

BJO0125R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: THOMAS K. BJORKLUND AND SHARON E. BJORKLUND

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK: 702 25 ROAD, GRAND JUNCTION

PARCEL NO.: 2701-343-00-105

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2021609 10/25/01 0100PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Thomas K. Bjorklund and Sharon E. Bjorklund, Grantors, for and in consideration of the sum of Five Thousand One Hundred Ninety-Five and 36/100 Dollars (\$5,195.36), 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 Public Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Southwest corner of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the Southwest 1/4 (SW 1/4) of said Section 34 to bear N00°01'18"W with all bearings contained herein being relative thereto; thence N00°11'18"W along the west line of the SW 1/4 of said Section 34 a distance of 30.00 feet to a point; thence leaving the west line of the SW 1/4 of said Section 34, N89°58'43"E a distance of 15.00 feet to a point on the west line of Lot 63, Pomona Park Subdivision, as described by instrument in Plat Book 1 at Page 24 in the office of the Mesa County Clerk and Recorder, the same being a point on the east right-of-way line for 25 Road, said point being the True Point of Beginning; thence N00° 11'18"W along the west line of said Lot 63, Pomona Park Subdivision a distance of 148.11 feet; thence N89° 58'56"E a distance of 5.00 feet; thence S00° 11'18"E a distance of 45.00 feet; thence S11° 29'27"E a distance of 25.04 feet; thence S00° 11'18"E a distance of 28.52 feet; thence S45° 00'00"E a distance of 63.68 feet; thence N89° 58'43"E a distance of 35.23 feet; thence S00° 00'00"W a distance of 5.00 feet to a point on the north right-of-way line for G Road as described by instrument in Book 2451 at Page 317 in the office of the Mesa County Clerk and Recorder; thence S89° 58'43' W along the north right-of-way for G Road a distance of 90.00 feet to the Point of Beginning; containing 2,597.68 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 Grantors hereby covenanting that they 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 24th day of October, 2001.

Thomas K. Bjorklund
Thomas K. Bjorklund
Sharon E. Bjorklund
Sharon E. Bjorklund

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 24th day of October, 2001 by Thomas K. Bjorklund and Sharon E Bjorklund.

My commission expires 3.3.05.

Witness my hand and official seal.

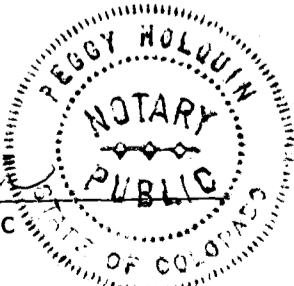
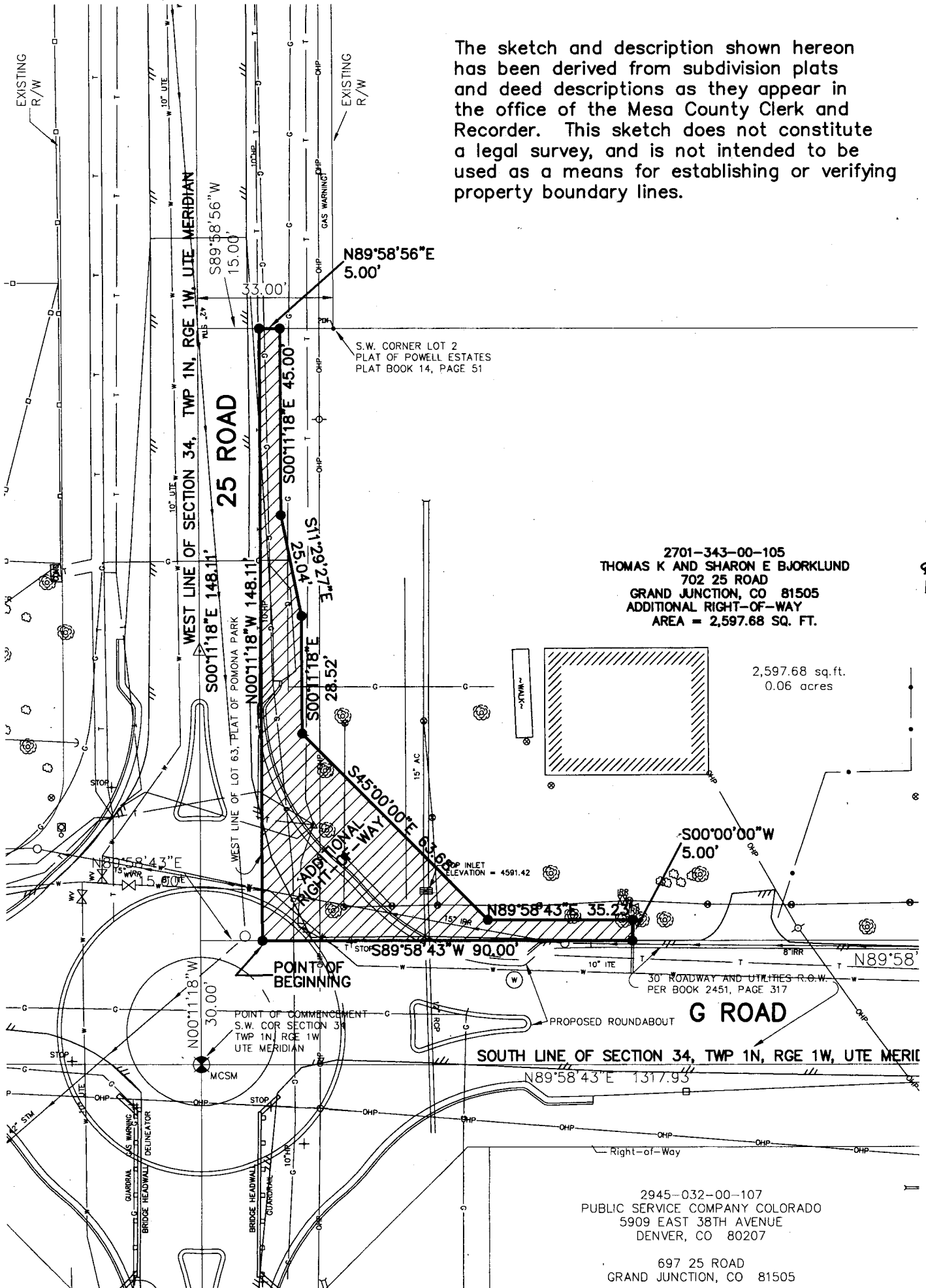
Peggy Holquin
Notary Public


EXHIBIT "A"

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



2701-343-00-105
 THOMAS K AND SHARON E BJORKLUND
 702 25 ROAD
 GRAND JUNCTION, CO 81505
 ADDITIONAL RIGHT-OF-WAY
 AREA = 2,597.68 SQ. FT.

2,597.68 sq. ft.
 0.06 acres

2945-032-00-107
 PUBLIC SERVICE COMPANY COLORADO
 5909 EAST 38TH AVENUE
 DENVER, CO 80207

697 25 ROAD
 GRAND JUNCTION, CO 81505

DRAWN BY: P.I.K.
 DATE: 08-21-2001
 SCALE: 1" = 30'
 APPR. BY: TW
 FILE NO: 1005.DWG

RIGHT-OF-WAY DESCRIPTION MAP

N.E. CORNER 25 RD AND G RD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION