

BER99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: ROBERT W. BERSHENYI AND MARCIA C. BERSHENYI

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT-OF-WAY ON 27 ½ ROAD  
- 1837 RIDGE DRIVE, PARCEL NO. 2945-012-16-001, LOT 1, BLOCK 2, BELL RIDGE  
SUBDIVISION FILING NO. ONE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Robert W. Bershenyi and Marcia C. Bershenyi, Grantors, for and in consideration of the sum of One Hundred Forty and 00/100 Dollars (\$140.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northwest corner of Lot 1, Block 2 of Bell Ridge Subdivision, Filing No. One, situate in the Northwest 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 11 at Page 266 in the office of the Mesa County Clerk and Recorder, and considering the east line of the Southeast 1/4 of the Northwest 1/4 of said Section 1 to bear N 00°02'13" E with all bearings contained herein being relative thereto; thence S 89°58'03" E along the north boundary line of said Lot 1 a distance of 69.00 feet to a point of curvature; thence along the northeasterly boundary line of said Lot 1, 4.50 feet along the arc of a curve concave to the southwest, having a radius of 20.00 feet, a central angle of 12°54'05", and a long chord bearing S 83°30'44" E a distance of 4.49 feet to the True Point of Beginning; thence along the northeasterly boundary line of said Lot 1, 21.59 feet along the arc of a curve concave to the southwest, having a radius of 20.00 feet, a central angle of 61°51'15", and a long chord bearing S 46°08'04" E a distance of 20.56 feet; thence leaving said boundary line, N 46°08'04" W a distance of 20.56 to the True Point of Beginning containing 40.00 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that he will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 14<sup>TH</sup> day of July, 1999.

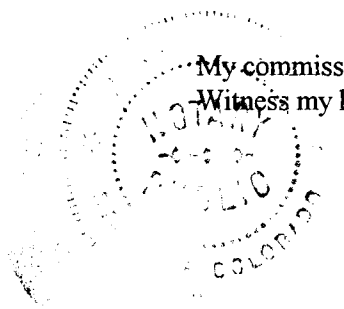
Robert W. Bershenyi  
Robert W. Bershenyi

Marcia C. Bershenyi  
Marcia C. Bershenyi

State of Colorado )  
)ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 14<sup>TH</sup> day of July, 1999, by Robert W. Bershenyi and Marcia C. Bershenyi.

My commission expires 3.3.01  
Witness my hand and official seal.



Gregory D. Quinn  
Notary Public

EXHIBIT "A"

C-N 1/16TH COR.  
SEC 1, T1S, R1W, UM

RIDGE DRIVE

2945-012-018-002  
ALLEN AND DOROTHY L STEVENSON  
1829 RIDGE DRIVE  
GRAND JUNCTION, CO 81506

R=20.00  
L=4.50  
Tan=2.26  
 $\Delta=12^{\circ}54'05''$   
CB = N 83°30'44" W  
CL = 4.49'

RIGHT OF WAY AREA =  
40 S.F.

2945-012-16-001  
ROBERT W AND MARCIA C BERSHENY  
1837 RIDGE DRIVE  
GRAND JUNCTION, CO 81506

2945-012-16-011  
MICHEAL J AND WILMA A DEBUONO  
1828 BELL RIDGE COURT  
GRAND JUNCTION, CO 81506

900.52'  
N 00°02'13" E 1320.52'

N 89°57'47" W  
50.00'  
R=20.00  
L=21.59  
Tan=11.98  
 $\Delta=61^{\circ}51'15''$

N 89°57'47" W  
30.00'  
R=20.00  
L=5.32  
Tan=2.68  
 $\Delta=5^{\circ}14'40''$   
CB = N 07°35'06" W  
CL = 5.31'

27 1/2 ROAD

400.00'  
N 00°02'13" E

C 1/16TH COR.  
SEC 1, T1S, R1W, UM

REORDER NOTE: POOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION

DRAWN BY: JCS  
DATE: 5-16-99  
SCALE: 1" = 30'  
APPR. BY: IW  
FILE NO: Q1216001.DWG

RIGHT-OF-WAY DESCRIPTION MAP

27 1/2 ROAD - PATTERSON ROAD TO G ROAD

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION