

BRO04ROW

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUITCLAIM)
NAME OF PROPERTY OWNER OR GRANTOR:	BROOKWOOD SOUTH SIDE ASSOCIATION, INC.
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES FOR 30 ROAD
ADDRESS:	30 ROAD RIGHT-OF-WAY ADJACENT TO BROOKWOOD AND BROOKSIDE SUBDIVISION
PARCEL NO:	N/A
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2004
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

Exhibit 1

30 ROAD RIGHT OF WAY

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of Brookwood Subdivision, as same is recorded in Plat Book 13, Pages 65 and 66, Public Records of Mesa County, Colorado and assuming the East line of the SE 1/4 NE 1/4 of said Section 5 bears N 00°00'03" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 84°32'56" E along the Easterly extension of the South line of said Brookwood Subdivision, a distance of 33.15 feet to a point on the East line of the SE 1/4 NE 1/4 of said Section 5; thence S 00°00'03" W along the East line of the SE 1/4 NE 1/4 of said Section 5, a distance of 9.59 feet to a point on the Easterly extension of the North line of Brookside Subdivision Filing One, as same is recorded in Plat Book 18, Pages 2 through 4, inclusive, Public Records of Mesa County, Colorado; thence N 85°48'23" W along said line a distance of 33.09 feet to a point being the Northeast corner of said Brookside Subdivision Filing One; thence N 00°00'03" E, along a line 33.00 feet West of and parallel to, the East line of the SE 1/4 NE 1/4 of said Section 5, a distance of 10.32 feet, more or less, to the Point of Beginning.

CONTAINING 328.5 Square Feet, more or less, as described

Prepared By:
Peter T. Krick (9-12-03)
Professional Land Surveyor for
The City of Grand Junction



