June 2, 1950 at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY

By Richard B. Williams
 President

*OK but
 release
 of 59 not
 shown
 in abstract
 a w*

No. C-28811

Continuation of

A B S T R A C T O F T I T L E

to

The West 100 feet of a tract of land described as follows: Beginning at the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence West 423.62 feet, thence South to a point whence the Center of the East end Pier No. 2 of the State Bridge bears North 57°30' West 558.5 feet, more or less, thence South 57°30' East to a point South of the place of beginning, thence North to the beginning; being in that portion of Lot Two (2), Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, lying West of the North and South center line of said Section Twenty-three (23), in Mesa County, Colorado.

From June 2, 1950 at 8:00 o'clock A. M.

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60.

Mattie Diedrick
to
Helen G. Gilstrap

WARRANTY DEED \$1.00 and other #622182
valuable consideration Book 629
Dated January 3, 1955 Page 227
Filed January 4, 1955
at 3:00 o'clock P. M.

Conveys: The W 100 feet of a tract of land described as follows: Beginning at the center of Sec. 23, Twp. 1S. R. 1W. U. M., thence W 423.62 feet, S to a point whence the center of the E end Pier No. 2 of the State Bridge bears N 57°30' W 558.5 feet, more or less, thence S 57°30' E to a point S of the place of beginning, thence N to the beginning; being in that portion of Lot 2, Sec. 23, Twp. 1S. R. 1W. U. M., lying W of the N and S center line of said Sec. 23, in Mesa County, Colorado. Subject to a Trust deed for the use of Mesa Federal Savings and Loan Association, recorded in book 526 at page 273 of the records of the County Clerk and Recorder of Mesa County, Colorado, which deed of trust and the obligation secured thereby the grantee assumes and agrees to pay and subject to taxes for the year 1954, payable in 1955 and subsequent taxes. (IRS \$1.10) /s/ Mattie Diedrick.
Ack. January 3, 1955 by Mattie Diedrick, before Ruth McKeel, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires September 2, 1956.

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61.

Public Trustee, Mesa County
to
Present owner or owners

RELEASE DEED \$2.00 #622226
Dated January 5, 1955 Book 629
Filed January 5, 1955 Page 244
at 10:02 o'clock A. M.

Releases: All that property conveyed in Trust, in and by Document No. 521065, the same being that certain Deed of Trust, executed by Mattie Diedrick, dated May 29, 1950 and recorded June 1, 1950 in book 526 on page 273 to secure to Mesa Federal Savings and Loan Association of Grand Junction, payment of note indebtedness. INDEBTEDNESS PAID.
/s/ Burrell C. Reynolds, Public Trustee, in said County of Mesa.
Ack. January 5, 1955 by Burrell C. Reynolds, Public Trustee, before Lena A. Williams, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires September 23, 1957.

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62.

Helen G. Gilstrap
to
Melvin B. Seevers

WARRANTY DEED \$10.00 and other #640754
good and valuable considerations Book 653
Dated July 12, 1955 Page 156
Filed July 13, 1955
at 9:00 o'clock A. M.

Conveys: W 100 feet of a tract of land described as follows: Beginning at the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence W 423.62 feet, S to a point whence the center of the E end Pier No. 2 of the State Bridge bears N 57°30' W 558.5 feet, more or less, thence S 57°30' E to a point S of the place of beginning, thence N to the beginning, being in that portion of Lot 2, Sec. 23, Twp. 1S. R. 1W. U. M. lying W of the N and S center line of said Sec. 23, in Mesa County, Colorado. Subject to taxes and assessments due and payable in 1956, and thereafter, which party of second part assumes and agrees to pay. (IRS \$5.50) /s/ Helen G. Gilstrap.

Ack. July 12, 1955 by Helen G. Gilstrap, before Vienno V. Thompson, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires February 1, 1959.

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

63.

Melvin B. Seevers
to
Public Trustee, Mesa County,
for the use of Mesa Federal
Savings and Loan Association
of Grand Junction

TRUST DEED \$4,000.00 #640755
Dated July 11, 1955 Book 653
Filed July 13, 1955 Page 157
at 9:01 o'clock A. M.

Conveys: W 100 feet of a tract of land described as follows: Beginning at the center of Sec. 23, Twp. 1S. R. 1W. U. M., thence W 423.62 feet, thence S to a point whence the center of the E end Pier No. 2 of the State Bridge bears N 57°30' W 558.5 feet, more or less, thence S 57°30' E to a point S of the place of beginning, thence N to the beginning; being in that portion of Lot 2, Sec. 23, Twp. 1S. R. 1W. U. M. lying W of the N and S center line of said Sec. 23, in Mesa County, Colorado. IN TRUST to secure their note bearing even date herewith for the principal sum of \$4,000.00 with interest from date on the unpaid balance at the rate of 6% per annum payable monthly in advance. The said principal and interest shall be payable \$44.00 on the first day of each month hereafter until paid and shall be applied First, To the payment of the interest on the unpaid balance of the principal, Second, To the payment at the option of the Association on delinquent taxes, assessments or insurance on property covered by this trust deed; and Third, The remainder of said payments on the principal, until said debt is paid in full. Two months' delinquency in said monthly payments shall, at the option of the holder of this note, render the whole indebtedness due and payable. Delinquent payments shall bear interest at the rate of 8% per annum. Extra payments may be made at any time, but 90 days advance interest shall be charged where the amount prepaid exceeds 20% of original principal amount of this note. To create a reserve fund for taxes and insurance parties of the first part agree to pay concurrently with the above monthly payments the sum of \$7.00. It is hereby stipulated and agreed that said property shall not be sold or contracted to be sold without the written consent of the Association. Upon the breach of this stipulation the Association shall have the right to declare said note due and payable forthwith, without notice, and to foreclose this trust deed. /s/ Melvin B. Seevers.

Ack. July 12, 1955 by Melvin B. Seevers, before Vienno V. Thompson, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires February 1, 1959.

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

64.

Melvin B. Seevers
to
Dessie L. McGown

WARRANTY DEED \$10.00 and other #643715
good and valuable considerations Book 656
Dated August 9, 1955 Page 539
Filed August 11, 1955
at 10:47 o'clock A. M.

Conveys: W 100 feet of a tract of land described as follows: Beginning at the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence W 423.62 feet, S to a point whence the center of the E end Pier No. 2 of the State Bridge bears N 57°30' W 558.5 feet, more or less, thence S 57°30' E to a point S of the place of beginning, thence N to the beginning; being in that portion of Lot 2, Sec. 23, Twp. 1S. R. 1W. U. M. lying W of the N and S center line of said Sec. 23, in Mesa County, Colorado. Subject to taxes and assessments due and payable in 1956, and thereafter; also subject to balance due

No. 42647
Continuation of
A B S T R A C T O F T I T L E
To

The West 100 feet of a tract of land described as follows: Beginning at the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence West 423.62 feet, thence South to a point whence the center of the East and Pier No. 2 of the State Bridge bears North 57°30' West 558.5 feet, more or less, thence South 57°30' East to a point South of the place of beginning, thence North to the beginning; being in that portion of Lot Two (2), Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, lying West of the North and South center line of said Section Twenty-three (23) in Mesa County, Colorado.

*East
Piece*

From August 11, 1955 at 10:48 o'clock A. M.

#####

65. Mesa County, Colorado
Board of County Commissioners
to
T h e S t a t e

ORDER #668305
Dated May 7, 1956 Filed
Filed May 14, 1956
At 10:10 o'clock A.M.
State of Colorado, County of Mesa, ss
At a regular meeting of the Board of

County Commissioners for Mesa County, Colorado, held at the Court House, in Grand Junction on May 7, 1956, there were present: Roe Saunders, Chairman, Henry Tupper, Commissioner, Gerald Ashby, County Attorney, Annie M. Dunston, Clerk, when the following proceedings, among others, were had and done, to-wit:

A resolution to establish Fruitvale Planning District within the unincorporated portions of Mesa County, Colorado, to regulate and restrict therein the location and use of buildings and land for industry, trade, residence or other uses; to regulate and restrict the height and size of buildings and the size of yards, courts and other open spaces surrounding buildings; to regulate and district the density and distribution of population; to provide for the change and amendment of such regulations and the boundaries of district; to provide for a Board of Adjustment; to provide for enforcement of and to prescribe penalties for violation of the provisions thereof.

Be it resolved by the Board of County Commissioners of Mesa County, Colorado, in lawful meeting assembled; in pursuance of authority conferred by Chapter 92, Session laws of Colorado of 1939 and for the purpose of promoting public health, safety, morals, convenience, order, prosperity and welfare, including, amongst other things, the lessening of congestion in the public streets and highways, securing safety from fire and other dangers, providing adequate light and air, protection of the tax base, and protection of both urban and non-urban development, it is hereby provided as Follows:

FRUITVALE PLANNING DISTRICT MESA COUNTY, COLORADO

Section 1: DISTRICTS

Establishment of Districts

In order to carry out the provisions of this resolution, there are hereby created in the Fruitvale Planning District in Mesa County, Colorado, the following classifications for zoning districts:

- R3, Residential District
- R4, Residential District
- RR, Rural District
- T, Tourist District
- B, Business District
- I, Industrial District

Zoning Map

The Boundaries of these districts are established as shown on a map entitled "Zoning District Map for the Fruitvale Planning District in Mesa County, Colorado, dated the 7th day of May, 1956, which map is hereby made a part of this resolution. (includes property under examination)

(Continued on next sheet)

Section II: APPLICATION OF REGULATIONS

Existing Buildings

The regulations contained herein are not retroactive in their application on existing buildings, but apply only to buildings established after the effective date of this resolution.

Agricultural Buildings and Uses

The provisions of this resolution shall not apply to farm and ranch dwellings and to farm and ranch buildings located on a lot of more than two acres in size with a lot width of more than 200 feet and constructed more than 100 feet from the center line of a public right of way.

General Application

Except as otherwise provided, no buildings, or other structure, or land shall be used, and no building or other structure shall be erected, reconstructed, or structurally altered except in conformance with the regulations herein specified for the district in which such building is located.

Section III: R3, RESIDENTIAL DISTRICT

Uses Permitted

1. One-family dwellings;
2. Two-family dwellings;
3. Public schools, parks, playgrounds, and recreational area;
4. Churches and church schools;
5. Hospitals;
6. Public utility mains, transmission and distribution lines, substations and exchanges;
7. Farm and garden buildings and uses---provided that all such buildings and storage areas are located at least 100 feet from dwellings on other lots;
8. Home occupations;
9. Stands for the sale of agricultural products produced on the premises-- provided such stands maintain the required setbacks stated herein;
10. Identification signs---one per lot, and only if such signs are unlighted, less than 3 square feet in area, and describe the lot upon which they are located;
11. Accessory buildings and uses.

Minimum Lot Area

- Unsubdivided land 21,000 square feet per dwelling unit
- Subdivided land 14,000 square feet per dwelling unit

Minimum Lot Width

- Unsubdivided land 150 feet
- Subdivided land 100 feet

Minimum Setback

- Major highways 100 feet from the center line of the right of way
- Other roads 50 feet from the center line of the right of way.

Minimum Side Yard

For all principal buildings and for accessory buildings when located on the front one-half of the lot . 10 feet.

Minimum Floor Area

For all dwelling units. 800 square feet, except for those dwellings located in the area marked R3 (1) on the Zoning District Map where a minimum of 650 square feet shall be permitted.

No. 65 Continued

Section IV: R4, RESIDENTIAL DISTRICT

Uses Permitted

1. Any use permitted in the R3 District, subject to all requirements specified for such R3 District, unless otherwise stated herein.
2. Multiple family dwellings.

Minimum Lot Area

- Per dwelling on - - -
 - Unsubdivided land 14,000 square feet
 - Subdivided land. 10,000 square feet
- Per dwelling unit 5,000 square feet

Minimum Lot Width

- Per dwelling on - - -
 - Unsubdivided land 100 feet
 - Subdivided land 70 feet
- Per dwelling unit 25 feet

Minimum Setback

- Major highways 100 feet from the center line of the right of way
- Other roads 50 feet from the center line of the right of way

Minimum Side Yard

For all principal buildings and for accessory buildings when located on the front one-half of the lot . . . 10 feet

Maximum Height of Buildings . . . 35 feet

Minimum Rear Yard

Principal buildings 20 feet

Minimum Off-Street Parking

- Dwellings one space for every dwelling unit.
- Churches and schools one space for every 100 square feet of auditorium floor area

Minimum Floor Area

For all dwelling units 800 square feet

Section V: RR, RURAL DISTRICT

Uses Permitted

1. Any use permitted in the R3 District;
2. Farm, ranch and agricultural buildings and uses;
3. Resort cabins and lodges;
4. Airports;
5. Cemeteries;
6. Fur farms, kennels, and veterinary hospitals;
7. Mines, quarries, gravel pits, and oil drilling;
8. Riding academies;
9. Radio Transmitting stations;
10. Nurseries and greenhouses;
11. Identification signs---one per lot and only if such signs are less than 10 square feet in area, describe the lot upon which they are located, and are unlighted when such use is not in operation.

Minimum Setback

Major highways 100 feet from the center line of the right of way

Other roads 50 feet from the center line of the right of way

Minimum Lot Area

Per dwelling one acre

Minimum Floor Area

For all dwelling units 650 square feet

Section VI: B, BUSINESS DISTRICT

Uses Permitted

1. Any use permitted in the R4 District;
2. Any general business or retail sales outlet, commercial or wholesale activity, including:
 - automobile repair shops,
 - bakeries,
 - banks,
 - boarding and rooming houses,
 - builders' supply yards and lumber yards,
 - cleaning establishments,
 - dairies,
 - gasoline stations,
 - hotels and motels,
 - laundries,
 - medical and dental clinics,
 - membership clubs,
 - personal service shops,
 - places serving food or beverages,
 - places of amusement or recreation,
 - printing and publishing establishments,
 - private schools,
 - professional offices,
 - resort cabins and lodges,
 - restaurants and tea rooms,
 - storage warehouses,
 - signs for identification and advertising,
 - trailer camps - - - subject to approval of the Board of Adjustment as to location, minimum area per trailer coach space, and required roadway and sanitation facilities with standards adopted by the Trailer Coach Manufacturers' Associations considered minimum requirements.

Minimum Setback

Major highways 100 feet from the center line of the right of way.

Other roads 50 feet from the center line of the right of way.

Minimum Off-Street Parking

For all permitted uses one space for each 200 square feet of floor area.

(Continued on next sheet)

No. 65 Continued

Section VII: I, INDUSTRIAL DISTRICT

Uses Permitted

- 1. All uses not otherwise prohibited by law, provided, however, that none of the following uses shall be established unless approved by the Board of Adjustment:
 - smelting of ore;
 - manufacture of explosives;
 - junk yards;
 - garbage, offal or dead animal dumping or reduction operations;
 - or any addition to any of the foregoing uses.

Section VIII: SUPPLEMENTARY REGULATIONS

Regulations specified in other sections of this resolution shall be subject to the following interpretations and exceptions:

Uses Permitted

Illumination of uses...any light used to illuminate signs, parking areas, or for any other purposes shall be so arranged as to reflect the light away from nearby residential properties, and away from the vision of passing motorists.

Minimum Lot Area and

Minimum Lot Width

Small lots . . . where an individual lot was held in separate ownership from adjoining properties or was platted and recorded at the time of passage of this resolution, and has less area and/or less width than required in other sections of this resolution, such a lot may be occupied according to the permitted uses provided for the district in which such lot is located.

Reduction . . . no part of ~~an area or width~~ required for a lot for the purpose of complying with the provisions of this resolution shall be included as an area or width required for another building.

Adjacent Streets and Roads. . . in measuring the minimum lot area, one-half the area of adjacent streets or roads may be included.

Minimum Setback

Developed areas . . . where lots comprising 50 per cent or more of the frontage on one side of a street between intersecting streets have been improved with buildings at the time of passage of this resolution, the average setback of such buildings shall be the minimum setback required for all new construction in such block.

Minimum Floor Area

In measuring the minimum floor area as required, all measurements shall be along outside walls of the living area, not including garage or carport area.

Minimum Off-Street Parking

Each space shall be not less than 10 feet wide, 20 feet long and 7 feet high and shall have vehicular access to a street or alley.

Section IX: NON-CONFORMING USES

Except as provided in this section, the lawful use of any building or land existing at the time of enactment of this resolution, or of any amendments to this resolution, may be continued even though such use does not conform to the requirements of this resolution.

Repairs and Maintenance

Ordinary repairs and maintenance of a non-conforming building shall be permitted.

Restoration

A non-conforming building which has been damaged by fire or other causes may be restored to its original condition, provided such work is commenced within one year of such calamity.

Abandonment

Whenever a non-conforming use has been discontinued for a period of one year, such use shall not thereafter be re-established, and any future use shall be in conformance with the provisions of this resolution.

No. 65 Continued

Change in Use

A non-conforming use shall not be changed to a use of lower, or less restrictive classification; such non-conforming use may, however, be changed to another use of the same or higher classification.

Extensions

A non-conforming use shall not be extended.

Section X: BOARD OF ADJUSTMENT, VARIANCES

Power and Duties

The Board of Adjustment shall have the following powers and duties, all of which shall be exercised subject to the laws of the State of Colorado and subject to appropriate conditions and safeguards, in harmony with the purpose and intent of this resolution and in accordance with the public interest and the most appropriate development of the area.

1. To hear and decide appeals from, and review any order, requirement, decision or determination made by an administrative official charged with enforcement of the regulations established by this resolution.
2. To hear and decide requests for special exceptions as referred to such Board in other sections of this resolution.
3. To authorize upon appeal in specific cases variances from the terms of this resolution, where, by reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to owners of said property from a strict enforcement of this resolution.

Procedure

The Board of Adjustment shall hold a public hearing on all applications and appeals with the following special conditions required:

1. A notice of said hearing shall be provided either by legal publication in a newspaper of general circulation within the County, by posting notice signs on the premises of the property in question, or by mailing a written notice of said hearing to owners of property within 300 feet of the property in question.
2. For applications for variances relating to the use requirements of this resolution, a fee of \$10.00 shall be charged to cover the cost of advertising and processing. For all other applications a fee of \$5.00 shall be charged to cover such costs.
3. Unless otherwise stated in the Board of Adjustment minutes, all variances permits shall be valid for a period of time not to exceed twelve months from the time such variance is granted.

Organization

A Board of Adjustment for the Fruitvale Planning District in Mesa County, Colorado, is hereby established. The word "Board", when used in this section, shall be construed to mean the three members of the Fruitvale District Planning Commission.

Until otherwise provided, the members of the Board shall serve without compensation.

Any member of the Board of Adjustment may be removed for cause by the Board of County Commissioners upon written charges and after a public hearing. Vacancies shall be filled for the unexpired term in the same manner as in the case of original appointments.

The Board of County Commissioners may appoint associate members of such Board, and in the event that any regular member be temporarily unable to act owing to absence from the County, illness, interest in a case before the Board, or any other cause, his place may be taken during such temporary disability by an associate member designated for the purpose.

Meetings of the Board of Adjustment shall be held at the call of the Chairman and at such other times as the Board in its rules of procedure may specify. The Chairman, or in his absence, the acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board of Adjustment shall be open to the public.

(Continued on next sheet)

The Board shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. The Board may adopt supplemental rules of procedure not inconsistent herewith.

Section XI: AMENDMENTS

General Procedure

Amendments to this resolution shall be in accordance with the laws of the State of Colorado which require the following action before adoption of any such amendment:

1. Study and recommendation on the proposed amendment by the Fruitvale District Planning Commission.
2. Study and recommendation on the proposed amendment by the County Planning Commission.
3. Completion of a public hearing before the Board of County Commissioners after at least 30 days' notice of the time and place of such hearing shall have been given by at least one publication in a newspaper of general circulation within the county.

Special Procedure

Before submitting a report and recommendation on any proposed amendment to this resolution, as required in No. 1 above, the Fruitvale District Planning Commission shall hold a public hearing on the proposed amendment with the following special conditions required:

1. A notice of said hearing shall be provided either by legal publication in a newspaper of general circulation within the County, by posting notice signs on the premises of the property in question, or by mailing a written notice of said hearing to owners of property within 300 feet of the property in question.
2. For proposed amendments to the "Zoning District Map", a fee of \$15.00 shall be charged to cover the cost of advertising and processing. For all other proposed amendments, a fee of \$5.00 shall be charged to cover such costs.

Section XII: INTERPRETATION, CONFLICT WITH OTHER LAWS

In their interpretation and application, the provisions of this resolution shall be held to be minimum requirements adopted for the promotion of the public health, safety and welfare. Whenever the requirements of this resolution are at variance with the requirements of any other lawfully adopted rules, regulations or resolutions, the more restrictive, or that imposing the higher standards shall govern.

Section XIII: DEFINITIONS

For the purpose of this resolution certain words or phrases are defined as follows:

When not inconsistent with the content, words used in the present tense include the future; words in the singular number include the plural number; words in the plural number the singular number and the masculine includes the feminine.

"Accessory Building"

A detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use, and not including those buildings defined herein as farm and garden buildings.

"Accessory Use"

A use naturally and normally incidental to, subordinate to and devoted exclusively to the main use of the premises.

"Board and Rooming House"

A building or portion thereof which is principally used to accommodate, for compensation, five or more boarders or roomers, not including members of the occupant's immediate family who might be occupying such building. The "compensation" shall include

(Continued on next sheet)

No. 65 Continued

compensation in money, services or other things of value.

"Building"

Any permanent structure built for the shelter or enclosure of persons, animals, chattels or property of any kind, and not including advertising sign boards or fences.

"Dwelling"

Any building or portion thereof which is used as the private residence or sleeping place of one or more human beings, but not including hotels, motels, tourist courts, trailers, resort cabins, clubs, hospitals, or similar uses.

"Dwelling, One-Family"

A detached building designed exclusively for occupancy by one family.

"Dwelling, Two-Family"

A detached building designed exclusively for occupancy by two families living independently of each other.

"Dwelling, Multiple-Family"

A building, or portion thereof, designed for or occupied by three or more families living independently of each other.

"Family"

An individual or two or more persons related by blood or marriage; or a group of not to exceed five persons (excluding servants) living together as a single house-keeping unit in a dwelling unit.

"Home Occupation"

Any use conducted principally within a dwelling and carried on by the inhabitants, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof.

"Lot"

A parcel of real property as shown with a separate and distinct number or letter on a plat recorded in the Mesa County Court House, or when not so platted, in a recorded subdivision a parcel of real property abutting upon at least one public street and held under separate ownership.

"Non-Conforming Buildings"

A building or structure or portion thereof built prior to the effective date of this resolution, or any amendment thereto and conflicting with the provisions of this resolution applicable to the zone in which it is situated.

"Non-Conforming Use"

The use of a structure or premises conflicting with the provisions of this resolution.

"Outdoor Advertising Signs"

Any card, cloth, paper, metal, painted, wooden, glass, plaster, stone, or other sign of any kind placed for outdoor advertising purposes on the ground, or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever.

"Person"

The word "Person" shall also include association, firm, co-partnership or corporation.

"Street"

A public thoroughfare which affords the principal means of access to abutting property.

"Setback"

The distance extending across the full width of the lot between the centerline of the adjoining street and the nearest line or point of the building.

"Subdivided Land"

Land located within a subdivision approved by Mesa County Officials, recorded in the office of the County Clerk, and having lot sizes of approximately one acre or less.

"Structure"

Anything constructed or erected, which requires location on the ground or attached to something having a location on the ground, but not including fences or walls used as fences less than six feet in height, poles, lines, cables, or other transmission or distribution facilities of public utilities.

(Continued on next sheet)

"Use"

The purpose for which land or building is designed, arranged, or intended, or for which either is or may be occupied or maintained.

"Width of Lot"

The distance parallel to the front lot line measured between side lot lines through that part of the building or structure where the lot is narrowest.

Section XIV: VALIDITY

Should any section, clause or provision of this resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not effect the validity of this resolution as a whole or any part thereof, other than the part so declared to be invalid.

Section XV: VIOLATIONS AND PENALTIES

Any person or corporation, whether as principal, agent, employee, or otherwise, who violates any of the provisions of this resolution shall be fined not exceeding one hundred dollars (\$100.00) for each offense, such fine to inure to the County of Mesa. Each day of the existence of any violation shall be deemed a separate offense. The erection, construction, enlargement, conversion, moving or maintenance of any building or structure and the use of any land or building which is continued, operated or maintained, contrary to any provisions of this resolution is hereby declared to be a violation of this resolution and lawful. The District Attorney shall immediately, upon any such violation having been called to his attention, and upon being directed by the Board of County Commissioners, institute injunction, abatement, or any other appropriate action to prevent, enjoin, abate or remove such violation. Such action may also be instituted by any property owner who may be especially damaged by any violation of this resolution. The remedy provided for herein shall be cumulative and not exclusive and shall be in addition to any other remedies provided by law.

Section XVI: REPEALS, EFFECTIVE DATE

All resolutions of the County of Mesa inconsistent herewith to the extent of such inconsistency, and no further, are hereby repealed.

The repeal of any of the above-mentioned resolutions does not revive any other resolution or portion thereof repealed by said resolution.

Such repeals shall not affect or prevent the prosecution or punishment of any person for the violation of any resolution repealed hereby, for an offense committed prior to the repeal.

This resolution shall become effective on the 7th day of May. Certificate of true copy attached May 10, 1956 by Annie M. Dunston, County Clerk.

(Mesa County, Colorado Seal)

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66. For plat of Fruitvale Zoning District see entry No. 66 inside yellow cover sheet at the end of this Abstract.

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

CERTIFIED COPY OF ORDER #727668
Filed September 19, 1958 Filed
At 10:25 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 Friday the 29th day of August, A.D. 1958, there were present: Henry J. Tupper, Chairman, Charles L. Walker, Commissioner, Roe F. Saunders, Commissioner, Thomas K. Younge, County Attorney, Annie M. Dunston, Clerk, when the following proceedings, among others, were had and done, to-wit:

Hearing was held in the office of the County Commissioners in the Court House Annex at 11:00 o'clock A.M. in order to clarify the definition of a Junkyard in Fruitvale Planning District. As there were no interested parties appearing either for or against the amendment on motion of Charles Walker, seconded by Roe Saunders and carried the following amendment under Section 14 and 7 of the Fruitvale Planning District Zoning Resolution was approved:

"Junkyard"

A yard open to the air used for the sale, storage or display of odd pieces of metal, paper, glass and other material which may or may not be wholly or partly assembled into useful objects, motor vehicles or machinery.

And further that Section 7 of the Resolution be amended by adding thereto as permitted uses the following:

Welding and machine shops except forge shops; equipment and supply storage; the manufacture, storage and sale of livestock feed and grains; the fabrication and storage of articles made from concrete and metal. Certificate of true copy attached September 16, 1958 by Annie M. Dunston, County Clerk and ex-officio Clerk of the Board of County Commissioners, Mesa County, Colorado. (Mesa County, Colorado Seal)

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68. Dessie L. McGown
to
Samuel A. McGown and
Dessie L. McGown
as joint tenants

WARRANTY DEED \$10.00 #760760
and other valuable Book 773
considerations Page 491
Dated Jan. 22, 1960
Filed Jan. 27, 1960
At 8:36 o'clock A.M.

Conveys: The West 100 feet of the following tract: Beginning at the center of Sec. 23, T1S. R1W. U. M., thence West 423.62 feet, thence South to the South line of Lot 2 of said Sec. 23, thence SEly along the South line of said Lot 2 to a point S of the point of beginning, thence North to beginning, being the identical property intended to be conveyed by that certain Deed recorded in Book 656 at page 539 of the Mesa County records; together with all ditch, water and accretion rights belonging thereto, including one share of the capital stock of the Grand Valley Irrigation Company. (Consideration less than \$100.00) Subject to taxes and assessments for the year 1960 and thereafter.

/s/ Dessie L. McGown

Ack. January 26, 1960 by Dessie L. McGown before Vienno V. Thompson, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires Feb. 2, 1963

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In the Matter of the Organization
of the Grand Junction Rural Fire
Protection District.

ORDER #717074
Filed April 16, 1958 Filed #5204
At 3:56 o'clock P.M.
In the District Court in and
for the County of Mesa and
State of Colorado.
No. 7097

This matter of the organization
of the Grand Junction Rural Fire Protection District coming before the Court
on this 14th day of July, 1944, the petitioners appearing by Groves and Banks,
their attorneys, and the Court having considered the evidence presented,
including the tax rolls and the last official registry list of the County
of Mesa, State of Colorado, and being fully advised in the premises, DO TH
FIND:

1. That this proceeding has been instituted under the provisions of Chapter 130 of the 1941 Session Laws of the State of Colorado;
2. That the said petition was signed and presented in conformity with said act, and that the allegations of the petition are true;
3. That no protesting petition has been filed in this proceeding;
4. That the petition for the organization of said District was signed by more than fifty taxpaying electors of the proposed District, as therein described and herein created;
5. That the territory of said District lies entirely within the limits of the County of Mesa and State of Colorado;
6. That there are no municipalities having territory within the said District;
7. That immediately upon the filing of such petition on June 15, 1944, the Court by Order fixed a place and this day for the hearing thereon, and thereupon the Clerk of the Court caused notice by publication to be made of the pendency of such petition and the time and place of the hearing thereon, and caused a copy of such notice to be mailed by United States Registered Mail to the Board of County Commissioners of Mesa County, Colorado;
8. That no tract or parcel of real estate used for manufacturing, mining, railroad or industrial purposes, which, together with the buildings, improvements, machinery and equipment thereon situate, has an assessed valuation in excess of \$25,000.00 at the date of filing the petition, is within said District, except the property of the Denver and Rio Grande Western Railroad Company, the Rio Grand Junction Railway Company, the Western Union Telegraph Company, the Grand Valley Rural Power Lines, Inc., the Mountain States Telephone and Telegraph Company, and the Public Service Company of Colorado;
9. And that there has been compliance with the law in all respects and that the Court has jurisdiction to make the within order.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that said District be and the same is hereby organized and given the Corporate name of the Grand Junction Rural Fire Protection District, by which name it shall hereafter be known; that said District is and hereafter shall be a governmental subdivision of the State of Colorado and a body corporate with all the powers of a public or quasi-municipal corporation and with all powers conferred by law to fire protection districts; and that the boundaries of said District

(continued)

No. 69 continued:

be and they are hereby defined as follows, to-wit: (Includes property under examination) provided, that the property of the Denver and Rio Grande Western Railroad Company, the Rio Grand Junction Railway Company, the Western Union Telegraph Company, the Grand Valley Rural Power Lines, Inc., the Mountain States Telephone and Telegraph Company, and the Public Service Company of Colorado shall not be included in said District.

Done by the Court: /s/ George W. Bruce, Judge.

Certificate of true copy attached April 16, 1958 by Lucy E. Hogan, Clerk of the District Court By Norabelle Easley, Deputy. (Mesa County, Colorado, District Court Seal).

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70. Samuel A. McGown and
Dessie L. McGown
to
Public Trustee, Mesa
County, Colorado, for
the use of Mesa Federal
Savings and Loan Association
of Grand Junction

TRUST DEED \$7,200.00 #760762
Dated Jan. 22, 1960 Book 773
Filed Jan. 27, 1960 Page 493
At 8:38 o'clock A.M.
Conveys: The West 100 feet of the following tract: Beginning at the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 423.62 feet, thence South to the South line of Lot 2 of said Section 23, thence Southeasterly along the South line of said Lot 2 to a point South of the point of beginning, thence North to beginning, being the identical property intended to be conveyed by that certain Deed recorded in Book 656 at page 539 of the Mesa County records; together with all ditch, water and accretion rights belonging thereto, including one share of the capital stock of the Grand Valley Irrigation Company. In Mesa County, Colorado. (and other property) IN TRUST to secure promissory note bearing even date herewith for the principal sum of \$7,200.00 with interest from date on the unpaid balance at the rate of $6\frac{1}{2}\%$ per annum payable monthly in advance. The said principal and interest shall be payable \$62.65 on the first day of each month hereafter until paid and shall be applied FIRST, To the payment of the interest on the unpaid balance of the principal; SECOND, To the payment at the option of the Association on delinquent taxes, assessments or insurance on property covered by this trust deed; and THIRD, The remainder of said payments on the principal, until said debt is paid in full. Two months' delinquency in said monthly payments shall, at the option of the holder of this note, render the whole indebtedness due and payable. Delinquent payments shall bear interest at the rate of 8% per annum. Extra payments may be made at any time, but 90 days advance interest shall be charged where the amount prepaid exceeds 20% of original principal amount of this note. To create a reserve fund for taxes and insurance, parties of the first part agree to pay concurrently with the above monthly payments the sum of \$11.15. It is hereby stipulated and agreed that said property shall not be sold or contracted to be sold without the written consent of Association. Upon the breach of this stipulation the Association shall have the right to declare said note due and payable forthwith, without notice, and to foreclose this trust deed.

/s/ Samuel A. McGown, Dessie L. McGown
Ack. January 26, 1960 by Samuel A. McGown and Dessie L. McGown before Vienno V. Thompson, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Feb. 2, 1963

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

71. Public Trustee,
Mesa County, Colorado
to
present owner or owners

RELEASE DEED \$2.00 #760821
Dated January 27, 1960 Book 773
Filed Jan. 27, 1960 Page 519
At 3:37 o'clock P. M.
Releases: All that property conveyed in
trust in and by Document No. 640755

the same being that certain Deed of Trust executed by Melvin B. Seevers, dated July 11, 1955 and recorded July 13, 1955 in Book 653 at page 157, to secure to Mesa Federal Savings and Loan Association of Grand Junction, the payment of the indebtedness.

INDEBTEDNESS PAID.

/s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa.
Ack. January 27, 1960 by Burrell C. Reynolds, Public Trustee before Lena A. Williams, Notary Public, Mesa County, Colorado.
(N.P. Seal)

Commission expires Sept. 6, 1961

-o-----oo----o-

72 Mesa County Planning Commission
to
The State

AMENDED SUBDIVISION #741347
REGULATIONS 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 or 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.)

--o-----oo-----o-

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

CERTIFIED COPY OF ORDER

Filed December 17, 1959

At 10:15 o'clock A.M.

#758144

Filed

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 Tupper and carried the following resolution amending page two and page seven of the Amended Subdivision 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 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 1

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 subdivision.
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 subparagraph 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.

Page seven-

Section V

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.

(continued on next sheet)

113056

Recorded at 3:52 o'clock PM Oct. 7, 1963
Reception No. 850029 856-301 Clerk and Recorder

PARTIAL RELEASE OF DEED OF TRUST BY THE PUBLIC TRUSTEE

Know All Men by These Presents, That, Whereas, SAMUEL A. MCGOWN and
DESSIE L. MCGOWN

of the County of Mesa, in the State of Colorado, by their certain DEED OF TRUST dated the
22nd day of January, A. D. 19 60, and duly recorded in the office of the
County Clerk and Recorder of the County of Mesa, in the State of Colorado, on the 27th
day of January, A. D. 19 60, in book 773 of said County records, on page 493, con-
veyed to the Public Trustee in said County of Mesa, certain real estate in said Deed of Trust described
in trust to secure to the order of Mesa Federal Savings and Loan Association of Grand
Junction

the payment of the indebtedness mentioned therein.

AND WHEREAS the said Samuel A. McGown and Dessie L. McGown by the payment
of the sum of \$600.00 duly endorsed upon said note as of October 4, 1963 has partially
paid and partially satisfied said note, together with all interest and charges thereon, according to its
tenor;

NOW, THEREFORE, At the request of the legal holder of the indebtedness secured by said Deed
of Trust, and in consideration of the premises, and in further consideration of the sum of Two Dollars,
to me in hand paid, the receipt whereof is hereby acknowledged, I, as the Public Trustee in said County
of Mesa, do hereby remise, release and quit-claim unto the present owner or owners of said real estate
and unto the heirs, successors and assigns of said owner or owners forever, all the right, title and in-
terest which I have in and to the said real estate, as such Public Trustee, in said Deed of Trust men-
tioned; and more particularly described as follows, to-wit:

All that part of Lot 2, Sec. 23, Township 1 South, Range 1 West, lying
South of the following described land: Beginning at a point which is 323.62 feet
West of the center of Sec. 23, Township 1 South, Range 1 West, Ute Meridian,
thence South 460 feet, thence West 100 feet, thence North West to a point which
is 370 feet South and 523.62 feet West of center of said Sec. 23, thence North
370 feet thence East 200 feet more or less to point of beginning, reserving
the right of the Grantors to waste water upon the land being herein conveyed.

situate, lying and being in the County of Mesa and State of Colorado, as to the above described real
estate only.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the privileges and appur-
tenances thereto belonging forever. And further, that the said Trust Deed is, by these presents,
to be considered as fully and absolutely released, cancelled and forever discharged as to the above
described real estate only.

WITNESS my hand and seal, this 7th day of October, A. D. 19 63.

Donald W. Kanaly (Seal)
As the Public Trustee in said County of Mesa.

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

The foregoing instrument was acknowledged before me this
7th day of October, 19 63,

by Donald W. Kanaly as the
Public Trustee in said County of Mesa, Colorado.
Witness my hand and Official Seal.

My Commission expires September 6, 1965.

Susan A. Williams
Notary Public.

The Public Trustee in said County of Mesa:

Please execute this release the indebtedness secured by the above mentioned Deed of Trust hav-
ing been partially paid and partially satisfied.

MESA FEDERAL SAVINGS AND LOAN ASSOCIATION
OF GRAND JUNCTION
The legal holder of the indebtedness secured by said Deed of Trust.

By [Signature]
Secretary

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

#850894
Filed

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-

75

State of Colorado
County of Mesa 1 ss.

Recorded at 4:29 o'clock P.M. NOV 6
Reception No. 878040

Amie M. Dunston
Recorder.

BOOK 875 PAGE 962

123413

RECORDER'S STAMP



THIS DEED, Made this 4th day of November, in the year of our Lord one thousand nine hundred and sixty-four between

SAMUEL A. MCGOWN and DESSIE L. MCGOWN

of the County of Mesa and State of Colorado, of the first part, and

JAMES C. TERRY and MILDRED B. TERRY

of the County of Mesa and State of Colorado, of the second part:

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of

---TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS-----DOLLARS;

to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the following described lot or parcel of land, situate, lying and being in the County of Mesa and State of Colorado, to-wit:

Beginning at a point which is 323.62 feet West of center of Section 23, Township 1 South, Range 1 West, Ute Meridian, thence South 440 feet, thence West 100 feet, thence North 440 feet, thence East 100 feet to the point of beginning; TOGETHER WITH all water, ditch and accretion rights belonging thereto, including One share of the capital stock of the Grand Valley Irrigation Company;

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators do covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensailing and delivery of these presents they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, SUBJECT to taxes and assessments for the year 1964 and thereafter; ALSO SUBJECT to Deed of Trust in favor of Mesa Federal Savings and Loan Assn. recorded in Book 773, Page 493 of the Mesa County records, the balance of \$4,548.49 which grantees assume and agree to pay;

and the above bargained premises to the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Samuel A. McGown [SEAL]
Samuel A. McGown

[SEAL]
Dessie L. McGown [SEAL]
Dessie L. McGown

STATE OF COLORADO,
County of MESA } ss.

The foregoing instrument was acknowledged before me this Sixth day of November, 1964, by Samuel A. McGown and Dessie L. McGown.

My commission expires February 4, 1967 Witness my hand and official seal.

Notary Public.

123413
878040
Page 962
Book 875
Time 4:29
NOV 6 1964

ORCHARD MESA ANNEXATION

ANNEXATION MAP
Filed November 17, 1966
At 8:50 o'clock A. M.

927571
Book 902
Page 434

LEGAL DESCRIPTION

77

Beginning at the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian thence East 425 feet, thence S 02° 37' E 317 feet, thence S 02° 55' E 186.6 feet, thence Southwesterly 1231 feet more or less to a point which is 30 feet South of the Southeast corner of Lot 17, Block 35, Moon & Day Addition to Orchard Mesa Heights Subdivision, thence West 839 feet more or less to a point which is 30 feet North and 50 feet East of the Northeast corner of Lot 1, Block 5, Orchard Mesa Heights Subdivision, thence South 650 feet more or less along a line which is 50 feet East and parallel with the East line of Block 5 of said subdivision to a point on North right of way line of Santa Clara Avenue, thence West along said North right of way line 254 feet more or less to the Westerly right of way line of U.S. Highway 50, thence Southeasterly along the arc of said right of way line 186 feet more or less, thence S 4° 51' W 115.9 feet along said right of way, thence S 24° 40' E 266 feet along said right of way, thence Southeasterly along said right of way 14.1 feet to a point which is N 33° 51' W 96.3 feet from the Southeast corner of the SW¹/₄ SW¹/₄ of Section 23, thence South 80 feet to a point on the South line of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West along said South line of Section 23 1250 feet more or less to a point of intersection with the westerly line of Block 32, Orchard Mesa Heights Subdivision as projected southwesterly, thence Northeasterly along said projection and the Westerly boundaries of Blocks 32 and 31, Orchard Mesa Heights Subdivision and Block 33, Moon & Day Addition for a distance of 1825 feet more or less to the northwest corner of said Block 33, thence Northerly along the easterly right of way line of the Montrose Branch Line of the Denver & Rio Grande Railroad 543 feet more or less to the southwest corner of Lot 9, Block 36, Moon & Day Addition, thence Northeasterly along the westerly line of said Lot 9 155.5 feet to the northwest corner thereof, thence Northeasterly 750 feet more or less to a point on the easterly right of way line of said railroad where it crosses the existing southerly limit of the City of Grand Junction, thence Southeasterly along said existing city limit 412 feet more or less to the East-West centerline of said Section 23, thence East along said centerline 1060 feet more or less to the point of beginning.

NOTES

Perimeter of Orchard Mesa Annexation	10,561 lineal feet more or less
Portion of annexation contiguous with existing city limits	1,897 lineal feet more or less
Total area within boundary of annexation	79.2 acres more or less

LEGEND

Boundary of Orchard Mesa Annexation

Existing Grand Junction City Limits

ENGINEER'S CERTIFICATE

Richard J. Mandeville, Registered Engineer and Land Surveyor, does hereby certify that the accompanying plat and legal description of Orchard Mesa Annexation was prepared under his supervision from records in the offices of the Mesa County Clerk and Recorder and the Assessor.

/s/ Richard J. Mandeville April 12, 1966
(Richard J. Mandeville, Professional Engineer, State of Colorado, Seal)

See Plat in the yellow sheet attached to the cover sheet.

TRANSAMERICA TITLE INSURANCE COMPANY
OF COLORADO



ORDINANCE NO. 1241

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO.

BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the following described territory, situate in Mesa County, Colorado, to-wit:

Beginning at the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence East 425 feet, thence S02°37'E 317 feet, thence S02°55'E 186.6 feet, thence Southwesterly 1231 feet more or less to a point which is 30 feet south of the Southeast corner of Lot 17, Block 35, Moon & Day Addition to Orchard Mesa Heights Subdivision, thence West 339 feet more or less to a point which is 30 feet North and 50 feet East of the Northeast corner of Lot 1, Block 5, Orchard Mesa Heights Subdivision, thence South 650 feet more or less along a line which is 50 feet east and parallel with the east line of Block 5 of said subdivision to a point on the north right of way line of Santa Clara Avenue, thence West along said north right of way line 254 feet more or less to the westerly right of way line of U.S. Highway 50, thence Southeasterly along the arc of said right of way line 186 feet more or less, thence S4°51'W 115.9 feet along said right of way, thence S24°40'E 266 feet along said right of way, thence Southeasterly along said right of way 14.1 feet to a point which is N33°51'W 96.3 feet from the Southeast corner of the SW $\frac{1}{4}$:SW $\frac{1}{4}$ of said Section 23, thence South 80 feet to a point on the south line of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West along said south line of Section 23 1250 feet more or less to a point of intersection with the westerly line of Block 32, Orchard Mesa Heights Subdivision, as projected southwestwardly, thence Northeasterly along said projection and the westerly boundaries of Blocks 32 and 31, Orchard Mesa Heights Subdivision and Block 33, Moon & Day Addition for a distance of 1825 feet more or less to the northwest corner of said Block 33, thence Northerly along the easterly right of way line of the Montrose Branch Line of the Denver & Rio Grande Railroad 543 feet more or less to the southwest corner of Lot 9, Block 36, Moon & Day Addition, thence Northeasterly along the westerly line of said Lot 9, 155.5 feet to the northwest corner thereof, thence Northeasterly 750 feet more or less to a point on the easterly right of way line of said railroad where it crosses the existing southerly limit of the City of Grand Junction, thence Southeasterly along said existing city limit 412 feet more or less to the East-West centerline of said Section 23, thence East along said centerline 1060 feet more or less to the point of beginning.

is hereby annexed to the City of Grand Junction, Colorado

PASSED AND ADOPTED this 2nd day of November, 1966.

Ray C. Washburn
President of the Council

Attest:
Allen C. Tomlinson
City Clerk

effective December 6, 1966

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 1241 PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, AT ITS REGULAR MEETING HELD NOV. 2, 1966.

Allen C. Tomlinson
City Clerk

142170

927574

78

8:50

NOV 17 1966

Filed

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 the 29 day of March A. D. 1968, there were present:

- Edwin Lamm Chairman,
- Paul Heidel Commissioner,
- Clyde Lowe Commissioner,
- David Palo County Attorney,
- Annie M. Dunston Clerk,
- Deputy,

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

As advertised, hearing was had for the Dissolution of the Fruitvale Planning District and Amendment of "Purpose" of Zoning Resolution of the Mesa County Consolidated Zoning Area, which Resolutions were presented by Paul Walker, Planning Director, as follows:

On motion by W. L. Peach, Jr., seconded by C. W. Downing, and unanimously carried, the following resolution was adopted:

WHEREAS the Fruitvale District Planning Commission held a public hearing on February 13, 1968, to consider the question of the dissolution of the Fruitvale Planning District, whose boundaries situate in Mesa County are described as follows:

On one North by the Highline Canal; on the East by a line beginning at the intersection of the Highline Canal and the East line of Section 4, T1S, R1E, Ute Meridian; thence South to the Colorado River; on the South by the Colorado River; on the West by a line beginning at a point on the Highline Canal which is 1320 feet east of 12th Street (27 Road); thence South to Patterson Road (F Road); thence West along said Patterson Road for 2640 feet; thence Easterly, Southerly and Westerly along the perimeter of the City Limits of Grand Junction to its intersection with the Colorado River.

WHEREAS no one appeared to speak either in favor of in opposition to the proposed dissolution of said Fruitvale Planning District; and

WHEREAS the interest of the public would be better served if the Fruitvale Planning District were dissolved;

NOW THEREFORE, BE IT RESOLVED that the Fruitvale District Planning Commission recommends to the Board of County Commissioners that the Fruitvale Planning District be dissolved.

On motion by Orville Jaynes, seconded by Boyd Wilhelm, and unanimously carried, the following resolution was adopted:

WHEREAS the Mesa County Planning Commission held a public hearing on February 13, 1968, to consider the question of the dissolution of the Fruitvale Planning District, whose boundaries situate in Mesa County are described as follows:

On the North by the Highline Canal; on the East by a line beginning at the intersection of the Highline Canal and the East line of Section 4, T1S, R1E, Ute Meridian; thence South to the Colorado River; on the South by the Colorado River; on the West by a line beginning at a point on the Highline Canal which is 1320 feet east of 12th Street (27 Road); thence South to Patterson Road (F Road); thence West along said Patterson Road for 2640 feet; thence Easterly, Southerly, and Westerly along the perimeter of the City Limits of Grand Junction to its intersection with the Colorado River.

159301
Page # 952163
Filed

Book
Time 2:55

April 10, 1968

WHEREAS no one appeared to speak either in favor or in opposition to the proposed dissolution of said Fruitvale Planning District, and

WHEREAS the interest of the public would be better served if the Fruitvale Planning District were dissolved;

NOW THEREFORE, BE IT RESOLVED that the Mesa County Planning Commission recommends to the Board of County Commissioners that the Fruitvale Planning District be dissolved.

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

WHEREAS the Mesa County Planning Commission held a public hearing on February 13, 1968, to establish new zoning districts within the area previously known as the Fruitvale Planning District, such new zoning districts being included in the Mesa County Consolidated Zoning Resolution, and shown by map thereof,

WHEREAS the said new zoning districts would be regulated by the provisions of the Mesa County Consolidated Zoning Resolution;

79 cont' WHEREAS no one appeared in favor of or in opposition to the establishment of proposed zoning districts as shown by map thereof;

WHEREAS the interest of the public would be better served if the proposed zoning districts were established,

NOW THEREFORE, BE IT RESOLVED that the Mesa County Planning Commission recommends the said zoning districts as shown by the said map thereof to the County Commissioners for their approval and adoption, the said map thereof to be signed by George R. Simpson, Chairman, Mesa County Planning Commission.

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

WHEREAS the Mesa County Planning Commission held a public hearing on February 13, 1968 to consider an amendment to the text of the Zoning Resolution of the Mesa County Consolidated Zoning Area, whereby the "Purpose" would be amended to read as follows:

THAT ALL OF THE UNINCORPORATED AREAS WITHIN THE COUNTY OF MESA, STATE OF COLORADO, SHALL BE KNOWN AS "MESA COUNTY CONSOLIDATED ZONING AREA," AND THE FOLLOWING REGULATIONS, RESTRICTIONS, AND PROVISIONS SHALL APPLY THERETO.

WHEREAS no one appeared in favor or in opposition to the proposed change, and

WHEREAS the interests of the public would be better served if this change were made, and

WHEREAS the change is made necessary through the proposed dissolution of the Fruitvale Planning District;

NOW THEREFORE, BE IT RESOLVED that the said "Purpose" of the Zoning Resolution of the Mesa County Consolidated Zoning Area be amended to read as follows and so submitted to the Board of County Commissioners with the recommendation that it be enacted;

THAT ALL OF THE UNINCORPORATED AREAS WITHIN THE COUNTY OF MESA, STATE OF COLORADO, SHALL BE KNOWN AS "MESA COUNTY CONSOLIDATED ZONING AREA," AND THE FOLLOWING REGULATIONS, RESTRICTIONS, AND PROVISIONS SHALL APPLY THERETO.

Motion was made by Paul Walker, seconded by Clyde Lowe and carried that the above resolutions within the Mesa County Planning Commission be adopted as recommended by the Planning Commission.

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 10th.....
day of April.....A. D. 19 68..



Annie M. Dunston
County Clerk

Per.....
Deputy

-o---o---o-

80 For PLAT showing the location of the land described in the foregoing Order see
Entry No. 80 in the yellow cover sheet at the end of this abstract.

-o---o---o-

79
cont'd

STATE OF COLORADO



DEPARTMENT OF
STATE

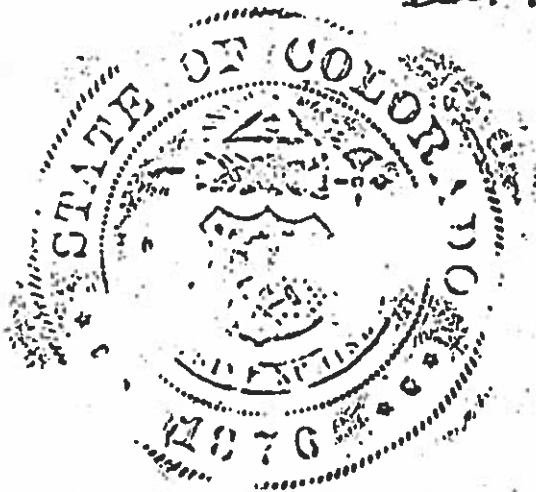
UNITED STATES OF AMERICA, } ss. CERTIFICATE
STATE OF COLORADO. }

*I, Byron A. Anderson, Secretary of
State of the State of Colorado, do hereby certify that*

according to the records of this office, Glade Park Soil Conservation District, which was declared a lawful soil conservation district on November 6, 1957; Upper Grand Valley Soil Conservation District, which was declared a lawful soil conservation district on December 15, 1958, and Lower Grand Valley Soil Conservation District, which was declared a lawful soil conservation district on May 8, 1945, were consolidated under the provisions of 128-1-19, CRS 1963 amended by Senate Bill No. 394, 1971, under the name of MESA SOIL CONSERVATION DISTRICT.

IN TESTIMONY WHEREOF I have hereunto
set my hand and affixed the Great
Seal of the State of Colorado, at the
City of Denver, this Sixth
day of October A. D. 1971

Byron A. Anderson
SECRETARY OF STATE
By *Jeremiah J. Casperly*
DEPUTY



81
10073
Time 3:06 Book --- Page --- #1015051
1008

LEGAL DESCRIPTION OF THE MESA SOIL CONSERVATION DISTRICT
(A Consolidation of the Glade Park, Lower Grand Valley, and
Upper Grand Valley Soil Conservation Districts)

Beginning at a point which is the SE Cor of Sec 36, T5S, R101W 6th P.M. thence S to the SW Cor of Sec 31, T5S, R100W 6th P.M. thence E to the NE Cor of Sec 1, T6S, R101W 6th P.M. thence S to the Mesa-Garfield County Line; thence E on said line to the Divide common to Little Salt Wash on one side and with Corcoran Wash and McKay Fork on the other; thence SE along said divide to the NE Cor of Sec 1, T9S, R100W 6th P.M., thence W to the NW Cor of Sec 3, T9S, R100W 6th P.M. thence S to the SW Cor of Sec 15, T10S, R100W 6th P.M., thence W to the NE Cor of Sec 2, T1N, R1W Ute P.M.; thence S to the SW Cor Sec 13, T1N, R1W Ute P.M., thence E 2 miles to the SE Cor Sec 18, T1N, R1E thence N 2 miles to the NW Cor of Sec 8, T1N, R1E Ute P.M., thence E approx 2 miles to the rim of the "Little Book Cliff" Mesa thence S & E along the rim of the Little Book Cliff Mesa to the S $\frac{1}{4}$ Cor of Sec 33, T10S, R98W, thence E $1\frac{1}{2}$ miles to the NE Cor of Sec 2, T11S, R98W, thence S to the SE Cor of said Sec 2, thence W to the Drainage Divide at a point approx at the N $\frac{1}{4}$ Cor of Sec 11, T11S, R98W, thence S & E along the Drainage Divide to the center of Sec 34, T11S, R95W, thence S.E. to the SW Cor of said Sec 34 which is the intersection of the Drainage Divide with the Delta County line, thence following the county line in a Southwesterly course to a point where the county line intersects with the Gunnison River and Mesa County; thence S along the said county line to the SE Cor Sec 25, T51N, R14W, New Mexico P.M., thence W to the SW Cor Sec 30, T51N, R14W of the New Mexico P.M., thence S along said line to the SW Cor Sec 6, T50W, R14W, thence E to the SE Cor said Sec 6, thence $\frac{1}{2}$ miles S to the W $\frac{1}{4}$ Cor Sec 8, T50N, R14W, thence E to the Mesa-Montrose County Line; thence S 8 miles and West approx 37 miles along said county line to the intersection with the Utah-Colorado State Line, thence N along the Utah-Colorado State Line to the NW Cor of Sec 1, T6S, R105W, 6th P.M., thence E on the First Correction Line to the point of beginning, all in Mesa & Garfield Counties, Colorado, and excluding all incorporated municipalities and areas devoted exclusively to commercial and/or industrial uses.

Also exclude the following:

NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec 27 East of the D & RGW RR; NW $\frac{1}{4}$ NW $\frac{1}{4}$ East of the Gunnison River; SW $\frac{1}{4}$ NW $\frac{1}{4}$ East and South of the I.O.O.F. and A.F. & A.M. cemetery plots; NW $\frac{1}{4}$ SW $\frac{1}{4}$ East 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 $\frac{1}{4}$ East of the Gunnison River in Sec 26, T1S, R1W of the Ute Principal Meridian.

Total area of the combined districts is 1,662,925 acres, more or less.

81 cont'd

82 For the Plat of The Mesa Soil Conservation District see entry # 82 in the yellow sheet attached to the cover sheet.

Transamerica Title Insurance Co

A duly licensed and bonded abstractor, 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 -9- entries numbered 74 to 82 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 January 27, 1960 at 3:38 o'clock P.M.

Beginning at a point which is 323.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence South 440 feet, thence West 100 feet, thence North 440 feet, thence East 100 feet to the point of beginning, in Mesa County, Colorado

FOX RIVER BOND
25% COTTON

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

Dated this 22nd day of June, A.D., 1972, at 8 o'clock A.M.

Transamerica Title Insurance Co

By *Robert B. Williams*
Authorized Signature RB



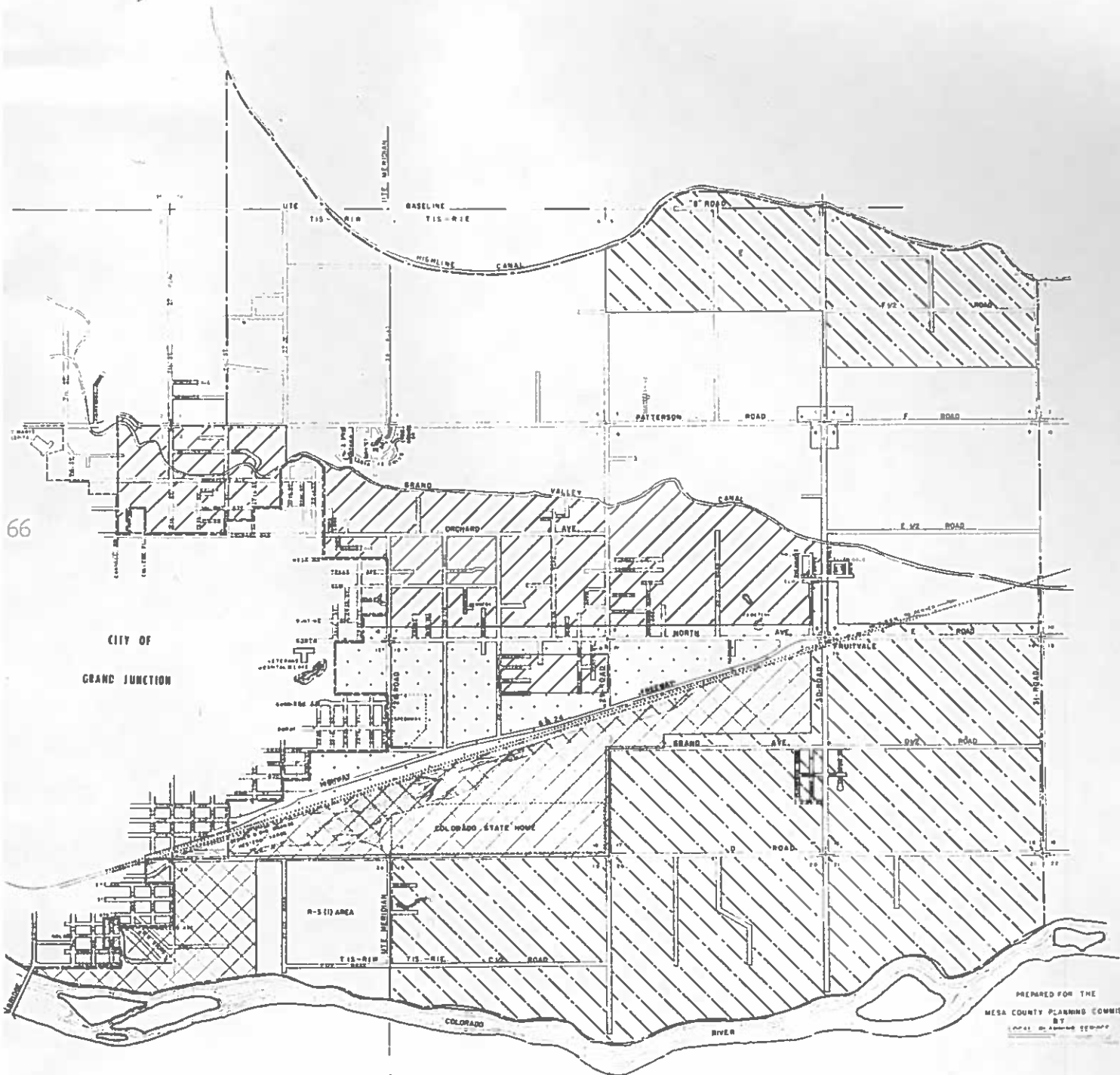
Transamerica Title Insurance Co

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

Abstract No. 80772

ZONING DISTRICT MAP

FRUITVALE PLANNING DISTRICT



66

CITY OF
GRAND JUNCTION

PREPARED FOR THE
MESA COUNTY PLANNING COMMISSION
BY
CAROL D. ANDERSON, ESQ.

LEGEND

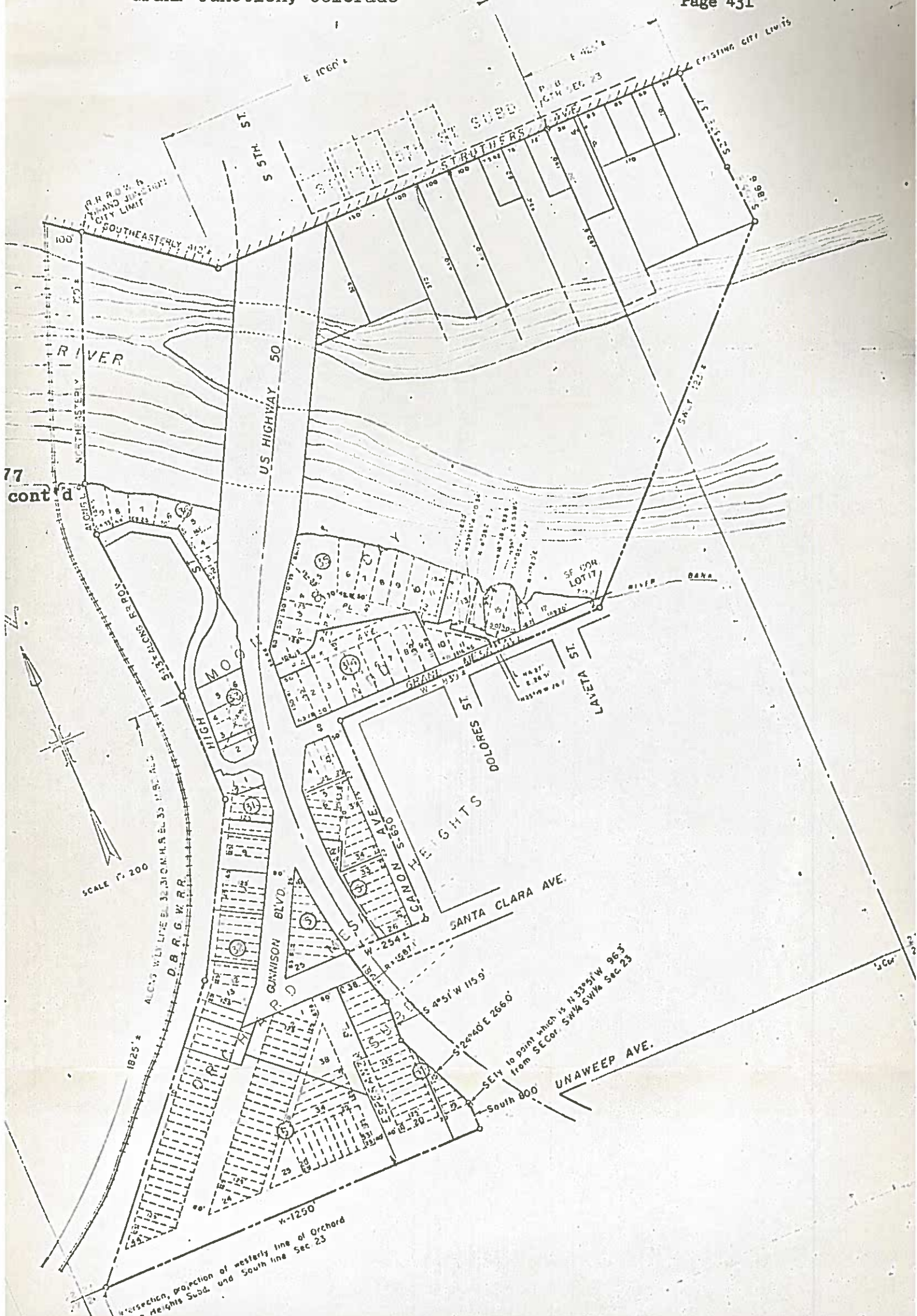
R-3	Residential	
R-4	" " " "	
RR	Rural	
B	Business	
I	Industrial	

DISTRICT BOUNDARIES ARE THE CENTER LINES OF RISES NUMBERED FROM PAUL ROAD NORTH, OR SUCH LINES EXTENDED SECTION LINES. MUNICIPAL CORPORATE LIMITS, NATURAL BOUNDARY LINES SUCH AS STREAMS OR OTHER LINES DRAWN TO SCALE ON THIS MAP.



ANNEXATION MAP
 ORCHARD MESA ANNEXATION
 Grand Junction, Colorado

#927571
 Book 902
 Page 431



77
 cont'd

SCALE 1" = 200'



Intersection, projection of westerly line of Orchard Mesa Heights Subd. and South line Sec 23

