

BRO83PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: L. A. BRODAK AND ANNA BRODAK

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD 27 1/2 AND F ROAD , SW CORNER

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1983

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorded at _____ o'clock _____ M.,
Reception No. _____

Recorder

Recorder's Stamp

L. A. BRODAK and

ANNA BRODAK

1349575 BSC EXEMPT 11:25 AM
DEC 30, 1983 E. SAWYER, CLK & REC MESA CITY, CO

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

1350205

TEN AND OTHER VALUABLE CONSIDERATION -- Dollars
in hand paid, hereby sell(s) and convey(s) to

1350205 BSC EXEMPT 11:38 AM
JAN 06, 1984 E. SAWYER, CLK & REC MESA CITY, CO

THE CITY OF GRAND JUNCTION

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a Municipal Corporation, whose address is

GRAND JUNCTION County of MESA and State of
COLORADO, ~~in joint tenancy~~, the following real property situate
in the SAID County of MESA and State of Colorado, to-wit:

RE-RECORDED FOR LEGIBILITY OF LAND DESCRIPTION

R/W-103 DESCRIPTION

A parcel of land for Road and Utility right of way purposes
being a portion of the NE1/4 NW1/4 of Section 12, Township
1 South, Range 1 West of the Ute Meridian, City of Grand
Junction, County of Mesa, State of Colorado more particularly
described as follows:

Beginning at the NE corner of the NE1/4 NW1/4 of said Section
12 and considering the northernly boundary line of said Section
12 to bear N 89°56'00" W with all bearings contained herein
relative thereto;
Thence along the northernly boundary line of said Section
12 that bears N 89°56'00" W, a distance of 305.02 feet;
Thence S 00°04' W, a distance of 47 feet;
Thence S 89°56' E parallel to said Northernly line, a distance
of 304.99 feet to a point on the Easterly boundary line of the
NE1/4 NW1/4 of said Section 12; Thence along said Easterly line
that bears N 00°06' E, a distance of 47 feet to the Point
of Beginning.

The above described parcel of land contains 14,335 sq. ft., more
or less, of which 9,150 sq. ft., more or less, is right of way
for the present F Road.

CONTINUED ON PAGE 2 HERBY MADE A PART OF:

with all its appurtenances and warrant(s) the title to the same, subject to easements,
restrictions, rights of way of record; 1983 taxes due and payable
in 1984 and all subsequent taxes and assessments thereafter.

Signed this 31st day of DECEMBER, 19 83

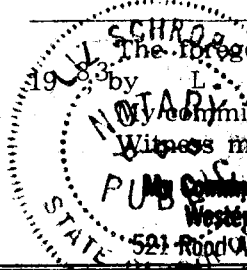
L. A. Brodak
L. A. BRODAK

Anna Brodak
ANNA BRODAK

STATE OF COLORADO

County of MESA } ss

The foregoing instrument was acknowledged before me this 31st day of DECEMBER
1983 by L. A. BRODAK and ANNA BRODAK
My commission expires _____, 19 _____



[Signature]
Notary Public

NO CASH

PE-103 DESCRIPTION

A permanent easement for roadway slope purposes being a portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12, more particularly described as follows:

Commencing at the NE corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12; Thence along the Easterly boundary line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12 that bears S00°06' W, a distance of 47 feet to the True Point of Beginning; Thence along the Southernly boundary line of the above described Road and Utility right of way N 89°56' W, a distance of 250 feet; Thence S 00°06' W, a distance of 3 feet; Thence S 89°56'E parallel to said Southernly line, a distance of 250 feet to a point on the Easterly boundary line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12; Thence along said Easterly line N 00°06'E, a distance of 3 feet to the True Point of Beginning.

The above described Permanent Easement contains 750 sq. ft., more or less.

It is being understood, that said easement designated for slope purposes is for the purpose to locate, place, construct, and to permit proper maintenance of the slopes to control erosion and prevent sloughing of the embankment; however, this type of use need not restrict the landowner within the guidelines of the government use should he want to build on or near portions of said easement. The primary restrictions to be applied would be that adequate drainage be provided as existing adjacent to the street in the borrow area, and that no construction activity or structure on said easement area contribute to the instability and/or sloughing of the roadway embankment.