

31778
30735
No. 26497
O-26497
75739
40751

ABSTRACT OF TITLE

TO

Tract n. Lot 2 Section 23, T. 15. R. 1W.
Ctd. lying W of the N and S center line of
said Section 23, Mesa County, Colorado

W. J. ...
L. ...
...

Prepared by
The Mesa County Abstract Co.
Member of Colorado and American Title Associations
128 North Fifth Street
GRAND JUNCTION, MESA COUNTY, COLO.

12-50-1500 I. P. & S. Co.

NO. 15311.

23128
23128

*Buy
River property*

THE MESA COUNTY

ABSTRACT COMPANY

GRAND JUNCTION, COLO.

ESTABLISHED 1885.

INCORPORATED 1893.

The only Set of Abstract Books in Mesa County, Colorado.

ABSTRACT OF TITLE

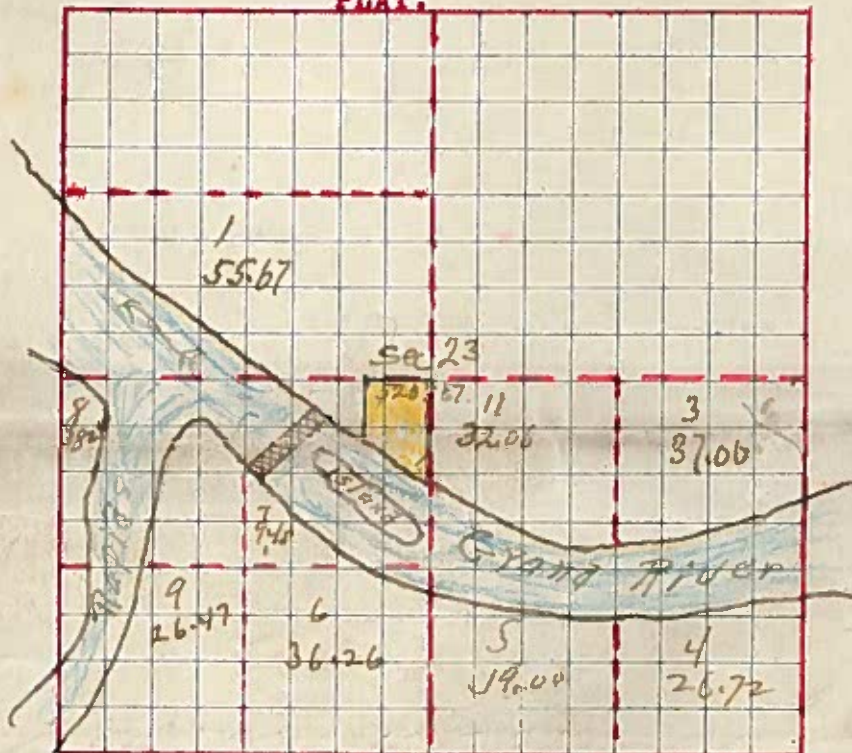
TO

Beginning at the center of Section 23, Twp. 1S, R 1W, Ute Meridian, thence West 423.62 feet: thence South to a point whence 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 place of beginning: thence North to place of beginning, all being in that portion of Lot 8, of Sec. 23, Twp. 1S, R 1W, Ute Meridian, lying west of the North and South center line of said Section 23.

SITUATE IN

MESA COUNTY, STATE OF COLORADO.

PLAT.



(1)

The above and foregoing is a true and correct copy of plat of Sec. 23, Twp. 1S, R 1W, Ute Meridian, as shown of record in the office of the Clerk and Recorder of Mesa County, Colorado.

oo

(15)

1304

John J. Cottrill,
-to-

Trust Deed,
Dated May 1, 1889.
Filed May 8, 1889, 1.20PM.
Con. \$1.00

T. B. Crawford, Trustee for use of T. B. Crawford, County Sheriff of Mesa County, Successor in Trust.) Conveys: All that portion of Lot 2 of Sec. 23, Twp. 1 S. R. 1 W. U.M. lying West of a line drawn through the center of said sec. due North and South, together with all the improvements thereon, containing about five acres of land.

Subject to a certain right of way granted by Jno. M. Biddle to Mesa County for a County Road on the West side of said land. In Mesa County, Colorado. To secure his note bearing even date herewith for \$400. with interest at 10% per annum payable semi-annually on the first days of Nov. and May of each year for 3 years.

Ack. May 1, 1889 before A. J. McCune, County Clerk of Mesa County, Colorado. (Seal) by Frank McClintock, Deputy.
Book 18, Page 54.

oo

(16)

13911

Thomas B. Crawford, Trustee,
-to-
John J. Cottrill.

Release Deed.
Dated May 2, 1892.
Filed May 2, 1892, 3.20PM.
Con. \$1.00

Releases: All that portion of Lot 2 sec. 23, Twp. 1 S. R. 1 W. U.M. lying West of a line drawn through the center of said Sec. 23 due North and South; together with all improvements thereon. Containing about five acres of land, in Mesa County, Colorado. From Trust Deed dated May 1, 1889, recorded May 8, 1889 in Book 18 at page 54 given to secure to Thomas B. Crawford payment of a note. Note paid.

(signed) Thomas B. Crawford, ---
Ack. May 2, 1892 by Thomas B. Crawford --- before Charles R. Williams, a Notary Public of Mesa County, Colo. (seal) Comm. expires July 25, 1894.
Book 34, Page 345.

oo

(17)

13917

John J. Cottrill,
-to-
M. P. Delaney.

Mortgage Deed.
Dated May 2, 1892.
Filed May 2, 1892, 4.35 PM.
Con. \$300.00

Conveys: All that portion of Lot 2 of Sec. 23, Twp. 1 S. R. 1 W. U.M. lying West of a line drawn through the center of said Sec. 23 due North and South, containing about five acres of land and all improvements thereon. In Mesa County, Colorado. To secure the sum of \$300. in manner specified in one certain note bearing even date herewith.

Ack. May 2, 1892 before Wm. A. Marsh, County Judge of Mesa County, Colorado. (Seal).
RELEASED ON MARGIN OF RECORD May 31, 1893 by M.P. Delaney, in the presence of Edwin Shaw, County Clerk.
Book 9, Page 231.

oo

(18)

16851

John J. Cottrill, first party and The Grand Junction Water Company, a corporation of Colorado, second Party.

Agreement.
Dated Feb. 24, 1892.
Filed July 12, 1893, 2.55 PM.

First party 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 hereinafter described, hereby grants second party, its successors and assigns the right to run, construct, operate and maintain a filtering gallery and along Lot 2 in Sec. 23, Twp. 1 S. R. 1 W. U. P.M. in Mesa County, Colorado at a point immediately East 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 four feet in width.

(over)

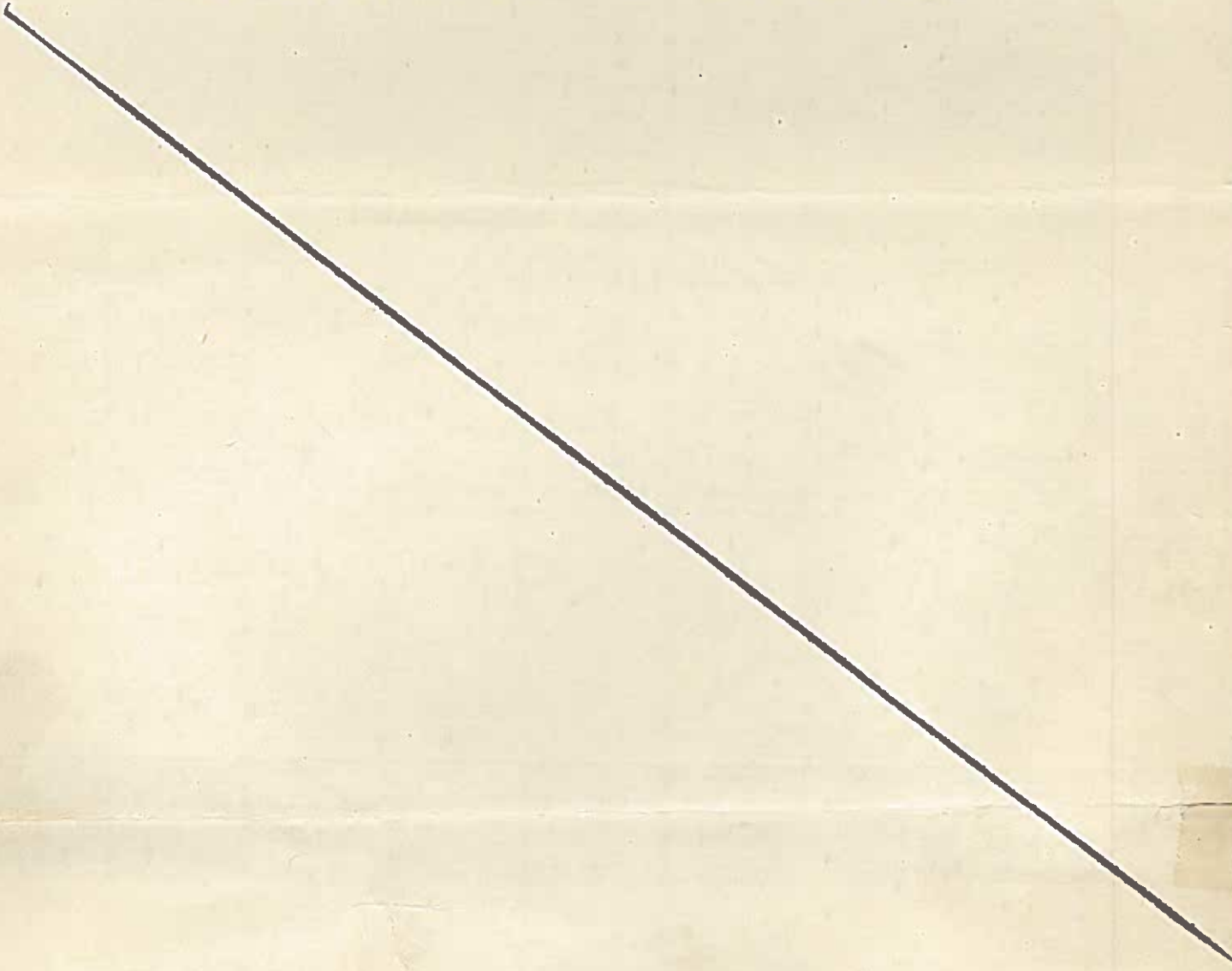
Statement of the Result of the Special Election held December 11, 1915, in The Grand Valley Drainage District, for the purpose of submitting the question: " Shall the Board of Directors of The Grand Valley Drainage District be authorized to enter into the proposed form on contract with the United States.

Pursuant to the provisions of Section 3608 of 2 Mills Annotated Statutes of the State of Colorado (Revised Edition of 1912) the undersigned Milo B. Sharp, Secretary of said District, does make the following statement of the result of the Special Election held in said District on December 11, 1915. Here sets out different polling places in the District. Provides that upon the furnishing of the investigations, surveys, plans and specifications and estimates by the United States Reclamation Service, the District agrees to pay to the United States on or before December 1, 1919 the amount expended thereon by the United States, not to exceed the sum of Thirty Thousand Dollars, without interest until maturity and interest from maturity at 10% per annum. Gives names of judges. ** Total number of votes cast were 539. 477 votes were cast in favor of said question and 60 votes were cast against said question. There being a majority of 417 votes in favor of said question, to-wit: " 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."

Certified to by Milo B. Sharp, Secretary (Official seal)

under date of Dec. 13, 1915.

Filed Dec. 14, 1915, 1.20 P.M. Filed Instrument No. 128899.



(35)

Statement of the Result of the Special Election held November 17
1917 in The Grand Valley Drainage District.
Filed Instrument No. 140900. Filed Nov. 24, 1917, 8.45 A.M.

Certificate of Milo B. Sharp, Secretary of said District of date Nov. 22, 1917 (Dist. Seal) That pursuant to Sec. 3688 of 2 Mills' Annotated Statutes of the State of Colorado, Revised Edition of 1912, the undersigned Milo B. Sharp, the duly elected, qualified and acting Secretary of said District, does hereby make the following statement of the result of the special election held in The Grand Valley Drainage District on Nov. 17, 1917.

Said election was called by order of the Board of Directors of the said District for the purpose of submitting to the qualified electors thereof the question, " Shall the Board of Directors of The Grand Valley Drainage District be Authorized to enter into the Proposed Contract with the United States of America?". (Here follows copies of notices of said election; copy of proposed contract, which set out among other things that the U. S. in consideration of benefits to be derived agrees to pay the said District the sum of \$10000.00 within 30 days after the signature hereof, and the District agrees in accordance with a certain contract dated Dec. 13, 1915, to repay the U. S. the sum of \$35,383.00 in ten equal annual installments, beginning Dec. 1, 1920 with interest on the unpaid portion thereof from date until paid at 5% per annum. Here follows specifications; map of said District, showing boundaries, which shows said district to be bounded on the North by the Stub Ditch, the Grand Valley Canal and The Kiefer Extension, and on the South by the Grand River).

The result of said election was as follows: 720 votes were cast in favor of said question, and 75 votes were cast against said question, there being a majority of 645 votes cast in favor of said question, to-wit: " Shall The Board of Directors of The Grand Valley Drainage District be authorized to enter into the Proposed Contract with the United States of America?"

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THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Thirty-five (35) entries numbered One to Thirty-five (1 to 35) 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 the County of Mesa in the State of Colorado, in any manner affecting or relating to the premises described in the Caption hereto, or any part thereof of the title thereto.

Dated at Grand Junction, Mesa County, Colorado, this 21st. day of December, A.D. 1917, at 8:00 o'clock A.M.

THE MESA COUNTY ABSTRACT COMPANY,

By J. A. Measum _____
Manager.

No. 13732

Continuation of

ABSTRACT OF TITLE

to

Beginning at the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, Mesa County, Colorado, thence West 423.62 feet; thence South to a point whence the center of the East end of Pier #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 beginning, except the West 100 feet thereof; all being in that part of Lot 2, Sec. 23, Township One South, Range One West of the Ute Meridian, lying West of the North South Center line of said Section Twenty-three.

From June 1, 1918 at 3:25 O'Clock P. M.

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38.

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

RELEASE DEED \$2.00 #175208

Dated Jan. 18, 1922
Filed Jan. 18, 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 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 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 1, 1918 recorded June 1, 1918 in Book 178 page 102 to secure the Mesa County Building and Loan Association the payment of one note. Note Paid. Ack. Jan. 18, 1922 before Virginia O. Wallace Notary Public, Mesa county, Colorado (N. P. Seal) Commission expires Aug. 24, 1925

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39.

Treasurer of Mesa County
- to -
Mesa County

TAX SALE \$35.65 #38906

Dated December 19, 1932
Book 28 page 176
Sale of:- Beg. at center Sec. 23, Twp. 1S. R. 1W. W 423.62 ft. S to a pt whence the center

of end Pier #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 in Lot 2, lying W of N and S center line.

REDEEMED as to W 100 ft by John M. Davis May 4, 1923
REDEEMED Balance by J. L. Proper by Beatrice Price May 29, 1937

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

40.

Grand Junction Drainage
District

CERTIFICATE OF BOUNDARIES #289774

Dated July 20, 1915
Filed Oct. 24, 1934 at 4:11 P. M.
Filed Instrument

This instrument is a copy of a resolution of Board of County Commissioners of date July 20, 1915 granting a petition for the organization of The Grand Valley Drainage District and giving the boundaries of The Grand Valley Drainage District, now The Grand Junction Drainage District, and includes the land under examination. Certified to Oct. 23, 1934 by E. W. Jordan, Clerk and Recorder of Mesa County, Colorado, by Fred A. Peck, Deputy County Clerk.

(Mesa County Seal)

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41.

In the Matter of the Petition of Beatrice Proper Price for the Determination of Interests in the Lands and Tenements of James Leonard Proper, Deceased

JUDGMENT AND DECREE

329419

Dated August 16, 1937
Filed November 12, 1937 at 1:25 P. M.
Book 369 page 126
State of Colorado, County of Mesa SS
In the County Court No. 7874

The above entitled cause having come on for hearing this 16th day of August A. D. 1937 upon the petition of Beatrice Proper Price for the determination of interests in the lands and tenements of James Leonard Proper, deceased, and the determination of the descent thereof, the petitioner appearing in person and by her attorney, Eugene H. Mast; the Court having examined the records and files and having heard the evidence introduced in support of the petition filed herein, finds that Beatrice Proper Price filed her application herein in this Court on the 16th day of June A. D. 1937; that on said date and subsequent to the filing of petition, an order was entered by this Court ordering all persons interested in the estate of James Leonard Proper, deceased, to be and appear before this Court on the 4th day of August, A. D. 1937, then and there to set forth the nature and extent of their respective claims in and to the property of said decedent; that said order further provided for a publication of notice of these proceedings in the "Weekly Sentinel," in the manner and for the length of time as by law provided; that by order of Court, the hearing on this said cause was, for good cause shown, duly continued to this date. And the Court having examined the pleadings and heard the evidence in support thereof and being now fully advised in the premises doth find, ascertain and determine that it has full and complete jurisdiction, both of the subject matter of this action and of all parties interested therein; that the value of the real estate forming the subject matter of this action is less than \$2000.00; that the said James Leonard Proper departed this life within the county of Mesa, State of Colorado, on the 8th day of January, A. D. 1936; that at the time of his death he was, and long prior thereto has been, a resident of the county of Mesa, State of Colorado; that he died intestate and that his estate has never been administered upon in any Court in this or any other State. That at the time of his death, the said James Leonard Proper was seized and possessed of the following described real estate situate in the County of Mesa, State of Colorado, to-wit:

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 beginning, except the W 100 feet thereof; all being in that part of Lot 2, Sec. 23, Twp. 1S. R. 1W. U.M. lying W of the North South center line of said Sec. 23.

together with 5 shares of the capital stock of the Grand Valley Irrigation company. That at the time of his death, the said James Leonard Proper was seized and possessed of the following described real estate in the County of Jefferson, State of Colorado, to-wit: (Land in Jefferson County).

That due and sufficient notice has been had of these proceedings as by law required and that the sole and only heirs at law of the said deceased and their interests in the estate of James Leonard Proper at the time of his death were as follows, to-wit

Name	Relationship	Interest
1. James Clair Proper	a son	one-seventh
2. John Arch Proper	a son	one-seventh
3. Rex Leonard Proper	a son	one-seventh
4. Mrs. Faye Proper Ellis	a daughter	one-seventh
5. Mrs. Ferne Proper Houtz	a daughter	one-seventh
6. Mrs. Avis Proper Evans	a daughter	one-seventh
7. Mrs. Beatrice Proper Price	a daughter	one-seventh

That the above named heirs constituted all the legal heirs of the said James Leonard Proper at the time of his death and that all of them are of legal age and none of them is under any legal disability. The Court also finds that Ferne Proper Houtz, a daughter of said decedent, is one and the same person as Ferne Proper Houtz, a daughter of said decedent. Wherefore, It is ordered, adjudged and decreed by the Court that the said individuals above named are the sole heirs at law of James Leonard Proper, deceased and as such became vested with all the right, title and interest which the said deceased enjoyed during his lifetime in and to the property hereinabove described, subject to any liens and encumbrances existing at the time of his death. Done in open Court this 16th day of August, A. D. 1937.

By the Court: Adair J. Hotchkiss, Judge.

Certificate of true copy attached August 16, 1937 by Gladys Moss clerk of the county Court, Mesa County, Colorado by Bertha Bennett Deputy.

(County Court Seal)



42. Homer F. Bedford, Treasurer of the State of Colorado by R. D. Shattuck, Deputy (State Treas. Seal)

- to -
Estate of James Leonard Proper

RECEIPT FOR INHERITANCE TAX #329420

Dated Nov. 1, 1937
Filed November 12, 1937 at 1:26 P. M.
Book 369 page 110

Received of Beatrice Proper Price an heir of the estate of James Leonard Proper, deceased \$1.00 for inheritance tax and fees for examination and issuance of waiver

as itemized below, due to the State of Colorado from said estate, pursuant to an order of the Hon. Adair J. Hotchkiss, Judge of the County Court of Mesa County. Date of death of decedent Jan. 8, 1936. Value of property, gross 1180.00 deductions None net 1180.00 Description of property: Beginning at the center of Sec. 23, Twp. 1S. R. 1W. U.M. thence W 423.62 ft. thence S to a point whence the center of the E end of Pier No. 2 of the State Bridge bears N 57° 30' W 558.5 ft more or less, thence S 57° 30' E to a point S of the Place of beginning, thence N to beginning, except the W 100 ft thereof, all being in that part of Lot 2, Sec. 23, Twp. 1S. R. 1W. U. M. lying W of the North South center line of said Sec. 23, in Mesa County, Colo. together with 5 sh cap. stk of the Grand Valley Irrigation Co. \$1000.00 (Land in Jefferson County).

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43. James Clair Proper, Rex Leonard Proper, Faye Proper Ellis, Ferne Proper Houtz, John Arch Proper, Avis Proper Evans

- to -
Beatrice Proper Price

QUIT CLAIM DEED \$1.00 #329421

Dated August 25, 1937
Filed November 12, 1937 at 1:27 P.M.
Book 369 page 127

Quitclaims: - 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

North 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 beginning, except the W 100 feet thereof; all being in that part of Lot 2, Sec. 23, Twp. 1S. R. 1W. U. M. lying W of the North South Center line of said Sec. 23, together with five shares of the capital stock of the Grand Valley Irrigation Company. (The consideration for this deed is less than \$100.00).

Ack. August 26, 1937 by James Clair Proper before Maggie Peetz Notary public, Cheyenne County, Nebraska.

(N. P. Seal) Commission expires May 25, 1943

Ack. Nov. 1, 1937 by John Arch Proper before Edward M. Humphreys Notary Public, Denver County, Colorado.

(N. P. Seal) Commission expires Jan. 13, 1941

Ack. Sept. 29, 1937 by Rex Leonard Proper before Mario G. Montrezza Notary Public, Santa Clara County, California Commission expires May 25, 1941 (N.P.Seal)

Ack. October 9, 1937 by Faye Proper Ellis before A. H. Crackenberger, Notary Public, Tulsa County, Oklahoma.

(N. P. Seal) Commission expires Aug. 3, 1941

Ack. Oct. 15, 1937 by Ferne Proper Houtz before Ethyl M. Click Notary public, Mesa County, Colorado.

(N. P. Seal) Commission expires Nov. 1, 1939

Ack. September 30, 1937 by Avis Proper Evans before Nina C. Putnam Notary Public, City and County of San Francisco, California.

(N. P. Seal) Commission expires April 1, 1939

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STATE OF COLORADO)
COUNTY OF MESA (SS

THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Six (6) Entries numbered from 38 to 43 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 June 1, 1918 at 3:25 O'Clock P. M. up to November 12, 1937 at 1:28 O'Clock P. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado
November 12, 1937 at 1:28 O'Clock P. M.
THE INDEPENDENT ABSTRACT COMPANY, BY

D. Williams Secretary.



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No. 23128

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Two (2) entries numbered from 44 to 45, inclusive, 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 Nov. 12, 1937 at 1:28 o'clock P. M.

Dated at Grand Junction, Mesa County, Colorado, this Dec. 9, A. D. 1937 at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY E. W. Reeme
Manager.

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

to

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 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, except the West 100 feet thereof, also except the East 150 feet thereof, all being in that part of Lot 2, Sec. 23, Twp. 1S. R. 1W. Ute Meridian, lying West of the North and South center line of said Section 23, in Mesa County, Colorado.

From date June 6, 1938 at 8:00 A.M.

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(47)

Albert Harrison and)	TRUST DEED
Vilma Harrison)	Dated July 25, 1939
to)	Filed July 31, 1939 at 4:13 P.M.
Public Trustee of Mesa County,)	\$1.00
Colorado, for use of Valley)	
Federal Savings and Loan Asso-)	
ciation of Grand Junction)	

Conveys:-Beginning at the center of Sec. 23, Twp. 1S. R. 1W. Ute Meridian; thence West 423.62 feet; thence South to a point whence 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, except the West 100 feet thereof, also except the East 150 feet thereof, all being in that part of Lot 2 Sec. 23, Twp. 1S. R. 1W. Ute Meridian, Mesa County, Colorado, lying West of the North and South center line of said Sec. 23, together with all ditch, lateral and water rights thereto belonging, including 3 shares of the capital stock of the Grand Valley Irrigation Company, together with any and all improvements on the land covered by this contract, 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 6 years after date for principal sum of \$1000.00 with interest from date until paid 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 \$20.00 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. July 25, 1939 by Albert Harrison and Vilma Harrison before Anna M. Wagler, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires Mar. 3, 1940 Book 371 page 475

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(48)

W. S. Meek, Public Trustee)	RELEASE DEED
of Mesa County, Colorado)	Dated Aug. 2, 1939
to)	Filed Aug. 2, 1939 at 10:52 A.M.
Albert Harrison and Vilma Harrison)	\$2.00

Releases:-Beginning at the center of Sec. 23, Twp. 1S. R. 1W. Ute Meridian; thence West 423.62 feet; thence South to a point whence the center of the East end of Pier No.2 of the State Bridge bears North 57°30' East to a point South of the place of beginning; thence North to the place of beginning; except the West 100 feet thereof. All being in that part of Lot 2 Sec. 23, Twp. 1S. R. 1W. Ute Meridian, lying West of the North and South center line of said Sec. 23, in Mesa County, Colorado. Together with all ditch, lateral and water rights thereto belonging, including 5 shares of the capital stock of the Grand Valley Irrigation Company and including all heating, plumbing and lighting fixtures and equipment now or hereafter attached to or used in connection with the premises herein described.

FROM TRUST DEED dated June 3, 1938 recorded June 4, 1938 in Book 361 page 415 to secure The Modern Building and Loan Association the payment of a certain note. Note Paid

Ack. Aug. 2, 1939, 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 379 page 363

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(49)

W. S. Meek, Public Trustee)
of Mesa County, Colorado)
to)
Albert Harrison and Vilma Harrison)

RELEASE DEED
Dated Aug. 2, 1939
Filed Aug. 2, 1939 at 10:51 A.M.
\$2.00

Releases:-Beginning at the center of Sec. 23, Twp. 1S. R. 1W. Ute Meridian; thence West 423.62 feet; thence South to a point whence 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 place of beginning, thence North to place of beginning; except the West 100 feet thereof. All being in that part of Lot 2 Sec. 23, Twp. 1S. R. 1W Ute Meridian, lying West of the North and South center line of said Sec. 23, in Mesa County, Colorado. Together with all ditch, lateral and water rights thereto belonging, including 5 shares of the capital stock of the Grand Valley Irrigation Company; and including all heating, plumbing and lighting fixtures and equipment now or hereafter attached to or used in connection with the premises herein described.

FROM TRUST DEED dated Dec. 6, 1937 recorded Dec. 8, 1937 in Book 361 page 364 to secure The Modern Building and Loan Association a corporation the payment of a certain note.
Note Paid.

Ack. Aug. 2, 1939, 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 379 page 363

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I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Three Entries, numbered 47, 28 and 49) 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 the title to the real property described in the caption of this continuation, subsequent to June 6, 1938 at 8:00 A.M.

Dated at Grand Junction, Colorado, August 2, 1939 at 10:53 A.M.

Ernest Leaverton
Bonded Abstractor



OK 10/9/40

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

T O

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 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, except the West 100 feet thereof, also except the East 150 feet thereof, all being in that part of Lot 3, Section 23, Township 1 South, Range 1 West Ute Meridian, lying West of the North and South center line of said Section 23, in Mesa County, Colorado.

From date August 2, 1939 at 10.53 A. M.

(50)

Albert Harrison and Vilma
Harrison }
to
Public Trustee of Mesa County,
Colorado, for use of Valley
Federal Savings and Loan Asso-
ciation of Grand Junction }

TRUST DEED
Dated October 8, 1940
Filed October 30, 1940 at 3.50 P.M.
\$1.00

Conveys:-Beginning at the center of Sec. 23, Twp. 1 S. R. 1 W. Ute Meridian; thence West 423.62 feet; thence South to a point whence 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, except the West 100 feet thereof, also except the East 150 feet thereof, all being in that part of Lot 2, Sec. 23, Twp. 1 S. R. 1 W. Ute Meridian, Mesa County, Colorado, lying West of the North and South center line of said Sec. 23, together with all ditch, lateral and water rights thereto belonging, including 3 shares of the capital stock of the Grand Valley Irrigation Company, together with any and all improvements on the land covered by this Trust Deed. 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 6 years after date thereof, for the principal sum of \$1050.00, with interest thereon from the date thereof until paid at the rate of 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 \$20.00, 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. October 28, 1940 by Albert Harrison and Vilma Harrison before Anna M. Wagler, Notary Public, Mesa County, Colorado. (N.P.Seal) Commission expires February 27, 1944. Book 388, Page 160

(51)

W. S. Meek, Public Trustee of
Mesa County, Colorado }
to
Albert Harrison and Vilma
Harrison }

RELEASE DEED
Dated October 30, 1940
Filed October 31, 1940 at 9.51 A.M.
\$2.00

Releases:-Beginning at the center of Sec. 23, Twp. 1 S. R. 1 W. Ute Meridian; thence West 423.62 feet; thence South to a point whence 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,

(over)

except the West 100 feet thereof, also except the East 150 feet thereof, all being in that part of Lot 2, Sec. 23, Twp. 1 S. R. 1 W. Ute Meridian, Mesa County, Colorado, lying West of the North and South center line of said Sec. 23, together with all ditch, lateral and water rights thereto belonging, including 3 shares of the capital stock of the Grand Valley Irrigation Company, together with any and all improvements on the land covered by this contract. Together with the improvements now or hereafter erected thereon, including all buildings, etc. etc., in Mesa County, Colorado.

FROM TRUST DEED dated July 25, 1939 recorded July 31, 1939 in Book 371, Page 475, given to secure to Valley Federal Savings and Loan Association of Grand Junction payment of his note. Note paid.

Ack. October 30, 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 392, Page 290

I, Ernest Leaverton, a Bonded Abstracter of the State of Colorado, do hereby certify that the foregoing (consisting of Two Entries, numbered 50 and 51) 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 August 2, 1939 at 10.53 A. M.

Dated at Grand Junction, Colorado, October 31, 1940 at 9.52 A.M.



Ernest Leaverton

Bonded Abstracter.

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

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 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, except the West 100 feet thereof, also except the East 150 feet thereof, all being in that part of Lot 2, Section 23, Township 1 South, Range 1 West Ute Meridian, lying West of the North and South center line of said Section 23, in Mesa County, Colorado.

From date October 31 , 1940 at 9:52 A.M.

Albert Harrison and Vilma Harrison. to Public Trustee of Mesa County, Colorado for use of Valley Federal Savings and Loan As- sociation of Grand Junction.	(52)	TRUST DEED Dated Oct. 27, 1941 Filed Oct. 28, 1941 at 8:10 A.M. Consideration of premiese.
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Conveys: Beginning at the center of Sec. 23, Twp. 1 S., R. 1 W., Ute Meridian; thence West 423.62 feet; thence South to a point whence the center of the East end of Pier No. 2 of the State Bridge bears N. 57° 30' W. 558.5 ft, more or less, thence S. 57° 30' E. to a point S. of the point of beginning, thence North to the point of beginning, except the West 100 feet thereof. Also except the East 150 feet thereof, all being in that part of Lot 2 Sec. 23, Twp. 1 S., R. 1 W. Ute Meridian, Mesa County, Colorado, lying West of the North and South center line of said Section 23, together with all ditch, lateral and water rights thereto belonging, including 3 shares of the capital stock of the Grand Valley Irrigation Company, Mesa County, Colorado, etc., etc.

Given to secure their note bearing even date herewith for the principal sum of \$1600.00 with interest from date on the unpaid balance at 6.6% per annum payable monthly in advance. The said principal and interest shall be payable \$18.25 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. Delinquent payments shall bear interest at 8% per annum, etc. etc.

First parties further agree to pay \$4.00 monthly for taxes, etc.

Ack. Oct. 27, 1941 by Albert Harrison and Vilma Harrison, before Anna M. Wagler, Notary Public, Mesa County, Colorado. (N.P.Seal) Commission expires Feb. 27, 1944.

Book 403, Page 430.

Burrell C. Reynolds, Public Trustee of Mesa County, Colorado. to Albert Harrison and Vilma Harrison.	(53)	RELEASE DEED Dated Oct. 28, 1941 Filed Oct. 28, 1941 at 9:58 A.M. \$2.00
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Releases: Beginning at the center of Sec. 23, Twp. 1 S., R. 1 W., Ute Meridian, thence West 423.62 feet, thence South to a point whence the center of East end of 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 point of beginning, thence North to the point of beginning, except the West 100 feet thereof and also except the East 150 feet thereof, all being in that part of Lot 2, Sec. 23, Twp. 1 S., R. 1 W., Ute Meridian, Mesa County, Colorado, lying West of the North and South center line of said Section 23, together with all ditch, lateral and water

(over)

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

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 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, except the West 100 feet thereof, also except the East 150 feet thereof, all being in that part of Lot 2, Section 23, Township 1 South, Range 1 West Ute Meridian, lying West of the North and South center line of said Section 23, in Mesa County, Colorado.

From date October 31 , 1940 at 9:52 A.M.

(52)

Albert Harrison and Vilma Harrison. to Public Trustee of Mesa County, Colorado for use of Valley Federal Savings and Loan As- sociation of Grand Junction.	}	TRUST DEED Dated Oct. 27, 1941 Filed Oct. 28, 1941 at 8:10 A.M. Consideration of premiasse.
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Conveys: Beginning at the center of Sec. 23, Twp. 1 S., R. 1 W., Ute Meridian; thence West 423.62 feet; thence South to a point whence the center of the East end of Pier No. 2 of the State Bridge bears N. 57° 30' W. 558.5 ft, more or less, thence S. 57° 30' E. to a point S. of the point of beginning, thence North to the point of beginning, except the West 100 feet thereof. Also except the East 150 feet thereof, all being in that part of Lot 2 Sec. 23, Twp. 1 S., R. 1 W. Ute Meridian, Mesa County, Colorado, lying West of the North and South center line of said Section 23, together with all ditch, lateral and water rights thereto belonging, including 3 shares of the capital stock of the Grand Valley Irrigation Company, Mesa County, Colorado, etc., etc.

Given to secure their note bearing even date herewith for the principal sum of \$1600.00 with interest from date on the unpaid balance at 6.6% per annum payable monthly in advance. The said principal and interest shall be payable \$18.25 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. Delinquent payments shall bear interest at 8% per annum, etc. etc.

First parties further agree to pay \$4.00 monthly for taxes, etc. Aok. Oct. 27, 1941 by Albert Harrison and Vilma Harrison, before Anna M. Wagler, Notary Public, Mesa County, Colorado. (N.P.Seal) Commission expires Feb. 27, 1944.

Book 403, Page 30.

(53)

Burrell C. Reynolds, Public Trustee of Mesa County, Colorado. to Albert Harrison and Vilma Harrison.	}	RELEASE DEED Dated Oct. 28, 1941 Filed Oct. 28, 1941 at 9:58 A.M. \$2.00
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Releases: Beginning at the center of Sec. 23, Twp. 1 S., R. 1 W., Ute Meridian, thence West 423.62 feet, thence South to a point whence the center of East end of 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 point of beginning, thence North to the point of beginning, except the West 100 feet thereof and also except the East 150 feet thereof, all being in that part of Lot 2, Sec. 23, Twp. 1 S., R. 1 W., Ute Meridian, Mesa County, Colorado, lying West of the North and South center line of said Section 23, together with all ditch, lateral and water

(over)

rights thereto belonging, including 3 shares of the capital stock of the Grand Valley Irrigation Company together with any and all improvements on the land covered by this Trust Deed. Together with the improvements now or hereafter erected thereon, including all buildings, etc., etc.

From Trust Deed dated Oct. 8, 1940, filed Oct. 30, 1940 and recorded in Book 388 at page 160 given to secure to Valley Federal Savings and Loan Association of Grand Junction payment of their note. Note Paid.

Ack. Oct. 28, 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 401, Page 330.

I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Two Entries, numbered 52 and 53) 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 31, 1940 at 9:52 A.M.

Dated at Grand Junction, Colorado, October 28, 1941 at 9:59 A.M.



Ernest Leaverton

Bonded Abstractor.

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

to

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 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 S of the point of beginning, thence North to the point of beginning, except the West 100 feet thereof, also except the East 150 feet thereof, all being in that part of Lot Two (2), Section Twenty-three (23), Township One (1) South, Range One (1) West of Ute Meridian, lying West of the North and South center line of said Section Twenty-three (23), in Mesa County, Colorado.

From October 28, 1941 at 9:59 o'clock A. M.

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54.

Burrell C. Reynolds
Public Trustee
to
Albert Harrison and
Vilma Harrison

RELEASE DEED \$2.00 #407578
Dated April 19, 1943 Book 414
Filed April 19, 1943 Page 183
at 4:01 o'clock P. M.

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 of 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; except the West 100 feet thereof, also except the E 150 feet thereof all being in that part of Lot 2 Sec. 23, Twp. 1S. R. 1W. U. M. Mesa County, Colorado lying W of the N and S center line of said Sec. 23, Together with all ditch, lateral and water rights thereto belonging including 3 shares of the capital stock of the Grand Valley Irrigation Company, Mesa County, Colorado. Including, but not limited to the equipment now or hereafter installed on said premises. From Deed of Trust dated October 27, 1941 recorded October 28, 1941 in book 403 page 30 to secure Valley Federal Savings and Loan Association of Grand Junction the payment of their note. Note paid.

Ack. April 19, 1943 before Virginia O. Wallace, Notary Public, Mesa County, Colorado (N. P. Seal) C Commission expires March 13, 1946.

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55.

Albert Harrison
Vilma Harrison
to
J.C. Burns

#152,07

WARRANTY DEED \$1.00 and other #407761
good and valuable considerations Book 416
Dated April 19, 1943 Page 309
Filed April 26, 1943
at 3:00 o'clock P. M.

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 E end of Pier #2 of the original 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; Except the W 100 feet thereof. Also except the E 150 feet thereof. All being in that part of Lot 2 Sec. 23, Twp. 1S. R. 1W. U. M. Mesa County, Colorado, lying W of the N and S center line of said Sec. 23, Together with all ditch, lateral and water rights thereto belonging, including 3 shares of the capital stock of the Grand Valley Irrigation Company. Subject to the taxes of 1943 and thereafter. (I. R. S. \$3.30)

Ack. April 22, 1943 before H. C. Gray, Notary Public, Sonoma County, California. (N. P. Seal) Commission expires March 20, 1945.

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STATE OF COLORADO COUNTY OF MESA SS
MESA COUNTY-INDEPENDENT ABSTRACT CO. hereby certifies that the foregoing, consisting of Two (2) Entries numbered 54 and 55, 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 October 28, 1941 at 9:59 o'clock A. M. up to April 27, 1943 at 8:00 o'clock A. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado April 27, 1943 at 8:00 o'clock A. M.

MESA COUNTY-INDEPENDENT ABSTRACT CO. By R. B. Williams Manager.



Continuation of

ABSTRACT OF TITLE

to

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 of Pier No. 2 of the State Bridge bears North 57°30' West 58.5 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, except the West 100 feet thereof, also except the East 150 feet thereof, all being in that part of Lot Two (2), Section Twenty-three (23), Township One (1) South, Range One (1) West of Ute Meridian, lying West of the North and South center line of said Section Twenty-three (23) in Mesa County, Colorado.

From April 27, 1943 at 8:00 o'clock A.M.

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56

J. C. Burns
to
Nettie May Barker

WARRANTY DEED \$1.00 and other
good and valuable consideration
Dated June 18, 1943 #409328
Filed June 18, 1943 Book 416
At 12:10 o'clock P.M. Page 407

CONVEYS: Beginning 223.62 feet W of the center of Sec. 23. T. 1S. R. 1W. U.M. thence W 100 feet, thence S to a point whence the center of the E end of Pier No. 2 of original State Bridge bears N 57°30' W 700 feet more or less, thence S 57°30' E 210 feet, thence N to a point 160 feet S of the E and W center line of said Sec. 23, Thence W 73.62 feet, thence N 160 feet, to the point of beginning, all being in that part of Lot 2 Sec. 23, T. 1S R. 1W. U.M. Mesa County, Colorado, lying W of the N and S center line of said Sec. 23, together with all ditch lateral and water rights belonging thereto, including 2 shares of the capital stock of the Grand Valley Irrigation Company (IRS \$3.30)

Ack. June 18, 1943 before Orlo D. Williams, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires January 20, 1944

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57

Nettie May Barker
to
Nettie May Barker and
J. C. Barker, not in
tenancy in common, but
in joint tenancy, the
survivor of them, their
assigns and the heirs and
assigns of such survivor
forever.

WARRANTY DEED \$1.00 and other
good and valuable consideration
Dated February 7, 1947 #458523
Filed February 7, 1947 Book 467
At 4:55 o'clock P.M. Page 100

CONVEYS: Beginning 223.62 feet, W of the center of Sec. 23. T. 1S.R. 1W.U. M.; thence W 100 feet, thence S to a point whence the center of the E end of Pier #2 of original State Bridge bears N 57°30' W 700 feet, more or less thence S 57°30' E 210 feet; thence N to a point 160 feet S of the E and W center line of said Sec. 23; Thence W 73.62 feet; thence N 160 feet to the place of beginning; all being in that part 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 all ditch and water rights including 2 shares of the stock of Grand Valley Irrigation Company, Mesa County Colorado. (and other properties) (Considerations less than \$100.00)

Ack. February 7, 1947 before Orlo D. Williams, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires January 20, 1948

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J. C. Barker and
Nettie May Barker
to
Public Trustee, Mesa County,
Colorado, for the use of
John Urriola, c/o LaSalle
Hotel Grand Junction,
Colorado.

TRUST DEED \$2,500.00 #476794
Dated January 19, 1948 Book 479
Filed January 20, 1948 Page 52

At 10:00 o'clock A.M.
CONVEYS: Beginning 223.62 feet W of the
center of Sec. 23, T.1S.R.1W.U.M.;
thence W 100 feet, thence S to a point
whence the center of the E end of
Pier #2 of original State Bridge bears

N 57°30' W 700 feet, more or less, thence S 57°30' E 210 feet; thence N to a
point 160 feet S of the E and W center line of said Sec. 23; thence W 73.62 feet
thence N 160 feet to the place of beginning; all being in that part of Lot 2
Sec.23, T.1S.R.1W.U.M., Mesa County, Colorado, lying W of the N and S center line
of said Sec. 23, together with all ditch, lateral and water rights thereto
belongin_ including 2 shares of the capital stock of the Grand Valley Irrigation
Company, Mesa County, Colorado. IN TRUST TO SECURE their note bearing even date
herewith for the principal sum of \$2,500.00 payable on or before 1 year after
date, with interest from date at the rate of 6% per annum, payable at maturity.

Ack. January 19, 1948 before John C. Banks, Notary Public, Mesa County, Colorado
(N. P. Seal) Commission expires March 13, 1951
(Bradford-Robinson form #341A (RC & AF))

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Nettie May Barker and
J. C. Barker
to
Melvin B. Seevers

WARRANTY DEED \$10.00 and #621890
other valuable consideration Book 629
Dated December __, 1954 Page 13
Filed December 30, 1954
At 4:30 o'clock P.M.

CONVEYS: Beginning 223.62 feet W of
the center of Sec. 23, T.1S.R.1W.U.M.; thence W 100 feet; thence S to a point
whence the center of the E end of Pier #2 of original State Bridge bears N 57°30'
W 700 feet more or less; thence S 57°30' E 210 feet; thence N to a point 160
feet S of the E and W center line of said Sec. 23, Thence W 73.62 feet; thence
N 160 feet to the place of beginning; all being in that part of Lot 2 Sec. 23,
T.1S.R.1W. U.M., Mesa County, Colorado, lying W of the N and S center line of
said Sec. 23, Mesa County, Colorado. Together with all ditch, lateral and water
rights thereto belonging including 2 shares of the capital stock of the Grand
Valley Irrigation Company. Subject to the taxes of 1954, payable in 1955 and
thereafter. (IRS \$6.05)

/s/J. C. Barker, Nettie May Barker
Ack. December 30, 1954 by J. C. Barker, Nettie May Barker, before Anthony W.
Williams, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires July 22, 1956

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Public Trustee, Mesa
County, Colorado
to
Present owner or owners

RELEASE DEED \$2.00 #622356
Dated January 6, 1955 Book 629
Filed January 6, 1955 Page 337
At 12:55 o'clock P.M.

RELEASES: All that property conveyed
in trust in and by Document No 476794 the same being that certain deed of trust
executed by J. C. Barker and Nettie May Barker, dated January 19, 1948 and
recorded January 20, 1948 in Book 479 on page 52 to secure to John Urriola the
payment of the indebtedness, INDEBTEDNESS PAID.

/s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa
Ack. January 6, 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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DW

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

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing consisting of Five (5) entries numbered from 56 to 60 both inclusive constitutes a true and correct Abstract of Title showing all instruments appearing of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, from April 27, 1943 at 8:00 o'clock A.M. up to January 6, 1955 at 12:56 o'clock P.M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado
January 6, 1955 at 12:56 o'clock P.M.

THE MESA COUNTY ABSTRACT COMPANY

BY Richard B. Hellicum
Manager

No. 26497

Continuation of

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

to

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 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, except the West 100 feet thereof, also except the East 150 feet thereof, all being in that part of Lot Two (2), Section Twenty-three (23), Township One (1) South, Range One (1) West of Ute Meridian, lying West of the North and South center line of said Section Twenty-three (23) in Mesa County, Colorado.

From January 6, 1955 at 12:56 o'clock P.M.

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61.

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

TRUST DEED \$4,000.00 #624118
Dated January 25, 1955 Book 631
Filed January 26, 1955 Page 461
at 10:59 o'clock A.M.

Conveys: Beginning 223.62 feet West of the center of Section 23, Township 1 South, Range 1 West, of the Ute Meridian; thence West 100 feet; thence South to a point whence the center of the East end of Pier #2 of original State Bridge bears North 57°30' West 700 feet more or less; thence South 57°30' East 210 feet; thence North to a point 160 feet South of the East and West center line of said Section 23; thence West 73.62 feet; thence North 160 feet to the place of beginning; all being that part 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; together with all ditch, water and lateral rights thereto belonging including Two Shares of the Capital Stock of the Grand Valley Irrigation Company. IN TRUST to secure note bearing even date herewith, in the 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 \$10.25. 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 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. January 25, 1955 by Melvin B. Seevers before Vienno V. Thompson, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires February 1, 1955.

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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 One (1) entry, numbered 61, constitutes a true and correct Abstract of Title showing all instruments appearing of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado from January 6, 1955 at 12:56 o'clock A. M. up to January 26, 1955 at 11:00 o'clock A. M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado

January 26, 1955 at 11:00 o'clock A.M.

THE MESA COUNTY ABSTRACT COMPANY

BY Richard B. Williams
Manager

Continuation of

ABSTRACT OF TITLE

To

Beginning 223.62 feet West of the Center of Section Twenty-three (23) Township One (1) South, Range One (1) West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end pier #2 of original State Bridge bears North 57°30' West 700 feet more or less; thence South 57°30' East 210 feet; thence North to a point 160 feet South of the East and West center line of said Section Twenty-three (23); thence West 73.62 feet; thence North 160 feet to the place of beginning; all being in that part of Lot Two (2) lying West of the North and South center line of said Section Twenty-three (23) Township One (1) South, Range One (1) West of the Ute Meridian, in Mesa County, Colorado.

From January 26, 1955 at 11:00 o'clock A. M.

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62.

Melvin B. Seevers
to
Leonard O. Paulson

WARRANTY DEED \$1.00 #636983
and other valuable Book 648
considerations Page 338
Dated June 3, 1955
Filed June 8, 1955
At 9:03 o'clock A. M.

Conveys: Beginning 223.62 ft. W of the center of Sec. 23, Twp. 1S. RLW. U. M., thence W 100 ft.; thence S to a point whence the center of the E end of Pier #2 of original State Bridge bears N 57° 30' W 700 ft., more or less; thence S 57°30' E 210 ft.; thence N to a point 160 ft. S of the E and W center line of said Sec. 23; thence W 73.62 ft. thence N 160 ft. to the place of beginning; all being in that part of Lot 2 Sec. 23, Twp. 1S. RLW. U. M., Mesa County, Colorado, lying W of the N and S center line of said Sec. 23, Mesa County, Colorado. Together with all ditch, lateral and water rights thereto belonging including 2 shares of the capital stock of the Grand Valley Irrigation Company. Subject to the taxes of 1955, payable in 1956 and thereafter. Except a certain deed of trust dated January 25, 1955 by party of the first part to Public Trustee, recorded on page 461 of Book 631, Mesa County Recorder's office, which party of the second part hereby assumes and agrees to pay. (IRS \$6.05)

/s/ Melvin B. Seevers

Ack. June 3, 1955 by Melvin B. Seevers before Thatcher L. Shaw, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires May 27, 1959

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63.

Melvin B. Seevers
to
Leonard O. Paulson

WARRANTY DEED \$1.00 #656709
and other valuable Book 671
considerations Page 408
Dated December 28, 1955
Filed December 31, 1955
At 9:33 o'clock A. M.

Conveys: Beginning 223.62 ft. W of the center of Sec. 23, Twp. 1S. RLW. U. M., thence W 100 ft., thence S to a point whence the center of the East end pier #2 of original State Bridge bears N 57° 30' W 700 feet more or less; thence S 57°30' E 210 feet, thence N to a point 160 feet S of the E and W center line of said Sec. 23; thence W 73.62 feet, thence N 160 feet to the place of beginning; all being in that part of Lot 2, Sec. 23, T1S. RLW. U. M., Mesa County, Colorado, lying W of the N and S center lines of said Sec. 23; Together with all ditch, lateral and water rights thereto belonging, including 2 shares of the capital stock of the Grand Valley Irrigation Company. Subject to the taxes for 1955, payable in 1956 and thereafter. Except a certain Deed of Trust dated January 25, 1955, by party of the first part to Public Trustee, recorded on Page 461, Book 631, Mesa County Recorder's office, which party of second part hereby assumes and agrees to pay. (CORRECTION DEED)

/s/ Melvin B. Seevers

Ack. December 28, 1955 by Melvin B. Seevers before Vienno V. Thompson, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires Feb. 1, 1959

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Leonard O. Paulson and
Vivian L. Paulson
to
Public Trustee, Mesa County,
Colorado for use of Mesa Federal
Savings and Loan Association of
Grand Junction

TRUST DEED \$5,100.00 #656710
Dated December 28, 1955 Book 671
Filed December 31, 1955 Page 410
At 9:34 o'clock A. M.
Conveys: Beginning at a point which is
351.7 ft N and 324 Ft E of the SW corner
of the SW 1/4 NE 1/4 SW 1/4 of Sec. 7, Twp. 1S.
R. 1E. U. M., thence S 143.7 ft, thence
W 60 ft, thence N 143.7 ft, thence E 60

ft to the point of beginning; EXCEPT subject to right of way for road purposes
across the N 30 ft thereof; together with all ditch rights, water and water rights
used therewith and appurtenant thereto, including 1 share of the capital stock of the
the Elm Avenue Water Supply Company., AND Lot 7 in Block 2 of the N. W. Smith
Addition, according to the recorded plat thereof; Together with 1 domestic water
tap on the S. C. Cadman water line, and all water rights and ditch rights used
therewith or appurtenant thereto. AND Beginning 223.62 feet W of the center of
Sec. 23, Twp. 1S. R. 1W. U. M., thence W 100 ft, thence S to a point whence the
center of the E end Pier #2 of original State Bridge bears North 57°30' W 700
ft more or less, thence S 57°30' E 210 ft, thence N to a point 160 ft S of the E
and W center line of said Sec. 23, thence W 73.62 ft, thence N 160 ft to the place
of beginning; all being in that part of Lot 2, Sec. 23, Twp. 1S. R. 1W. U. M.
lying W of the N and S center line of said Sec. 23; Together with all ditch,
water and lateral rights thereto belonging including 2 shares of the capital
stock of the Grand Valley Irrigation Company. AND Lots 1, 2 and 3 in Block 6
of Elmwood Plaza, according to the refiling plat thereof, in the City of Grand
Junction. All in the County of Mesa, Colorado. Except Previous Trust Deeds to
Association recorded at Book 665, Page 466, dated October 25, 1955; at book 594
page 570, Dated November 12, 1953; and at Book 631, page 461, dated January 25,
1955; of the records of the Mesa County Clerk and Recorder; (description in Trust
Deed at Book 631, Page 461, having been described erroneously, at end of des-
cription, as "all being in that part of Lot 2, Twp. 1S. R. 1E. U. M., whereas it
should have been "all being in that part of Lot 2, Twp. 1S. R. 1W. U. M.)

IN TRUST to secure their note bearing even date herewith for the sum of \$5,100.00
with interest from date on the unpaid balance at the rate of 6% per annum pay-
able monthly in advance, The said principal and interest shall be payable \$56.10
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 payment on the principal, until said debt is paid in full. Two months' de-
linquency 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.

/s/ Leonard O. Paulson, Vivian L. Paulson.
Ack. December 30, 1955 by Leonard O. Paulson and Vivian L. Paulson before Vienno
V. Thompson, Notary Public, Mesa County, Colorado
(N. P. Seal) Commission expires February 1, 1959.

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

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing
consisting of Three (3) entries numbered 62, 63 and 64 constitutes a true and
correct Abstract of Title showing all instruments appearing of record or on file
in the office of the County Clerk and Recorder of Mesa County, Colorado from
January 26, 1955 at 11:00 o'clock A. M. up to December 31, 1955 at 9:35 o'clock
A. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado
December 31, 1955 at 9:35 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY
BY Richard B. Williams
Manager. S.B.



No. 31778
Continuation of
A B S T R A C T O F T I T L E
To

Beginning 223.62 feet West of the center of Section Twenty-three (23) Township One (1) South, Range One (1) West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end Pier #2 of original State Bridge bears North 57°30' West 700 feet more or less; thence South 57°30' East 210 feet; thence North to a point 160 feet South of the East and West center line of said Section Twenty-three (23); thence West 73.62 feet; thence North 160 feet to the place of beginning; all being in that part of Lot Two (2) lying West of the North and South center line of said Section Twenty-three (23) Township One (1) South, Range One (1) West of the Ute Meridian, in Mesa County, Colorado.

From December 31, 1955 at 9:35 o'clock A. M.

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65.

Leonard O. Paulson and
Vivian L. Paulson
to
Public Trustee, Mesa County,
Colorado, for the use of Mesa
Federal Savings and Loan Associa-
tion of Grand Junction

TRUST DEED \$24,000.00 #663974
Dated March 21, 1956 Book 680
Filed March 23, 1956 Page 11
At 4:25 o'clock P. M.
Conveys: Beginning 223.62 feet W of
the center of Sec. 23, T1S. R1W. U. M.
thence W 100 feet, thence S to a
point whence the center of the E end
Pier #2 of original State Bridge bears

N 57°30' W 700 feet more or less, thence S 57°30' E 210 feet, thence N to a point 160 feet S of the E and W center line of said Sec. 23, thence W 73.62 feet, thence N 160 feet to the place of beginning; all being in that part of Lot 2, Sec. 23, T1S. R1W. U. M., lying W of the N and S center line of said Sec. 23, Together with all ditch, water and lateral rights thereto belonging including 2 shares of the capital stock of the Grand Valley Irrigation Company, in Mesa County, Colorado (and other property). IN TRUST to secure their note bearing even date herewith for the sum of \$24,000.00 with interest from date on the unpaid balance at 6% per annum, payable monthly in advance. The said principal and interest shall be payable \$240.00 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 of 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. 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 \$39.00.

/s/ Leonard O. Paulson and Vivian L. Paulson
Ack. March 23, 1956 by Leonard O. Paulson and Vivian L. Paulson, before Vienno V. Thompson, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Feb. 1, 1959

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66.

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

RELEASE DEED \$2.00 #663990
Dated March 24, 1956 Book 680
Filed March 24, 1956 Page 26
At 9:51 o'clock A. M.
Releases: All that property conveyed
in trust, in and by Document No.

624118, the same being that certain Deed of Trust executed by Melvin B. SeEVERS, dated January 25, 1955 and recorded January 26, 1955 in Book 631 page 461 to secure to Mesa Federal Savings and Loan Association of Grand Junction, the payment of the indebtedness. INDEBTEDNESS PAID.

/s/ Burrell C. Reynolds, Public Trustee of Mesa County.
Ack. March 24, 1956 by Burrell C. Reynolds, Public Trustee before Lena A. Williams, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Sept. 23, 1957

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67.

Public Trustee, Mesa
County, Colorado
to
presnet owner or owners

RELEASE DEED \$2.00
Dated March 24, 1956
Filed March 24, 1956
At 9:53 o'clock A.M.

#663992
Book 680
Page 28

Releases: All that property conveyed in trust,
in and by Document No. 656710, the same being
that certain Deed of Trust executed by Leonard O. Paulson and Vivian L. Paulson
dated December 28, 1955 and recorded December 31, 1955 in book 671 page 410 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. March 24, 1956 by Burrell C. Reynolds, Public Trustee before Lean A. Williams,
Notary Public, Mesa County, Colorado.
(N.P. Seal) Commission expires September 23, 1957

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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 65, 66 and 67, 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 December 31, 1955 at 9:35 o'clock A.M. up to March 24, 1956 at 9:54 o'clock
A.M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado
March 24, 1956 at 9:54 o'clock A.M.

THE MESA COUNTY ABSTRACT COMPANY
By Richard B. Williams
RB - Manager

GRAND VALLEY SHARES RELEASED, TO PAULSON,
AND SOLD -- NOW NEEDED .

Continuation of

ABSTRACT OF TITLE

To

Beginning 223.62 feet West of the center of Section Twenty-three (23) Township One (1) South, Range One (1) West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end of Pier #2 of original State Bridge bears North 57°30' West 700 feet, more or less; thence South 57°30' East 210 feet; thence North to a point 160 feet South of the East and West center line of said Section Twenty-three (23); thence West 73.62 feet; thence North 160 feet to the place of beginning, all being in that part of Lot Two (2) lying West of the North and South center line of said Section Twenty-three (23) Township One (1) South, Range One (1) West of the Ute Meridian, in Mesa County, Colorado.

From March 24, 1956 at 9:54 o'clock A. M.

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68.

L. Dale Mapel and
Elsie Mapel
vs
Nicola Belcastro,
Fannie Belcastro and
Leonard O. Paulson

CERTIFICATE OF LEVY #708057
Filed Dec. 7, 1957 Book 723
At 10:55 o'clock A. M. Page 91
State of Colorado, County of Mesa, ss
I do hereby certify that by virtue
of a certain writ of execution to me
directed from the District Court of
Mesa County, in favor of L. Dale

Mapel and Elsie Mapel against Nicola Belcastro, Fannie Belcastro and Leonard O. Paulson, dated the 3rd day of December, 1957, I did on this 7th day of December 1957, levy upon the following real estate, to-wit: Tract No. 7: Beginning at a point 223.62 feet West of the center of Section 23, T1S. RLW of U. M., thence West 100 feet, thence South to a point whence the center of the East End of Pier No. 2 of Old State Bridge bears North 57°30' West 700 feet, thence South 57°30' East 210 feet, thence North to a point 160 feet South of the East and West center line of said Section 23, thence West 73.62 feet, thence North 160 feet to the point of beginning, Mesa County, Colorado. (and other property) /s/ E. E. Redmon, Sheriff of Mesa County.

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69.

Leonard O. Paulson
and Vivian L. Paulson
to
Public Trustee, Mesa County,
Colorado, for the use of Ted
J. Treece and Carl J. Treece
care Warren F. Reams, 102
Uranium Center Bldg.

TRUST DEED \$5, 046.56 #713253
Dated Feb. 24, 1958 Book 727
Filed Feb. 25, 1958 Page 179
At 10:01 o'clock A. M.
Conveys: Beginning at a point 223.62
feet West of the center of Sec. 23,
T1S. RLW, U. M., thence West 100 feet,
thence South to a point whence the
center of the East End of Pier No. 2
of Old State Bridge bears North 57°30'

West 700 feet, thence South 57°30' East 210 feet, thence North to a point 160 feet South of the East and West center line of said Sec. 23, thence West 73.62 feet, thence North 160 feet to the point of beginning, Mesa County, Colorado. (and other property) IN TRUST to secure promissory note bearing even date herewith for the principal sum of \$5,046.56 said promissory note payable as follows: \$500.00 payable on principal March 10, 1958 and not less than \$500.00 will be due and payable on or before Sept. 10, 1958 and not less than \$500.00 will be due and payable on or before March 10, 1959 and not less than \$500.00 will be due and payable on or before the 10th day of each and every following September and March until fully paid; provided, however, that said note will be fully paid on or before March 10, 1961. Said note shall bear interest from the date thereof at the rate of 7% per annum payable in installments at the

(Continued on next sheet)



time and times that principal installments are paid and interest shall be paid in addition to the principal payments as required to be paid.

/s/ Leonard O. Paulson, Vivian L. Paulson

Ack. February 24, 1958 by Leonard O. Paulson and Vivian L. Paulson, before Warren F. Reams, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires Aug. 10, 1959

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

ORDER
Dated May 7, 1956
Filed May 14, 1956
At 10:10 o'clock A.M.

#668305
Filed

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 PIANNING 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)

No.70 Continued

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. 70 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.

(Continued on next sheet)

No. 70 Continued

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. 70 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.

(Continued on next sheet)

No. 70 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)

No. 70Continued

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

No. 70 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.

No. 70 Continued

"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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71. For plat of Fruitvale Zoning District see entry #71 inside yellow cover sheet at the end of this Abstract.

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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 sub-
division 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. 72 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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73. Leonard O. Paulson and
Vivian L. Paulson
to
Public Trustee, Mesa County,
Colorado, for the use of Ted
J. Treece and Carl J. Treece
o/o Warren F. Reams, Room 102
Uranium Center Bldg.

TRUST DEED \$4,584.09 #715955
Dated April 1, 1958 Book 729
Filed April 2, 1958 Page 465
At 2:35 o'clock P. M.
Conveys: Beginning at a point 223.62
feet West of the center of Sec. 23, T1S.
R1W. U. M., thence West 100 feet, thence
South to a point whence the center of the
East End of Pier No. 2 of Old State
Bridge bears North 57°30' West 700 feet
thence South 57°30' East 210 feet, thence North to a point 160 feet South of the
East and West center line of said Section 23, thence West 73.62 feet, thence North
160 feet to the point of beginning, in Mesa County, Colorado. (and other property)
IN TRUST to secure promissory note bearing even date herewith for the principal
sum of \$4,584.09 said promissory note payable as follows: \$500.00 payable on
principal September 10, 1958 and the balance of said principal, together with
accrued interest, shall be fully paid no later than April 1, 1959, with interest
thereon from the date thereof at the rate of 7% per annum payable at the time and
times that principal installments are paid and interest shall be paid in addition
to the principal as required to be paid.
/s/ Vivian L. Paulson, Leonard O. Paulson
Ack. April 1, 1958 by Leonard O. Paulson, and Vivian L. Paulson before O. K.
Clifton, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires June 22, 1961

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

RELEASE DEED \$2.00 #716130
Dated April 4, 1958 Book 729
Filed April 4, 1958 Page 544
At 2:35 o'clock P. M.
Releases: All that property conveyed
in trust in and by Document No. 713253
the same being that certain Deed of Trust executed by Leonard O. Paulson and
Vivian L. Paulson, dated February 24, 1958 and recorded February 25, 1958 in book
727 page 179 to secure to Ted J. Treece and Carl J. Treece, the payment of the
indebtedness. INDEBTEDNESS PAID.
/s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa.
Ack. April 4, 1958 by Burrell C. Reynolds, Public Trustee, before Lena A. Williams,
Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Sept. 6, 1961

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75. L. Dale Mapel and Elsie Mapel, Plaintiffs
 vs
 Nicola Belcastro, Fannie Belcastro, and Leonard O. Paulson, defendants

TRANSCRIPT OF JUDGMENT #697983
 DOCKET of the District Book 712
 Court in and for the CountyPage 495
 of Mesa and State of Colorado.
 Civil Docket No. 10599
 Filed July 1, 1957
 At 4:20 o'clock P. M.

Judgment #31,857.18, plus costs and interest; Time of Entry, June 28, 1957, in Civil Order Book 19, page 50.
 Certificate of true copy of Judgment Docket attached June 28, 1957, by Lucy E. Hogan, Clerk of said Court. (Mesa County, Colorado, District Court Seal)

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76. L. Dale Mapel and Elsie Mapel, Plaintiffs
 vs
 Nicola Belcastro, Fannie Belcastro and Leonard O. Paulson, Defendants

AMENDED TRANSCRIPT OF #699055
 JUDGMENT DOCKET Book 713
 of the District Court, Page 450
 in and for the County of Mesa,
 State of Colorado.
 Civil Docket No. 19655
 Filed July 17, 1957
 At 3:45 o'clock P. M.

