

BRI95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: DOUGLAS A. O'ROARK AND KELLY A
BRIGHT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 504 28 1/4
ROAD, PARCEL NO. 2943-073-00-042 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1712590 08:58 AM 03/27/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

THIS INDENTURE is made and entered into this 22nd day of March, 1995, by and between DOUGLAS A. O'ROARK and KELLY A. BRIGHT, (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 "Grantee").

W I T N E S S E T H :

That said Grantors, for and in consideration of the sum of Eight Hundred Eighty and 00/100 Dollars (\$880.00) 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. 124 of City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, situated in the NE $\frac{1}{4}$ 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, to wit:

Commencing at the Southwest Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 and considering the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 to bear N 02°07'08" E with all bearings contained herein being relative thereto; thence N 02°07'08" E along the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 a distance of 150.00 feet; thence S 87°52'52" E a distance of 20.00 feet to a point on the East right-of-way line for 28 $\frac{1}{4}$ Road as recorded in Book-721 at Page-153 in the office of the Mesa County Clerk and Recorder and the True Point of Beginning;

Thence N 02°07'08" E along the East right-of-way for 28 $\frac{1}{4}$ Road a distance of 88.00 feet;

Thence S 87°52'52" E a distance of 10.00 feet;

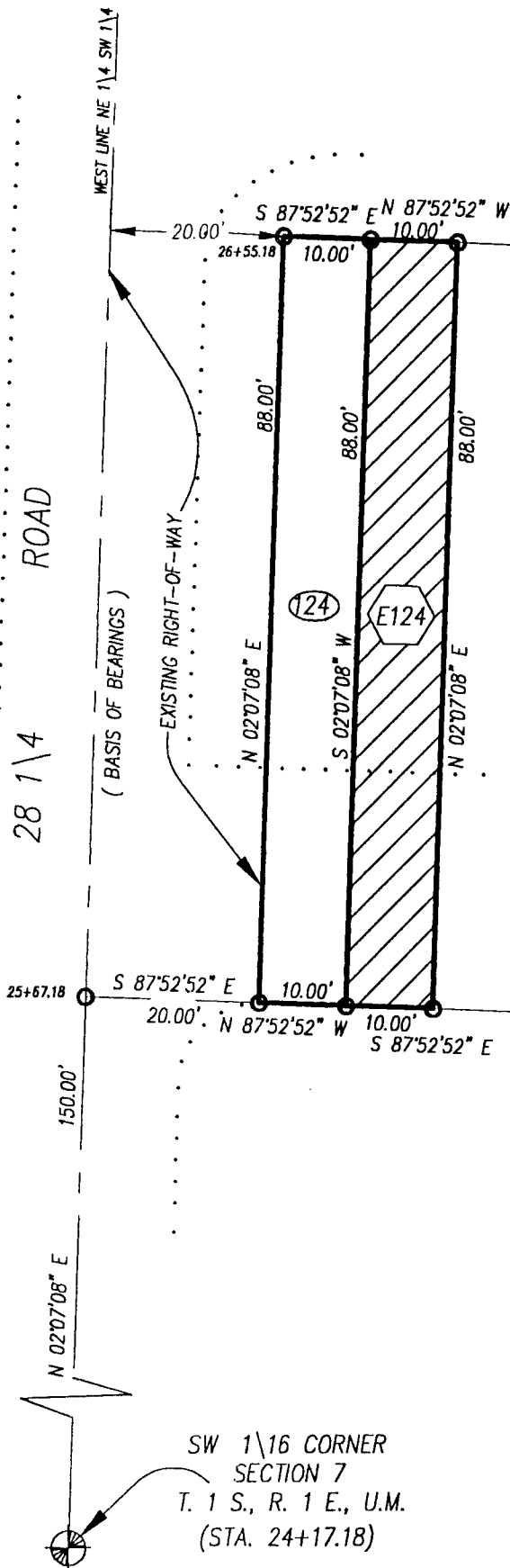
Thence S 02°07'08" W a distance of 88.00 feet;

Thence N 87°52'52" W a distance of 10.00 feet to the True Point of Beginning, containing 880.00 square feet (0.020+- acres) 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 thereto belonging or in any wise 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.

EXHIBIT "A"

STA. 25+67.18 TO STA. 26+55.18



2943-073-00-042
DOUGLAS A. O'ROARK AND KELLY A. BRIGHT
528 28 1/4 ROAD
PARCEL NO. 124 = 880.00 SQ.FT.
PARCEL NO. E124 = 880.00 SQ.FT.

EXISTING ROAD RIGHT-OF-WAY BY
EXCEPTION PER BK.-721, P.-153
(JAN. 10, 1961) = 1760 SQ.FT.

DRAWN BY: SRP
DATE: 01\26\95
SCALE: 1" = 20'
APPR. BY: *Jim W.*
FILE NO: ROW124.DWG

RIGHT-OF-WAY DESCRIPTION MAP
28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION