

BOH95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: ELDEN L. BOH AND NANCY L. BOH

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 515 28 1/4  
ROAD, PARCEL NO. 2943-073-00-176 AND 2943-073-00-218 FOR  
RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## WARRANTY DEED

1708846 02:02 PM 02/13/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

THIS INDENTURE is made and entered into this 13<sup>th</sup> day of February, 1995, by and between ELDEN L. BOH and NANCY L. BOH (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantees").

## WITNESSETH:

That said Grantors, for and in consideration of the sum of Two Hundred Seventy-four and 32/100 Dollars (\$274.32) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 107 of City of Grand Junction 28 $\frac{1}{4}$  Road Improvement Project for Roadway and Utilities Right-of-Way purposes being situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

A tract or parcel of land No. 107 of City of Grand Junction 28 $\frac{1}{4}$  Road Project situated in the South  $\frac{1}{2}$  of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the East line of the South  $\frac{1}{2}$  of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 7 from whence the Northeast Corner of the South  $\frac{1}{2}$  of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section bears N 02°05'00" E a distance of 155.0 feet with all bearings contained herein being relative thereto; thence N 87°59'08" W a distance of 20.0 feet to a point on the West right-of-way for 28 $\frac{1}{4}$  Road and the True Point of Beginning;

Thence N 87°59'08" W a distance of 4.91 feet;

Thence S 01°15'54" W a distance of 85.01 feet;

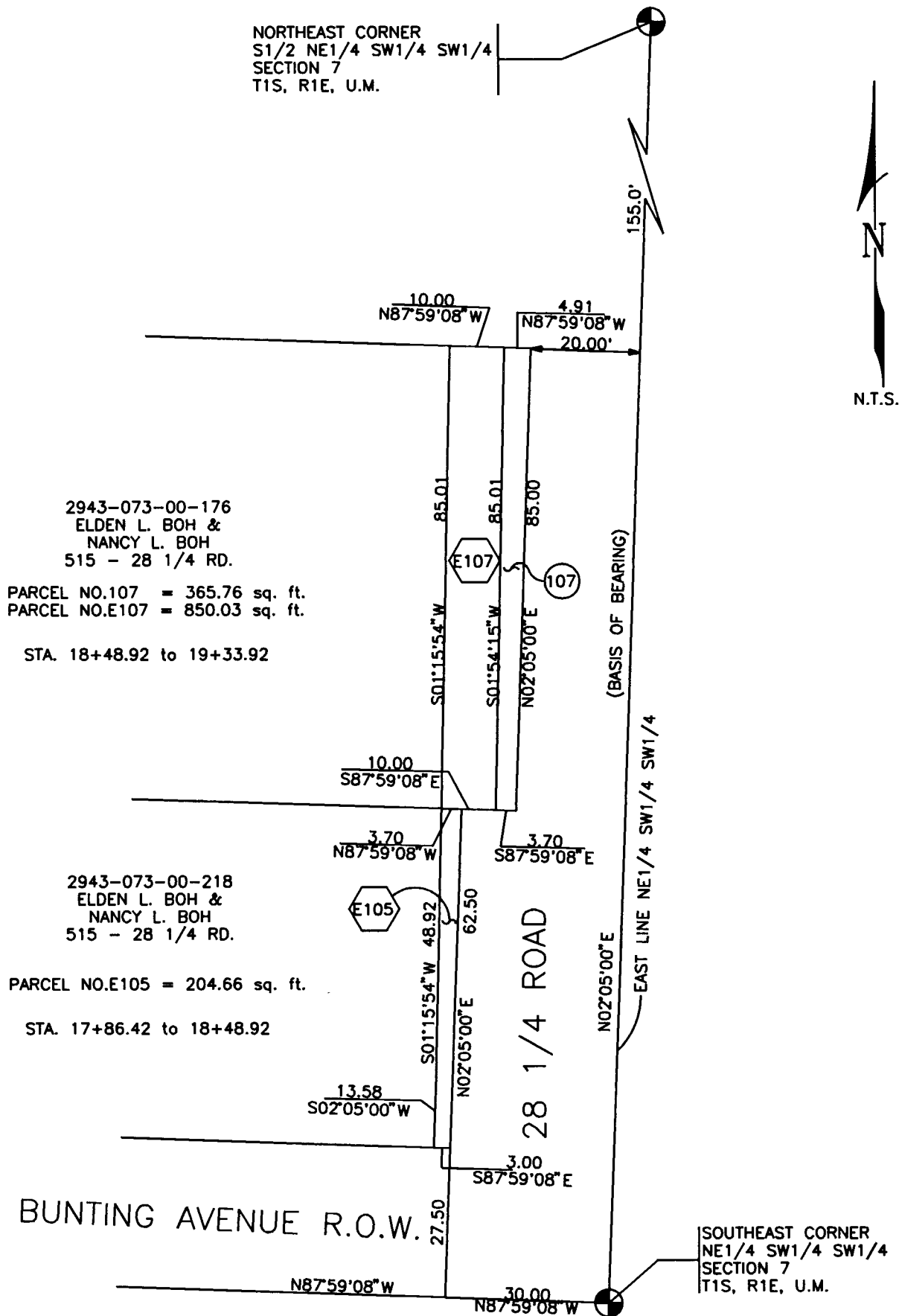
Thence S 87°59'08" E a distance of 3.7 feet to a point on the West right-of-way for 28 $\frac{1}{4}$  Road;

Thence N 02°05'00" E along the West right-of-way for 28 $\frac{1}{4}$  Road a distance of 85.0 feet to the True Point of Beginning.

The above described parcel of land contains 365.76 square feet (0.008+- acres) as depicted on Exhibit "A" attached hereto and incorporated herein by reference.



EXHIBIT "A"



R.O.W. DESCRIPTION MAP  
107 & E107  
PARCEL NO. STA. 17+58.92 to 19+33.92 LT.  
APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_ DRAWN BY C.L.M. 12/21/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT  
28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.