Judgment 33,251.79; Time of Entry July 5, 1957, in Civil Order Book 19 page
 Certificate of True copy of Judgment Docket, attached July 6, 1957, by Lucy E. Hogan, Clerk of said Court. (Mesa County, Colorado, District Court Seal)

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77. In the Matter of L. Dale Mapel and Elsie Mapel, Plaintiffs
 vs
 Nicola Belcastro, Fannie Belcastro and Leonard O. Paulson, Defendants

SATISFACTION OF JUDGMENT #712058
 Dated Feb. 5, 1958 Book 726
 Filed Feb. 5, 1958 Page 151
 At 4:30 o'clock P. M.
 State of Colorado, Mesa County, ss
 In the District Court of the 7th
 Judicial District of the State of
 Colorado, within and for the County
 aforesaid.

I, Lucy E. Hogan, Clerk, of the District Court, within and for the County of Mesa, do hereby certify that a certain judgment had in said Court, in the above entitled cause, on the 28th day of June, 1957, for damages and costs of suit, and entered of record in Civil Order Book 19, page 53 of the Records of the Court, in favor of L. Dale Mapel and Elsie Mapel, the Plaintiffs, and against Nicola Belcastro, Fannie Belcastro and Leonard O. Paulson, the Defendants, has been fully satisfied, as appears from the Records now remaining in my office.
 /s/ At Grand Junction, County aforesaid, by Lucy E. Hogan, Clerk.
 (Mesa County, Colorado, District Court Seal)

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78. In the Matter of L. Dale Mapel and Elsie Mapel, Plaintiffs
 vs.
 Nicola Belcastro, Fannie Belcastro and Leonard O. Paulson, Defendants

SATISFACTION OF JUDGMENT #714755
 Dated March 17, 1958 Book 728
 Filed March 17, 1958 Page 436
 At 9:27 o'clock A. M.
 State of Colorado, County of Mesa, ss
 No. 10655
 In the District Court of the State of
 Colorado, within and for the County
 aforesaid

I, Lucy E. Hogan, Clerk of the District Court within and for the County of Mesa, State of Colorado, do hereby certify:
 1. That on June 28, 1947, Judgment in the amount of \$31,857.18 was entered in favor of the Plaintiffs in the above entitled action and the same was entered in Judgment Book 19 at page 53 of the records of the District Court of Mesa County, and a Transcript of said Judgment was entered in Book 712 at page 495 of the records of the County Clerk and Recorder of Mesa County; that through inadvertence the case number of said action was erroneously described in said Transcript as being No. 10599 rather than the true case number which is No. 10655 that through inadvertence the page in the Judgment Book of the District Court

(Continued on next sheet)

in which the above Judgment was entered was described as being page 50 rather than the true page which is 53.

2. That on July 6, 1957, an Amended Transcript of Judgment in the amount of \$33,251.79 was entered in favor of the Plaintiffs in the above entitled action, the same being entered in Judgment Book 19 at page 53 of the records of the District Court of Mesa County and a Transcript of said Judgment was entered in Book 713 page 450 of the records of the County Clerk and Recorder of Mesa County; that through inadvertence the Transcript of this Amended Judgment omits the page in the Judgment Book of the District Court at which this Judgment is entered.

3. That the Judgments above described are one and the same judgment and is entered in Book 19 at page 53 of the records of the District Court of Mesa County; that the same has been satisfied in full, as appears from the Records now remaining in my office.

/s/ Lucy E. Hogan, Clerk of the District Court. (Mesa County, Colorado, District Court Seal)

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79.

Stewart Realty, Inc., a Colorado Corporation, Plaintiff
vs
Leonard Paulson, Defendant

TRANSCRIPT OF JUDGMENT #705642
DOCKET of the District Book 721
Court in and for the Page 84
County of Mesa and State of Colorado.
Civil Docket #10842
Filed October 29, 1957
At 2:10 o'clock P. M.

Judgment \$370 00 Time of Entry, Oct. 29, 1957 in Civil Order Book 19 page ____
Certificate of true copy of Judgment Docket attached Oct. 29, 1957, by Lucy E. Hogan, Clerk of said Court. (Mesa County, Colorado, District Court Seal)

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80.

In the Matter of Stewart Realty Inc. a Colorado Corporation
vs
Leonard Paulson

SATISFACTION OF JUDGMENT #711823
Dated Feb. 3, 1958 Book 726
Filed Feb. 3, 1958 Page 34
At 11:26 o'clock A. M. No. 10842
State of Colorado, Mesa County, ss
In the District Court of the 7th

Judicial District of the State of Colorado, within and for the County aforesaid I, Lucy E. Hogan, Clerk of the District Court, within and for the County of Mesa, do hereby certify that a certain Judgment had in said Court, in the above entitled cause, on the 29th day of October, 1957, for damages and costs of suit and entered of ____ Civil Order Book 19 page 113 of the Records of the Court, in favor of Stewart Realty Inc., the Plaintiff, and against Leonard Paulson, the Defendant has been fully satisfied, as appears from the records now remaining in my office.

/s/ At Grand Junction, Lucy E. Hogan, Clerk by Norabelle Easley, Deputy. (District Court Seal of Mesa County, Colorado)

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81.

Edgar West and George Lynch, Partners, d/b/a Midwest Electric Co. Plaintiff
vs
Leonard Paulson, Defendant

TRANSCRIPT OF JUDGMENT #707902
DOCKET of the District Book 723
Court in and for the Page 17
County of Mesa and State of Colorado.
Civil Order No. 10877
Filed December 5, 1957
At 11:45 o'clock A. M.

Judgment \$1556 91; Time of Entry 12, 5, 57, in Civil Order Book 19 Page ____
Certificate of True copy of Judgment Docket attached December 5, 1957 by Lucy E. Hogan, Clerk of said Court by Norabelle Easley, Deputy Clerk. (District Court Seal of Mesa County, Colorado)

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82. In the Matter of Edgar West and George Lynch Partners d/b/a Midwest Electric Company, Plaintiffs, No. _____ vs Leonard Paulson, Defendant

SATISFACTION OF JUDGMENT #709913
 \$200.00 and other valuable Book 724
 consideration. Page 326
 Dated January __, 1958
 Filed January 3, 1958
 At 4:20 o'clock P. M.
 State of Colorado, County of _____, ss
 In the _____ Court in and for the said
 County and State.

-----Full satisfaction is hereby acknowledged of a certain judgment rendered in said District Court, in the above entitled action, on the 5th day of December, A. D. 1957, in favor of Edgar West and George Lynch d/b/a Midwest Electric Co. the plaintiffs in the said action, and against the said Leonard Paulson defendant, for the sum of \$1,543.16 lawful money of the United States, besides \$13.75 costs, and recorded in Book _____ of judgments, at page _____ of the records of said Court. And I hereby authorize and direct the Clerk of said Court to enter of record satisfaction of said judgment in said action.
 /s/ Frank F. Spiecker
 Ack. Jan. 3, 1958, by Frank F. Spiecker, Attorney for the Plaintiffs herein before Anita Streff, Notary Public, Mesa County, Colorado.
 (N. P. Seal) Commission expires Oct. 24, 1959

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83. In the Matter of Edgar West and George Lynch, d/b/a Midwest Electric Company vs Leonard Paulson

SATISFACTION OF JUDGMENT #711392
 Dated Jan. 25, 1958 Book 725
 Filed Jan. 27, 1958 Page 433
 At 9:20 o'clock A. M.
 State of Colorado, Mesa County, ss
 In the District Court of the 7th
 Judicial District of the State of
 Colorado, within and for the County aforesaid. I, Lucy E. Hogan, of the District Court, within and for the County of Mesa do hereby certify that a certain judgment had in said Court, in the above entitled cause, on the 5th day of December, 1957, for damages and costs of suit, and entered of record in Judgment Book 19 page 137 of the Records of the Court, in favor of Edgar West and George Lynch, d/b/a Midwest Electric Company, the Plaintiff, and against Leonard Paulson, the Defendant, has been fully satisfied, as appears from the records now remaining in my office.
 /s/ Lucy E. Hogan, Clerk District Court, by Norabelle Easley, Deputy.
 (District Court Seal, of Mesa County, Colorado)

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84. The Independent Lumber Company A Colorado Corporation, Plaintiff vs Leonard Paulson, Defendant

TRANSCRIPT OF JUDGMENT #709201
 DOCKET of the County Court Book 724
 in and for the County of Page 41
 Mesa and State of Colorado.
 Civil Docket #14828
 Filed December 23, 1957
 At 10:17 o'clock A. M.
 Judgment 419.53, Time of Entry Oct. 22, 1957, Civil Order Book 112, page 467.
 Certificate of true copy of Judgment Docket of said attached December 23, 1957, by Gladys Moss, Clerk of said Court. (County Court Seal, Mesa County, Colorado)

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85. In the Matter of The Independent Lumber company a Colorado Corporation vs Leonard Paulson

SATISFACTION OF JUDGMENT #711822
 Dated Feb. 3, 1958 Book 726
 Filed Feb. 3, 1958 Page 33
 At 11:25 o'clock A. M.
 State of Colorado, Mesa County, ss
 In the County Court of the County
 aforesaid. I, Gladys Moss, Clerk, of the County Court, within and for the County of Mesa, do hereby certify that a certain judgment had in said Court, in the above entitled cause, on the 22nd day of October, 1957, for damages and costs of suit, and entered of record in Judgment Book 112 page 467 of the Records of the Court, in favor of The Independent Lumber Company, a Colorado

(Continued on next sheet)

Corporation, the Plaintiff and against Leonard Paulson, the Defendant, has been fully satisfied, as appears from the Records now remaining in my office. /s/ Gladys Moss, Clerk County Court. (County Court Seal, Mesa County, Colorado.)

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86. 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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87. Lawrence D. Capps and Florence
L. Capps, d/b/a Capps Paint
Store, Plaintiffs
vs
Leonard O. Paulson, Defendant

TRANSCRIPT OF JUDGMENT #725493
DOCKET of the County Book 738
Court, in and for the Page 552
County of Mesa and State of Colorado.
Civil Action #15141
Filed August 15, 1958
At 3:19 o'clock P. M.

Judgment 1008.72; Time of Entry June 19, 1958; in Civil Order Book 112, page _____, Certificate of true copy of Judgment Docket of said Court, attached June 19, 1958, by Gladys Moss, Clerk of said Court. (County Court Seal, Mesa County, Colorado)

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88. State of Colorado
to
Upper Grand Valley
Soil Conservation District

CERTIFICATE #735541
Filed January 16, 1959 Filed 5318
At 2:21 o'clock P. M.
I, George J. Baker, Secretary of
State of the State of Colorado do
hereby certify that by virtue of

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

/s/ George J. Baker, Secretary of State, by F. J. Serafini, Deputy.
(Colorado Seal)

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

Commencing at the junction of the Gunnison River and the S line of T. 1S., of the Ute Base Line and R. 1W of the Ute Principal Meridian; thence E along the twp line to the SE corner of Section 36, Twp. 1S., R. 2E., thence in a general NELY direction along the drainage divide to the SE corner of SW $\frac{1}{4}$ of Section 29, Twp. 11S., R. 97 W of the 6th P. M., thence in a general NWly direction along the drainage divide to the NW corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 11, Twp. 11S., R. 98 E. thence in a general NWly direction along the drainage divide to the Colorado River; thence in a NELY direction along the Colorado River to its intersection with the S Section line of Section 2, Twp. 11S. R. 98 W; thence E along the section line to the SE corner of said Section 2; thence N to the NE corner of said Sec. 2; thence Wly along the Section line to its intersection with the rim of the Bookcliff Mesa in Sec. 3, Twp. 11S., R. 98W; thence Wly along said rim to its intersection with the top section line of Sec. 22, Twp. 1N. R1E of the U. M., thence W to the SW corner of Sec. 13, Twp. 1N., R. 1W; thence S to the W $\frac{1}{4}$ corner of Sec. 12, Twp. 1S. R1W. thence E $\frac{1}{4}$ mile, S $\frac{1}{4}$ mile, E $\frac{1}{4}$ mile, S $\frac{1}{4}$ Mile, E $\frac{1}{2}$ mile, S $\frac{1}{2}$ mile, W $\frac{1}{2}$ mile, S $\frac{1}{2}$ mile, E $\frac{1}{2}$ mile to the SE corner of Sec. 13, Twp. 1S. R1W. thence S along the section line to its intersection with the Colorado River; thence W and NWly along the S bank of the said Colo. River to its intersection with the W section line of Sec. 34, T1N. R2W; thence S to the NW corner of SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 34; thence Wly along the boundary of the Colo. National Monument to the NW corner of Sec. 31, T1N., R. 2W; thence S and SEly along the Colo. National Monument boundary to the SE corner of Sec. 7, T12 S. R. 101 W of 6th P. M., thence E along the section line to the point of beginning.

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

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

89. In the Matter of Lawrence D. Capps and Florence L. Capps, dba Capps Paint Store, a Co-partnership, plaintiff
vs
Leonard O. Paulson, Defendant

SATISFACTION OF JUDGMENT #736999
State of Colorado, County Book 749
of Mesa, ss Page 592
No. 15141
Dated Feb. 6, 1959
Filed Feb. 6, 1959
At 2:35 o'clock P. M.

