

STN95LFS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: LEATHA JEAN STASSEN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 673 20 1/2
ROAD, LAUGHING FARMS, 2947-151-00-125, 2947-152-00-014,
2697-354-00-415

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

That part of the North 1/2 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, lying within the following description: From the Southwest corner of fractional Northeast 1/4 Northwest 1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, and considering the North line of said Section 15 to bear WEST, as determined by the General Land Office in 1915 and 1918, with all bearings contained herein relative thereto; thence South 89°32' East 937.5 feet, North 00°00'00" East 25.00 feet to a point on the North right-of-way line of F 3/4 Road, South 89°32'00" East along said right-of-way line a distance of 402.21 feet to the True Point of Beginning; thence continuing along the North right-of-way line of said F 3/4 Road, South 89°32'00" East 10.79 feet to the East right-of-way line of 20 1/2 Road; thence along the East right-of-way line of said 20 1/2 Road, South 00°52'20" West 276.84 feet; thence along the North line of Forrest Hills Subdivision, South 87°37.40" East 1342.56 feet to the West line of Panorama Subdivision Filing No. 7; thence along the West line of said Panorama Subdivision Filing No. 7, North 00°27'00" West 291.98 feet to the original Northwest corner of Lot 18 of said Panorama Subdivision Filing No. 7 (a No. 5 rebar set in concrete); thence along the North line of said Lot 18, South 89°21.51' East 270.00 feet to the Southwest corner of Lot 19 of Panorama Subdivision Filing No. 7; thence along the West line of said Lot 19, North 32°17' West 102.2 feet; thence North 01°34' East 85.0 feet; thence North 12°35' East 115.5 feet; thence North 52°05' 59" West 153.44 feet to a No. 5 rebar found in place; thence North 32°06'16" West 108.88 feet to MH-4 of Tiara Rado Interceptor Sewer; thence along said sewer line, North 08°07'12" West 133.31 feet to MH-3A; thence North 38°34'24" East 99.86 feet to MH-3; thence North 75°56'31" East 105.51 feet to MH-2A; thence North 02°01'55" East 93.04 feet to MH-2; thence North 02°01'55" East 329.29 feet to the North line of said Section 15; thence along the North line of said Section 15, South 90°00'00" West 114.76 feet to the Witness Corner for the Northeast corner of said Section 15; thence continuing along the North line of said Section 15, South 89°59'46" West 1455.61 feet to a point from which the Northwest corner of Lot 3 of said Section bears South 89°59'46" West 1332.06 feet; thence leaving the North line of said Section 15, South 00°00'00" West 1084.70 feet to the True Point of Beginning. Contains 47.75 acres, more or less. TOGETHER WITH a parcel of land situated in the SE $\frac{1}{4}$ of Section 35, Township 1 North, Range 2 West of the Ute Meridian, and described in document recorded in Book 546 at Page 451 of the records of the Mesa County Clerk and Recorder, Mesa County, Colorado. SUBJECT TO easements and right-of-ways of record, in evidence or apparent.

Tax Parcel # 2947-152-00-014

BEG N 53MIN E 471FT FR C SEC 15 11S 101W W 620FT S 240FT W 695FT N 31MIN E 1095FT S
89DEG37MIN E 1323.2FT S 53MIN W 849FT TO BEG

Tax Parcel # 2697-354-00-415

THAT PT OF FOLLOWING DESC PARCEL LYG IN SE4 SEC 35 1N 2W - BEG S 89DEG32' E
937.5FT FR SW COR NE4NW4 SD SEC 15 S 89DEG32' E 385.8FT S ODEG53' W 251.6FT S
87DEG32' E TO PT ON W LI LOT 17 BLK 20 PANORAMA SUB FIL NO 7 WHICH BEARS N
ODEG33' W 29.97FT FR SW COR SD LOT 17 N ODEG33' W 274.54FT S 89DEG27.5' K E 270FT
N 32DEG23' W 102.2FT N 1DEG28' E 85FT N 12DEG29' E 115.5FT N 52DEG 11'59SEC W
153.44FT N 32DEG00'16SEC W 108.88FT N 08DEG 13'12SEC W 133.31FT N 38DEG28'24SEC
E 99.86FT N 75DEG 50'31SEC E 105.51FT N 1DEG55'55SEC E TO LEFT BANK OF COLO
RIVER NWLY ALG RIVER TO NE COR SW4SE4 SEC 35 1N 2W N 89DEG31' W 390.9FT S
2407FT TO BEG