

BRO8515S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: A.L. BRODAK ALSO KNOWN AS  
LOUIS ARTHUR BRODAK, SHIRLEY A. KELLEY AND GERALD L. KELLEY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 15TH  
STREET, BETWEEN WELLINGTON AVENUE AND PATTERSON ROAD,  
FOR ROAD AND UTILITY RIGHT-OF-WAY PURPOSES

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**WARRANTY DEED**

1391660 DOC EXEMPT 01:42 PM  
JUN 03, 1985 E.SAWYER, CLK&REC MESA CTY, CO

A. L. BRODAK also known as LOUIS ARTHUR BRODAK,  
Grantor(s)  
SHIRLEY A. KELLEY and GERALD L. KELLEY

**BOOK 1541 PAGE 410**

whose address is 2741 F Road, Grand Junction,  
Colorado 81501

\*County of Mesa, State of  
Colorado

, for the consideration of  
one dollar (\$1.00) and other good and valuable  
consideration \_\_\_\_\_ dollars, in hand paid, hereby sell(s)

and convey(s) to THE CITY OF GRAND JUNCTION, a municipal corporation  
whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501

County of Mesa, and State of Colorado  
City of Grand Junction  
the following real property in the / County of Mesa, and State of

Colorado, to wit:

A parcel of land for road and utility right of way purposes located  
in the NW $\frac{1}{4}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 12, Township 1 South, Range 1 West,  
Ute Meridian, as described in the attached Exhibit A.

~~also known by street and number as~~

with all its appurtenances, and warrant(s) to title to the same, subject to

Signed this 5th day of April, 1985.

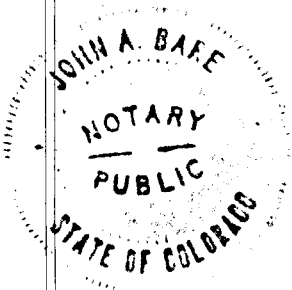
A. L. Brodak

A. L. Brodak, also known as  
Louis Arthur Brodak

~~A. L. Brodak, Shirley A. Kelley~~  
Shirley A. Kelley

Gerald L. Kelley  
ss. Gerald L. Kelley

STATE OF COLORADO,  
County of Mesa



The foregoing instrument was acknowledged before me in the \_\_\_\_\_ County

of Mesa, State of Colorado, this 5th day

of April, 1985, by A. L. Brodak, also known as Louis Arthur  
Brodak, Shirley A. Kelley, and Gerald L. Kelley.

My commission expires March 19, 1987  
Witness my hand and official seal.

John A Bane  
Notary Public

2184 Lassen Ct, Grand Jct, CO 81503  
Address

\* If in Denver, insert "City and."

A parcel of land for road and utility right of way purposes located in the NW $\frac{1}{4}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 12, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado as more particularly described as follows:

Beginning at the found Mesa County Brass Cap # 715-1 set for the Northwest corner of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 12, with all bearings herein being relative to South between said brass cap and found Mesa County Brass Cap # 716 set for the Southeast corner of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 12 as basis of bearings;

thence, along the West boundary line of a tract of land described in Book 579 Page 226, S 00°00'00" W 307.30 feet to the Southwest corner of said tract of land;

thence, along the Southerly boundary line of said tract of land, S 89°56'00" E 33 feet;

thence, parallel with said West boundary line, N 00°00'00" E 257.34 feet;

thence, N 45°00'00" E 28.28 feet;

thence, parallel with said West boundary line, N 00°00'00" E 30 feet to the Northerly boundary line of said tract of land;

thence, along said Northerly boundary line, N 90°00'00" W 53 feet to the Point of Beginning.

The above described parcel contains 10,941.5 square feet, more or less, of which 1,590 square feet, more or less, is road right of way for present F Road.