In the County Court of the State of Colorado, within and for the County aforesaid. I, Gladys Moss, Clerk of the County Court, within and for the County of Mesa, do hereby certify that a certain judgment had in said Court, in the above entitled cause, on the 18th day of June, 1958, for damages and costs of suit, and entered of record in Judgment Book 112 page 539 of the Records of the Court, in favor of Lawrence D. Capps and Florence L. Capps dba Capps Paint Store, a Co-partnership, the Plaintiff, and against Leonard O. Paulson, the Defendant, has been fully satisfied, as appears from the Records now remaining in my office.
/s/ Gladys Moss, Clerk. (County Court Seal, Mesa County, Colorado)

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

90. 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----00-----o-

91. Leonard O. Paulson
to
Wyse Perry and Frank
M. Dunn

WARRANTY DEED \$10.00 #743915
and other valuable Book 755
considerations Page 362
Dated April 28, 1959
Filed April 30, 1959
At 2:19 o'clock P. M.

Conveys: Beginning at a point 223.62 feet West of the center of Sec. 23, T1S. R1W. U. M., thence running West 100 feet, thence South to a point whence the center of the East end of Pier No. 2 of original State Bridge bears North 57°30' West 700 feet more or less, thence South 57°30' East 210 feet, thence North to a point 160 feet South of the East and West center line of said Sec. 23, thence West 73.62 feet, thence North 160 feet to the point of beginning; all being in that part of Lot 2 of said Sec. 23, T1S. R1W. U. M., lying West of the North and South center line of said Sec. 23; together with all water, water rights, ditches and ditch rights appertaining thereto, Mesa County, Colorado. Subject to all taxes after April, 1959, which the second parties assume and agree to pay. (IRS \$10.45 Fees 95¢)

/s/ Leonard O. Paulson

Ack. April 28, 1959 by Leonard O. Paulson before Wm. M. Ela, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires July 18, 1962

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

92.

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

PARTIAL RELEASE DEED \$2.00 #742999
Dated April 30, 1959 Book 755
Filed May 1, 1959 Page 448

At 3:46 o'clock P. M.
Releases: Beginning at a point 223.62
feet West of the center of Sec. 23,

T1S. R1W. U. M., thence West 100 feet, thence South to a point whence the center of the East end of Pier No. 2 of Old State Bridge bears North 57°30' West 700 feet, thence South 57°30' East 210 feet, thence North to a point 160 feet South of the East and West center line of said Sec. 23, thence West 73.62 feet, thence North 160 feet to the point of beginning, in Mesa County, Colorado. From Deed of Trust executed by Leonard O. Paulson and Vivian L. Paulson, dated April 1, 1958 and recorded April 2, 1958 in Book 729 page 465 to secure to Ted J. Treece and Carl J. Treece, the payment of the indebtedness. AND WHEREAS the said Leonard O. Paulson and Vivian L. Paulson by the payment of the sum of \$1,000.00 duly endorsed upon said note as of April 29, 1959 has partially paid and partially satisfied said note, together with all interest and charges thereon, according to its tenor. Releases as to the above described real estate only.

/s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa, by Lena A. Williams, Deputy Public Trustee.

Ack. April 30, 1959 by Lena A. Williams, as the Deputy Public Trustee for Burrell C. Reynolds, Public Trustee before Annie M. Dunston, County Clerk and Recorder, Mesa County, Colorado. (County Seal)

Request for release signed by Carl J. Treece and Ted J. Treece, the legal holder of the indebtedness secured by said Deed of Trust.

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

93.

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

PARTIAL RELEASE DEED \$2.00 #743000
Dated April 30, 1959 Book 755
Filed May 1, 1959 Page 449

At 3:47 o'clock P. M.
Releases: Beginning 223.62 feet West
of the center of Sec. 23, T1S. R1W.

U. M., thence West 100 feet, thence South to a point whence the center of the East end Pier #2 of original State Bridge bears North 57°30' West 700 feet, more or less, thence South 57°30' East 210 feet, thence North to a point 160 feet South of the East and West center line of said Sec. 23, thence West 73.62 feet, thence North 160 feet to the place of beginning; all being in that part of Lot 2, Sec. 23, T1S. R1W. of U. M., lying West of the North and South center line of said Sec. 23; Mesa County, Colorado. From Deed of Trust executed by Leonard O. Paulson and Vivian L. Paulson, dated March 21, 1956 and recorded March 23, 1956 in book 680 page 11 to secure to Mesa Federal Savings and Loan Association of Grand Junction, the payment of the indebtedness. AND WHEREAS, the said Leonard O. Paulson and Vivian L. Paulson by the payment of the sum of \$5,437.07 duly endorsed upon said note as of April 29, 1959 has partially paid and partially satisfied said note, together with all interest and charges thereon, according to its tenor. Releases as to the above described real estate only.

/s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa, by Lena A. Williams, Deputy Public Trustee.

Ack. April 30, 1959 by Lena A. Williams, as the Deputy Public Trustee, for Burrell C. Reynolds, Public Trustee before Annie M. Dunston, County Clerk and Recorder of Mesa County, Colorado. (County Seal)

Request for release signed by Mesa Federal Savings and Loan Association of Grand Junction, by V. V. Thompson, the legal holder of the indebtedness secured by said Deed of Trust.

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

FOX RIVER

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

94.

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

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

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

SECTION ONE---PROCEDURE

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

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

SECTION FIVE---DEFINITIONS

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

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

SECTION SIX---PUBLIC STREETS

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

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

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-

STATE OF COLORADO
DEPARTMENT OF EMPLOYMENT
1210 Sherman Street
Denver 3, Colorado

NOTICE OF CLAIM OF LIEN

KNOW ALL MEN BY THESE PRESENTS:

That the State of Colorado, DEPARTMENT OF EMPLOYMENT, having fulfilled all the statutory requirements of notice and demand for contributions due and unpaid under Chapter 82, Colorado Revised Statutes 1953, known as the Colorado Employment Security Act, as amended, does hereby claim a first and prior lien, as provided in said law, against all of the property both real and personal, located in MESA COUNTY, State of Colorado,

of Roy Roofener & Wyse Perry, individuals, formerly d/b/a Valley Auto Sales & Salvage, a partnership, 2473 Hiway 6 & 50, Grand Junction, Colorado

Account Number 31012-552

an employer as defined in said Act, in the following amount:

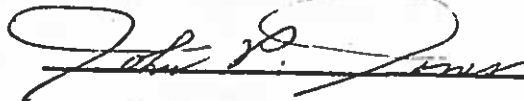
<u>Period</u>	<u>Amount of Contribution</u>
1963 - 2nd Qtr.	\$55.95 - Balance
3rd Qtr.	38.71

Total Contribution Due \$94.66 - "Index in Chattels"

Statutory interest to be added and computed upon delinquencies from date due to date of payment, at six per cent (6%) per annum.

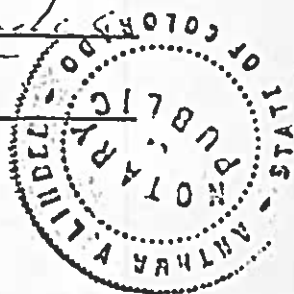
STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

John P. Jones, being first duly sworn upon oath deposes and says: That he is a duly qualified representative of the State of Colorado, DEPARTMENT OF EMPLOYMENT; that he has read the foregoing Notice of Claim of Lien and knows the contents thereof; that the same is true of his own knowledge except as to the matters which are therein stated on his information and belief and as to those matters, he believes them to be true.



Subscribed and sworn to before me this 13th day of April 1964.

My commission expires July 20 1964
Notary Public



117983
 #863199
 96.
 Page
 Book
 Filed
 APR 14 1964

State of Colorado) Recorded at 11:25 o'clock Feb 11 1965
County of Mesa) ss. Reception No. 885113 Arnie M. Hunter Recorder

Revised
7/8/55

BOOK 879 PAGE 390

STATE OF COLORADO
DEPARTMENT OF EMPLOYMENT
1210 Sherman Street
Denver, Colorado 80203

NOTICE OF RELEASE OF LIEN CLAIM

97.

Notice is hereby given that the Claim of Lien filed in Book _____

Page _____ or Reception No. 863199 on or about the 14th day of

April, 19 64, on behalf of the State of Colorado,

DEPARTMENT OF EMPLOYMENT, by John P. Jones

a duly qualified representative thereof, against all of the property,

both real and personal, of Roy Roofener & Wyse Perry, individuals, formerly

d/b/a Valley Auto Sales & Salvage, a partnership, 2473 Hiway 6 & 50, Grand

Junction, Colorado ACCOUNT NUMBER 31012-552

within the _____ County of MESA Colorado,

in the sum of \$94.66, has been fully satisfied and said Claim of

Lien is hereby released this 8th day of February 19 65.



Bernard E. Teets
Bernard E. Teets, Executive Director
DEPARTMENT OF EMPLOYMENT

STATE OF COLORADO
CITY AND COUNTY OF DENVER

SS

The foregoing instrument was acknowledged before me this 8th day
of February, 1965, by Bernard E. Teets, as Executive
Director of the Department of Employment.

WITNESS my hand and official seal.

My Commission expires May 1, 1965

B. C. Benjamin
Notary Public



125835
Time 11:25 Book 879 Page 390 # 885113

FEB 11 1965

WYSE PERRY

whose address is Grand Junction
County of Mesa, and State of

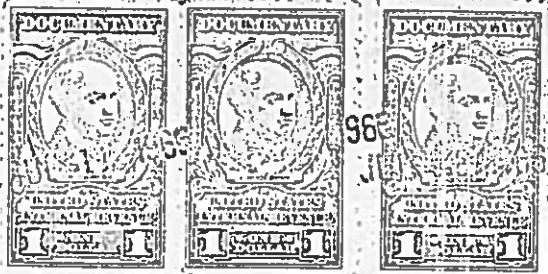
Colorado, for the consideration of - - Ten
Dollars and other valuable consideration - - -
now in hand paid, hereby sell(s) and convey(s) to

LUCILLE L. PERRY

whose address is Grand Junction, County of

Mesa, and State of Colorado
an undivided one-half interest in and to the following real property
in the County of Mesa, and State of Colorado, to-wit:

The South 18 inches of Lot 12 and all of Lot 13
in Block 1, South Fifth Street Subdivision;
AND Lots 1, 6, 13 and 14 in Block 2 of South
Fifth Street Subdivision; AND beginning 223.62
feet West of the center of Section 23, Township
1 South, Range 1 West of the Ute Meridian, thence
West 100 feet to a point whence the center of
the East End of Pier No. 2 of Old State Bridge
bears North 57° 30' West 700 feet, thence South
57° 30' East 210 feet North to a point 160 feet
South of the East and West Center line of said
Section 23, thence West 73.62 feet, thence North
160 feet to point of beginning;



with all its appurtenances, and warrant(s) the title to the same, subject to taxes for the year
1966, payable in 1967, and all subsequent taxes and assessments.

Signed this 13th day of May, 1966.

W. Wyse Perry

STATE OF COLORADO }
County of MESA } ss.

The foregoing instrument was acknowledged before me this 13th
day of May, 1966, by Wyse Perry.

My commission expires 9/16/67
Witness my hand and official seal

L. G. Munday



Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or
official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or descrip-
tion; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such cor-
poration, naming it.

1391438
922055
497
Page 898
Book 898
Time 4:22
Rev. \$33.00
JUL 13 1966

State of Colorado
County of Mesa) ss:

Recorded at 4:36 o'clock P. M., OCT 10 1966
Reception No. 926044 *Arnie M. Dunston* Recorder.

BOOK 901 PAGE 446

WYSE PERRY

whose address is Grand Junction
County of Mesa, and State of
Colorado

for the consideration of - - Ten Dollars and other valuable consideration - - -
in hand paid, hereby sell(s) and convey(s) to

LUCILLE L. PERRY

whose address is Grand Junction, County of
Mesa, and State of Colorado
the following real property in the
County of Mesa, and State of Colorado, to-wit:

The South 18 inches of Lot 12 and all of Lot 13 in Block 1, South Fifth Street Subdivision; AND Lots 1, 6, 13 and 14 in Block 2 of South Fifth Street Subdivision; AND beginning 223.62 feet West of the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end of Pier No. 2 of Old State Bridge bears North 57° 30' West 700 feet, thence South 57° 30' East 210 feet North to a point 160 feet South of the East and West Center line of said Section 23, thence West 73.62 feet, thence North 160 feet to the point of beginning;

(This Deed is made for the purpose of correcting an error in the description of a prior Deed between the same parties recorded in Book 898 at Page 497 of the Mesa County records.)

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for the year 1966, payable in 1967 and all subsequent taxes and assessments.

Signed this 4th day of October, 1966.

Wyse Perry

STATE OF COLORADO
County of M E S A } ss.

The foregoing instrument was acknowledged before me this 10/7/66 day of October, 1966, by Wyse Perry.

My commission expires September 16, 1967.
Witness my hand and official seal

Arnie M. Dunston



Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

141818
926044
Page 446
Book 901
Time 4:36
OCT 10 1966

LEGAL DESCRIPTION

100.

