

BOC85PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: RONALD J. BOCKELMAN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD RIGHT OF WAY 28 ROAD TO 28 1/4 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorded at _____ o'clock _____ M., _____

Reception No. _____

Recorder _____

RONALD J. BOCKELMAN

Recorder's Stamp

1393085 DOC EXEMPT 11:36 AM
JUN 21, 1985 E. SAWYER, CLK & REC MESA, CO

BOOK 1543 PAGE 778

whose address is GRAND JUNCTION
SAID County of MESA and State of
COLORADO for the consideration of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION Dollars,

in hand paid, hereby sell(s) and convey(s) to

THE CITY OF GRAND JUNCTION

A MUNICIPAL CORPORATION

, whose address is

5TH AND ROOD GRAND JUNCTION
COLORADO

County of MESA

and State of

in the SAID County of MESA

~~*, in joint tenancy *~~ the following real property situate
and State of Colorado, to-wit:

SEE ATTACHED EXHIBIT "A", "B", "C".

with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions,
rights of way of record; 1985 taxes due and payable in 1986 and all
subsequent taxes and assessments thereafter.

Signed this 20th day of JUNE, 19 85

Ronald J Bockelman
RONALD J. BOCKELMAN

STATE OF COLORADO

County of MESA

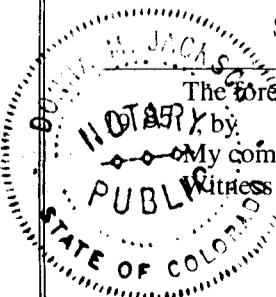
} ss

The foregoing instrument was acknowledged before me this 20th day of JUNE
by RONALD J. BOCKELMAN

My commission expires October 2, 1987

Witness my hand and official seal.

Donna M Jackson
Notary Public



A parcel of land for Road and Utility right of way purposes being a portion of the NE1/4NW1/4NW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Commencing at the found Mesa County Brass Cap #36 set for the Northwest corner of said Section 7, and considering the Northerly boundary line of said Section 7 to bear N 89°50' E, with all bearings herein being relative between said found Mesa County Brass Cap #36 and found Mesa County Brass Cap #1340 set for the NE corner of the NW1/4NW1/4 of said Section 7, as the basis of bearings:

Thence along the Northerly boundary line of said Section 7 N 89°50' E, 845.1 feet;

Thence S 00°11' E, 30.0 feet to the True Point of Beginning, said point also being the Northeast corner of a tract of land owned by the undersigned as described in Plat Book 1098, page 929 and recorded in the office of the Mesa County Clerk and Recorder; Thence along the Easterly boundary line of said tract of land S 2°17'18" E, 1.5 feet;

Thence S 89°50' W, 135.82 feet to the intersection of a curve; Thence Northeasterly, 9.53 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of 18°11'42", and a chord that bears N 80°44'09" E, 9.49 feet; Thence N 89°50' E, 126.39 feet along the Southerly right of way line of the present F Road as described in Plat Book 7, page 26A, and recorded in said office to the True Point of Beginning.

The above described parcel of land contains 197 sq. ft., more or less.

PE 216 Description

A Permanent Easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the NE1/4NW1/4NW1/4 of said Section 7, lying adjacent to the South side of F Road, more particularly

described as follows:

Commencing at said found Mesa County Brass Cap #36 as described in Road right of way description above;

Thence N 89°50' E, 845.1 feet;

Thence S 00°11' E, 30 feet; Thence S 02°17'18" E, 1.5 feet to the True Point of Beginning;

Thence along the Easterly boundary line of said tract of land S 2°17'18" E, 4.5 feet;

Thence S 89°50' W, 144.61 feet to the intersection of a curve; Thence Northeasterly, 9.78 feet along the arc of said curve

deflecting to the right, having a radius of 30 feet, through a central angle of 18°40'30", and a chord that bears N 62°18'03" E, 9.73 feet;

Thence along a line which abuts and lies adjacent to the South of the above described Road right of way N 89°50' E, 135.82 feet to the True Point of Beginning.

The above described Permanent Easement contains 631 sq. ft., more or less.

R/W 113A Description

A parcel of land for Road and Utility right of way purposes being a portion of the NE1/4NW1/4NW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Commencing at the found Mesa County Brass Cap #36 set for the Northwest corner of said Section 7, and considering the Northerly boundary line of said Section 7 to bear N 89°50' E, with all bearings herein being relative between said found Mesa County Brass Cap #36 and found Mesa County Brass Cap #1340 set for the NE corner of the NW1/4NW1/4 of said Section 7, as the basis of bearings:

Thence along the Northerly boundary line of said Section 7 N 89°50' E, 688.70 feet;

Thence S 00°11' E, 60.01 feet to the True Point of Beginning, said point also being on the westerly boundary line of a tract of land owned by the undersigned as described in Plat Book 1098, page 929 and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the westerly boundary line of said tract of land S 00°11' E, 84.99 feet;

Thence N 12°07'29" E, 56.29 feet;

Thence N 00°11' W, 38.49 feet to the intersection of a curve; Thence northeasterly, 31.42 feet along the arc of said curve deflecting to the right through a central angle of 90°01', and a chord that bears N 44°49'30" E, 28.29 feet;

Thence S 89°50' W, 11.37 feet to the intersection of a curve; Thence southwesterly, 37.61 feet along the arc of said curve deflecting to the left through a central angle of 71°49'18", and a chord that bears S 35°43'39" W, 35.19 feet, to the True Point of Beginning.

The above described parcel of land contains 960 sq. ft., more or less.

R/W 114 Description

A parcel of land for Road and Utility right of way purposes being a portion of the NW1/4NW1/4NW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Commencing at the found Mesa County Brass Cap #36 set for the Northwest corner of said Section 7, and considering the Northerly boundary line of said Section 7 to bear N 89°50' E, with all bearings herein being relative between said found Mesa County Brass Cap #36 and found Mesa County Brass Cap #1340 set for the NE corner of the NW1/4NW1/4 of said Section 7, as the basis of bearings:

Thence along the Northerly boundary line of said Section 7 N 89°50' E, 548.70 feet;

Thence S 00°10' E, 30.0 feet to the True Point of Beginning, said point also being the Northwest corner of a tract of land, being Lot 32 in Mantey Heights Subdivision, owned by the undersigned as described in Plat Book 7, page 26A, and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the Southerly right of way line of the present F Road as described in Plat Book 7, page 26A, and recorded in said office N 89°50' E, 80.01 feet to the intersection of a curve;

Thence Southeasterly, 11.02 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of 21°02'22", and a chord that bears S 79°38'49" E, 10.95 feet;

Thence S 89°50' W, 90.78 feet;

Thence N 00°11' W, 2.0 feet, to the True Point of Beginning.

The above described parcel of land contains 174 sq. ft., more or less.

PE 217 Description

A Permanent Easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the NW1/4NW1/4NW1/4 of said Section 7, lying adjacent to the South side of F Road, more particularly described as follows:

EXHIBIT "C"

Commencing at said found Mesa County Brass Cap #36 as described in Road right of way description above;
 Thence N $89^{\circ}50'$ E, 548.70 feet;
 Thence S $00^{\circ}10'$ E, 30.0 feet;
 Thence S $00^{\circ}11'$ E, 2.0 feet to the True Point of Beginning;
 Thence along a line which abuts and lies adjacent to the South of the above described right of way description N $89^{\circ}50'$ E, 90.78 feet to the intersection of a curve;
 Thence Southeasterly, 4.65 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of $8^{\circ}53'13''$, and a chord that bears S $64^{\circ}41'01''$ E, 4.65 feet;
 Thence S $89^{\circ}50'$ W, 94.98 feet;
 Thence N $00^{\circ}11'$ W, 2.0 feet to the True Point of Beginning.

The above described Permanent Easement contains 186 sq. ft., more or less.

R/W-#115 Description

A parcel of land for Road and Utility right of way purposes being a portion of the NW1/4NW1/4NW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Commencing at the found Mesa County Survey Marker #36 set for the Northwest corner of said Section 7, and considering the Northerly boundary line of said Section 7 to bear N $89^{\circ}50'$ E, with all bearings herein being relative between said found Mesa County Survey Marker #36 and found Mesa County Survey Marker #1340 set for the Northeast corner of the NW1/4NW1/4 of said Section 7, as the basis of bearings;
 Thence along the Northerly boundary line of said Section 7 N $89^{\circ}50'$ E, 372.70 feet;
 Thence S $00^{\circ}10'$ E, 30.0 feet to the True Point of Beginning, said point also being the Northwest corner of a tract of land owned by the undersigned as described in Book 1135, page 26 and recorded in the office of the Mesa County Clerk and Recorder;
 Thence along the Southerly right of way line of the present F Road as described in Plat Book 7, page 26A, N $89^{\circ}50'$ E, 176.01 feet to the Northeast corner of said tract of land;
 Thence along the Easterly boundary line of said tract of land S $00^{\circ}11'$ E, 2.0 feet;
 Thence S $89^{\circ}50'$ W, 175.86 feet to the intersection of the Westerly boundary line of said tract of land;
 Thence along the Westerly boundary line of said tract of land N $04^{\circ}26'09''$ W, 2.01 feet to the True Point of Beginning.

The above described parcel of land contains 352 sq. ft., more or less.

PE-#218 Description

A permanent easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the NW1/4NW1/4NW1/4 of said Section 7, more particularly described as follows:

Commencing at said found Mesa County Survey Marker #36 as described in the above Road right of way description;

Thence along the Northerly boundary line of said Section 7 N $89^{\circ}50'$ E, 372.70 feet;
 Thence S $00^{\circ}10'$ E, 30.0 feet to the Northwest corner of said tract of land;
 Thence along the Westerly boundary line of said tract of land S $04^{\circ}26'04''$ E, 2.01 feet to the True Point of Beginning;
 Thence along a line which abuts and lies adjacent to the South of the above described Road right of way description N $89^{\circ}50'$ E, 175.86 feet to the intersection of the Easterly boundary line of said tract of land;
 Thence along the Easterly boundary line of said tract of land S $00^{\circ}11'$ E, 2.0 feet;
 Thence S $89^{\circ}50'$ W, 175.71 feet to the intersection of the Westerly boundary line of said tract of land;
 Thence along the Westerly boundary line of said tract of land N $04^{\circ}26'09''$ W, 2.01 feet to the True Point of Beginning.

The above described Permanent Easement contains 352 sq. ft., more or less.