

BRO86PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: L. A. BRODAK, ALSO KNOW AS, A.
L. BRODAK AND ANNA BRODAK

STREET ADDRESS/PARCEL NAME/SUBDIVISION PROJECT: RIGHT OF
WAY PATTERSON ROAD 15TH STREET TO 27 1/2 ROAD F ROAD
RECONSTRUCTION 12TH STREET TO 27 1/2 ROAD 2741 F ROAD
PARCEL NO. 2945-122-00-146 AND 2945-122-00-003 AND 2945-122-
00-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1986

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorder's Stamp

L. A. BRODAK, also know as, A. L. BRODAK and

ANNA BRODAK

1413618 DDC EXEMPT 12:42 PM
FEB 20, 1986 E.SAWYER, CLK&REC MESA CTY, CO

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whose address is Grand Junction
said County of Mesa and State of _____

for the consideration of
EIGHTEEN THOUSAND ONE HUNDRED SIXTY-EIGHT AND NO/100-----
----- Dollars,

in hand paid, hereby sell(s) and convey(s) to

THE CITY OF GRAND JUNCTION,

A MUNICIPAL CORPORATION

, whose address is

5TH AND ROOD AVENUE, GRAND JUNCTION
COLORADO

County of MESA and State of _____

in the SAID County of MESA and State of Colorado, to-wit:

SEE EXHIBIT A

with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, rights of way of record; 1986 taxes due and payable in 1987 and all subsequent taxes and assessments thereafter.

Signed this _____ day of February, 19 86

L. A. Brodak
L.A. BRODAK Also Known As A.L. BRODAK

Anna Brodak
ANNA BRODAK

STATE OF COLORADO } ss
County of Mesa

The foregoing instrument was acknowledged before me this _____ day of February
19 86 by L.A. BRODAK Also Known As A.L. BRODAK AND ANNA BRODAK
my commission expires 7/25/87, 19 _____

Witness my hand and official seal.

Jammy K. Anderson
Notary Public

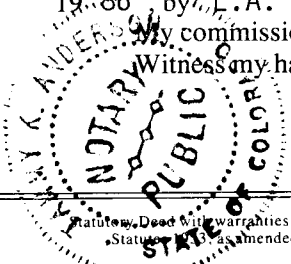


EXHIBIT A

BOOK 1576 PAGE 469

For: City of Grand Junction, Public Works Capital Improvement Project
No.205-034098-901168-84092
F Road Reconstruction 12th Street to 271/2 Road
Parcel. No. RW#129, PE#232

From: L. A. Brodak and Anna Brodak
2741 F Road
Grand Junction, Co. 81501
(2945-122-00-146)

R/W 129 Description

A parcel of land for Road and Utility right of way purposes being a portion of the NE1/4NE1/4NW1/4 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:

Commencing at the found Mesa County Survey Marker #715 set for the NW corner of the NE1/4NW1/4 of said Section 12, and considering the northerly boundary line of said Section 12 to bear East, with all bearings herein being relative between said found Mesa County Survey Marker #715 and found Mesa County Survey Marker #7-1 set for the N1/4 corner of said Section 12, as the basis of bearings:

Thence along the northerly boundary line of said Section 12 East, 818.4 feet to the True Point of Beginning, said point being the northwest corner of a tract of land owned by the undersigned as described in Book 240, Page 451 and recorded in the office of the Mesa County Clerk and Recorder;

Thence continuing along the northerly boundary line of said Section 12 East, 199.58 feet to the northwest corner of right of way for F Road as described in Book 1472, Page 234 and recorded in the above said office;

Thence along the westerly line of said right of way for F Road South, 47 feet;

Thence West, 197.24 feet to the westerly boundary line of said tract of land;

Thence along the westerly boundary line of said tract of land N 02°51' W, 47.06 feet to the True Point of Beginning.

The above described parcel of land contains 9325 sq. ft., more or less, of which 5965 sq. ft., more or less, is right of way for the present F Road.

PE 232 Description

A Permanent easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the NE1/4NE1/4NW1/4 of the said Section 12, lying adjacent to the south side of the present F Road, more particularly described as follows:

Commencing at said found Mesa County Survey Marker #715 as described in Road right of way description above;
Thence along the northerly boundary line of said Section 12 East, 818.4 feet;
Thence S $02^{\circ}51'$ E, 47.06 feet to the True Point of Beginning;
Thence along a line that abuts and lies adjacent to the south of the above road right of way description East, 197.24 feet;
Thence South, 3 feet;
Thence West 197.09 feet to the westerly boundary line of said tract of land described in Book 240, Page 451 and recorded in the office of the Mesa County Clerk and Recorder;
Thence along the westerly boundary line of said tract of land N $02^{\circ}51'$ W, 3 feet to the True Point of Beginning.

The above described permanent easement contains 591 sq. ft., more or less.

For: City of Grand Junction, Public Works Capital Improvement Project
No.205-034098-901168-84092
F Road Reconstruction from 12th Street to 27 1/2 Road
Parcel. No. RW#130, PE#233

From: L. A. Brodak
2741 F Road
Grand Junction, Co. 81501
(2945-122-00-003)

R/W 130 Description

A parcel of land for Road and Utility right of way purposes being a portion of the NE1/4NW1/4 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:

Commencing at the found Mesa County Survey Marker #715 set for the NW corner of the NE1/4NW1/4 of said Section 12, and considering the northerly boundary line of said Section 12 to bear S 89°56' E, with all bearings herein being relative between said found Mesa County Survey Marker #715 and found Mesa County Survey Marker #7-1 set for the N1/4 corner of said Section 12, as the basis of bearings:

Thence along the northerly boundary line of said Section 12 S 89°56' E, 632 feet to the True Point of Beginning, said point being on the northerly boundary of a tract of land owned by the undersigned as described in Book 804, Page 448 and recorded in the office of the Mesa County Clerk and Recorder;

Thence continuing along the northerly boundary line of said Section 12 S 89°56' E, 186.4 feet to the easterly boundary line of said tract of land;

Thence along the easterly boundary of said tract of land S 02°51' E, 47.06 feet;

Thence N 89°56' W, 188.74 feet;

Thence North 47 feet to the True Point of Beginning.

The above described parcel of land contains 8815 sq. ft., more or less, of which 5614 sq. ft., more or less, is right of way for the present F Road.

PE 233 Description

A Permanent easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the NE1/4NW1/4 of the said Section 12, lying adjacent to the south side of the present F Road, more particularly described as follows:

Commencing at said found Mesa County Survey Marker #715 as described in Road right of way description above;

Thence along the northerly boundary line of the said Section 12 S 89°56' E, 632 feet;
Thence South 47 feet to the True Point of Beginning;
Thence along a line which abuts and lies adjacent to the south of the above Road right of way description S 89°56' E, 188.74 feet to the easterly boundary line of said tract of land owned by the undersigned as described in Book 804, Page 448, and recorded in the office of the Mesa County Clerk and Recorder;
Thence along the easterly boundary line of said tract of land S 02°51' E, 3 feet;
Thence N 89°56' W, 188.89 feet;
Thence North, 3 feet to the True Point of Beginning.

The above described permanent easement contains 566 sq. ft., more or less.

For: City of Grand Junction, Public Works Capital Improvement Project
 No.205-034098-901168-84092
 F Road Reconstruction from 12th Street to 27 1/2 Road
 Parcel. No. RW#132, PE#235

From: L. A. Brodak
 2741 F Road
 Grand Junction, Co. 81501
 (2945-122-00-002)

R/W 132 Description

A parcel of land for Road and Utility right of way purposes being a portion of the NW1/4NE1/4NW1/4 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:

Commencing at the found Mesa County Survey Marker #715 set for the NW corner of the NE1/4NW1/4 of said Section 12, and considering the northerly boundary line of said Section 12 to bear East, with all bearings herein being relative between said found Mesa County Survey Marker #715 and found Mesa County Survey Marker #7-1 set for the N1/4 corner of said Section 12, as the basis of bearings:

Thence along the northerly boundary line of said Section 12 East, 53 feet to the True Point of Beginning, said point being on the northerly boundary of a tract of land owned by the undersigned as described in Book 579, Page 226, and recorded in the office of the Mesa County Clerk and Recorder;

Thence continuing along the northerly boundary line of said Section 12 East, 459.10 feet to the easterly boundary line of said tract of land;

Thence along the easterly boundary line of said tract of land South, 47 feet;

Thence West, 459.10 feet;

Thence S 45°00' W, 28.28 feet;

Thence North, 17 feet;

Thence N 45°00' E, 28.28 feet;

Thence North, 30 feet to the True Point of Beginning.

The above described parcel of land contains 21,878 sq. ft., more or less, of which 13,733 sq. ft., more or less is right of way for the present F Road.

PE 235 Description

A Permanent easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the NW1/4NE1/4NW1/4 of the said Section 12, lying adjacent to the south side of F Road, more particularly described as follows:

Commencing at said found Mesa County Survey Marker #715 as described in Road right of way description above;
Thence along the northerly boundary line of said Section 12 East 512.1 feet to the Northeast corner of a tract of land owned by the undersigned as described in Book 579, Page 226, and recorded in the office of the Mesa County Clerk and Recorder;
Thence along the easterly boundary line of said tract of land South 47 feet to the True Point of Beginning;
Thence continuing along the easterly boundary line of said tract of land South, 3 feet;
Thence West 459.10 feet;
Thence South 12 feet;
Thence West, 15 feet to the southerly line of the above dscribed Road right of way description;
Thence along a line which abuts and lies adjacent to the south of the above said Road right of way description N 45°00' E, 21.21 feet;
Thence continuing along said line abutting the above said Road right of way description East, 459.10 feet to the True Point of Beginning.

The above described permanent easement contains 1490 sq. ft., more or less.