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 SW $\frac{1}{4}$ SW $\frac{1}{4}$ 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)



ANNEXATION MAP
ORCHARD MESA ANNEXATION
Gran Junction, Colorado

#927571
Book 902
Page 431

No. 100 cont'd



SCALE 1" = 200'

Annexation, portion of westerly line of Orchard Mesa this S 1/4 and South line Sec. 23

City of Colorado) Recorded at 2:50 o'clock P.M. Nov 17, 1966
County of Mesa) ss. Reception No. 927575 *Ann M. Linn* Recorder

ORDINANCE NO. 1241

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

BE IT ORDAINED 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 S62°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 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 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 SW¼SW¼ 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 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.

is hereby annexed to the City of Grand Junction, Colorado

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

Ray L. W. ...
President of the Council

ATTEST:

Helen C. Towlinson
City Clerk

effective December 8, 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.

Helen C. Towlinson
City Clerk

142976
101
927574
8:50
NOV 17 1966
Filed

See file for name. This is a better copy than original.

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.

15:301

102.

Time 2:55 Book ----- Page ----- # 952163 Filed

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;

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.

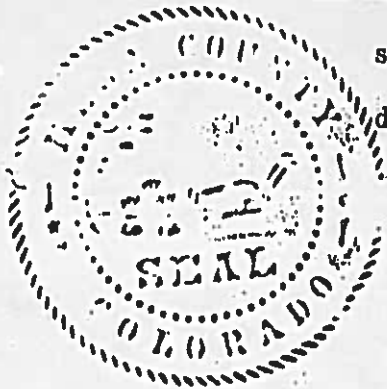
Motion was made by Paul Walker, seconded by Clyde Lowe and carried that the above resolutions within the Mesa County Planning Commission be adopted as recommended by the Planning Commission.

No. 102 cont'd

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-

For PLAT showing the location of the land described in the foregoing Order see Entry No. 103 in the yellow cover sheet at the end of this abstract.

-o---o---o-

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 -10- entries numbered 94 to 103 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 May 1, 1959, at 3:48 o'clock P. M.

Beginning 223.62 feet West of the center of Section Twenty-three (23), Township One (1) South of Range One (1) West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end of Pier #2 of original State Bridge bears North 57°30' West 700 feet, more or less; thence South 57°30' East 210 feet; thence North to a point 160 feet South of the East and West center line of said Section Twenty-three (23); thence West 73.62 feet; thence North 160 feet to the place of beginning, all being in that part of Lot Two (2) lying West of the North and South center line of said Section 23, in the City of Grand Junction, Mesa County, Colorado.

Dated this 17th day of September, A.D., 19 70, at 8 o'clock A.M.

Transamerica Title Insurance Co

By *Richard B. Williams*
Authorized Signature



Transamerica Title Insurance Co

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

Abstract No. 75739

City Mon

City Mon.

100.00

223.62

100.00

15' W
to fence cor.

steel pin
center Sec 23
T1S R1W U.M.

LEGEND

- spike man set by GHD
- man set by others
- + nail

All angles 90°00'

I, GERARD H. PESHAN, CERTIFY THAT THIS PLAT IS PLOTTED FROM FIELD NOTES OF A SURVEY MADE BY ME ON NOV. 2, 1959.

Gerard H. Peshan
COLO. REG. PROF. ENG'R & LAND SURVEYOR 2376

NOTE

SOUTH BOUNDARY OF PROPERTY IS INDEFINABLE, AS THERE ARE NO TRACES LEFT OF PIER No. 2 OF OLD STATE BRIDGE, AS CALLED FOR IN LEGAL DESCRIPTION, AND SURVEYOR COULD FIND NOTHING ON RECORD SHOWING WHERE IT WAS. IT IS ASSUMED THAT THE SOUTH BOUNDARY IS THE RIVER. EXAMINATION OF ABSTRACT DOES NOT PROVE OR DISPROVE THIS ASSUMPTION.

35 N 0.5 E
to fence cor.

73.62

43 N to
fence cor.

LEGAL DESCRIPTION

BEG. AT A PT. 223.62' WEST OF THE CENTER OF SEC. 23 T1S R1W, THENCE WEST 100', THENCE SOUTH TO A PT. WHENCE THE CENTER OF THE EAST END OF PIER NO. 2 OF OLD STATE BRIDGE BEARS N57°30'W 700', THENCE S57°30'E 210', THENCE NORTH TO A POINT 160' SOUTH OF THE EAST AND WEST CENTER LINE OF SEC. 23, THENCE WEST 73.62', THENCE NORTH 160' TO PT. OF BEG.

fence line
1.75' W

304.20

119.20

fence line
2.2' W

85

edge of river



SCALE
1 IN. = 50 FT.

423.78

100.00

63.78

100

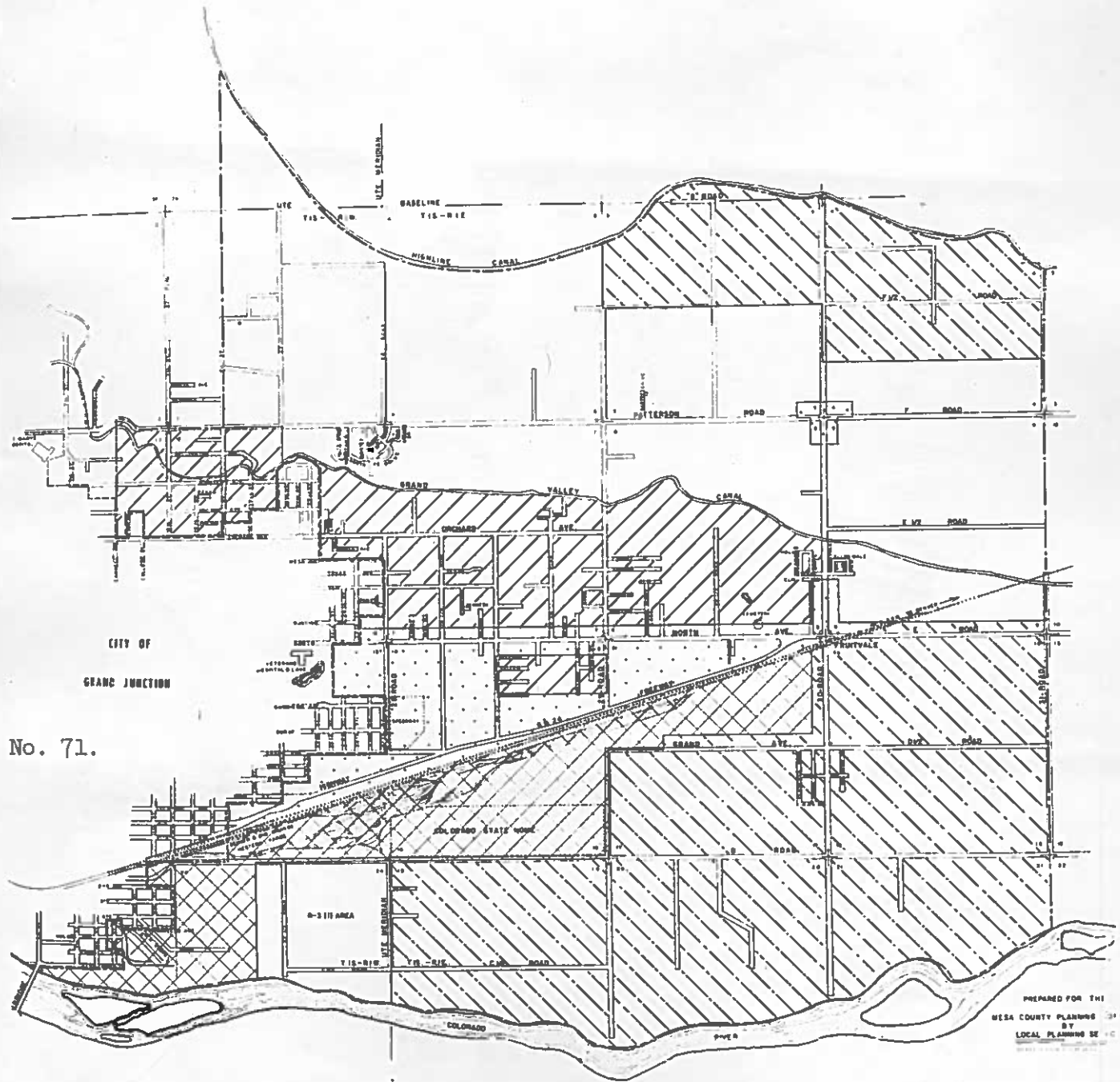
PROPERTY SURVEY
FOR
PERRY - DUINN Co.

BY
GERARD H. PESHAN
711 No. 7TH - GRAND JCT. - COLO.
12/1/59



ZONING DISTRICT MAP

FRUITVALE PLANNING DISTRICT







CITY OF
GRAND JUNCTION

No. 71.

PREPARED FOR THE
MESA COUNTY PLANNING
BY
LOCAL PLANNING SE

LEGEND

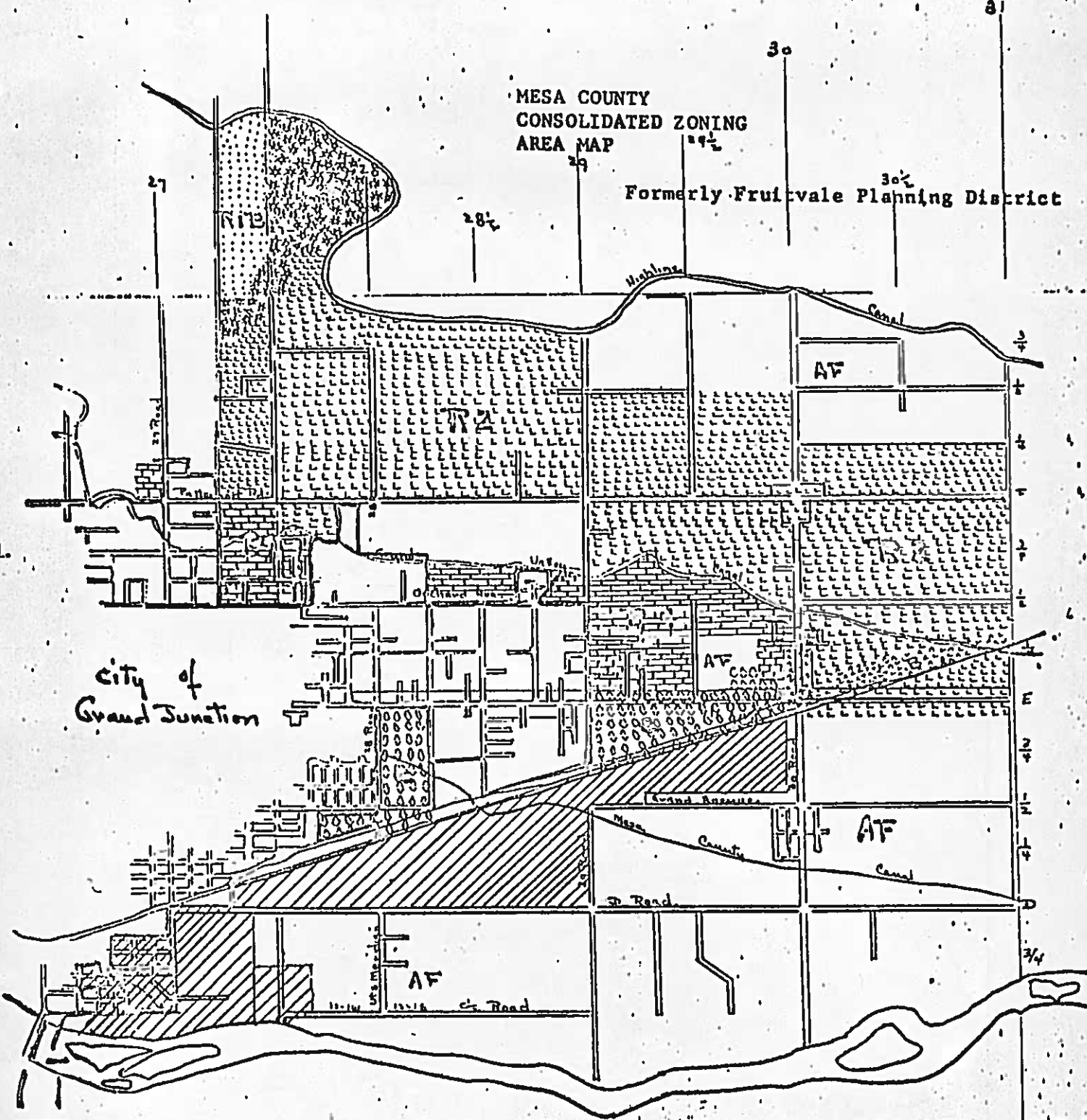
- R-3 Residential 
- R-4 " " " " 
- RR Rural 
- B Business 










DISTRICT BOUNDARIES ARE THE CENTER-LINES OF ROADS, HIGHWAY ROAD RAIL-ROAD P.O.s, OR SUCH LINES EXTENDED. SECTION LINES, MUNICIPAL CORPORATE LIMITS, NATURAL BOUNDARY LINES SUCH AS STREAMS OR OTHER LINES DRAWN TO SCALE ON THIS MAP.



MESA COUNTY
CONSOLIDATED ZONING
AREA MAP

Formerly Fruitvale Planning District



- Residential District (R1-B) 
- Residential District (R2) 
- Residential District (R4) 
- Business District (B) 
- Commerical District (C) 
- Industrial District (I) 
- Agricultural & Forestry (AF) 
- Highway Service (HS) 
- Grand Junction City Limits 

No. 952163

101.