

CAR0329R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF PROPERTY OWNER OR GRANTOR: ROBERT J. CARMACK AND
CARMEN L. CARMACK

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-
WAY PURPOSES

ADDRESS: 583 29 ROAD

PARCEL#: 2943-071-00-058

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

5 PAGE DOCUMENT

WARRANTY DEED

Robert J. Carmack and Carmen L. Carmack, Grantors, for and in consideration of the sum of Four Thousand Eight Hundred and Seventeen and 00/100 Dollars (\$4,817.00) the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

Parcel No. R/W-149B-1

A certain parcel of land for Public Road Right of Way and Utility purposes, located in the Northeast Quarter (NE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 7, and considering the East line of said NE ¼ to bear S 00°03'29" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'29" E, along the East line of said NE ¼, a distance of 50.00 feet; thence S 89°56'28" W along a line 50.00 feet South of and parallel to, the North line of the NE ¼ of said Section 7, a distance of 36.00 feet to a point on the west line of the open, used and historical right-of-way for 29 Road, said point being the POINT OF BEGINNING;

thence from said Point of Beginning, S 00°03'29" E along the west line of said open, used and historical right-of-way for 29 Road, the same being a line 36.00 feet West of and parallel to, the East line of the NE ¼ of said Section 7, a distance of 15.02 feet; thence leaving said right-of-way line, N 57°14'21" W a distance of 16.66 feet to a point being the Southeast corner of additional right-of-way per Book 2015, Pages 550 and 551, Public Records of Mesa County, Colorado;

thence N 00°03'32" W, along the East line of said additional right-of-way, a distance of 6.00 feet to a point on the existing South right-of-way for Patterson Road, as same is described and recorded in Book 1023, Page 119 of the Public Records of Mesa County, Colorado;

thence N 89°56'28" E, along said South right of way, a distance of 14.00 feet, more or less, to the Point of Beginning,

CONTAINING 147.13 square feet, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference,

AND ALSO;

Parcel No. R/W-149B-2

A certain parcel of land for Public Road Right of Way and Utility purposes, located in the Northeast Quarter (NE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 7, and considering the East line of said NE ¼ to bear S 00°03'29" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'29" E, along the East line of said NE ¼, a distance of 254.00 feet; thence S 89°56'31" W a distance of 24.29 to a point on the west line of the open, used and historical right-of-way for 29 Road, said point being the POINT OF BEGINNING;

thence from said Point of Beginning, S 89°56'31" W a distance of 11.71 feet;

thence N 00°03'29" W along a line 36.00 feet West of and parallel to, the East line of the NE ¼ of said Section 7, to a point on the west line of the open, used and historical right-of-way for 29 Road a distance of 132.68 feet;

thence S 10°19'18" E along the west line of said right-of-way a distance of 28.12 feet;

thence S 13°36'17" E continuing along the west line of said right-of-way a distance of 18.49 feet;

thence S 01°36'56" E continuing along the west line of said right-of-way a distance of 87.07 feet, more or less, to the Point of Beginning,

CONTAINING 1,114.26 square feet, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference,

Parcel No. R/W-149B-3

A certain parcel of land for road Right of Way and utility purposes, located in the Northeast Quarter (NE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 7, and considering the East line of said NE ¼ to bear S 00°03'29" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'29" E, along the East line of said NE ¼, a distance of 304.00 feet; thence S 89°56'31" W a distance of 24.01 feet to a point on the west line of the open, used and historical right-of-way for 29 Road, said point being the POINT OF BEGINNING;

thence from said Point of Beginning, S 00°21'23" E along the west line of said open, used and historical right-of-way for 29 Road a distance of 375.58 feet; thence S 09°10'50" E a distance of 12.96 feet to a point on the West line of said open, used and historical right-of-way for 29 Road, being a line 20.00 feet West of and parallel to the East line of the NE ¼ of said Section 7, as same is described and recorded in Book 1023, Page 119, Public Records of Mesa County, Colorado; thence S 00°03'29" E, along said West line of said open, used and historical right-of-way for 29 Road, a distance of 400.22 feet; thence N 89°59'03" W, along a line being the Easterly extension of the North line of Graff Minor Subdivision, as same is recorded in Plat Book 16, Page 252, Public Records of Mesa County, Colorado, a distance of 10.00 feet; thence N 00°03'29" W along a line 30.00 feet West of and parallel to the East line of the NE ¼ of said Section 7, a distance of 648.68 feet; thence N 02°30'44" W a distance of 140.13 feet; thence N 89°56'31" E a distance of 11.99 feet, more or less, to the Point of Beginning,

CONTAINING 8,305.79 square feet, more or less, 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 thereunto belonging or in anywise 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.

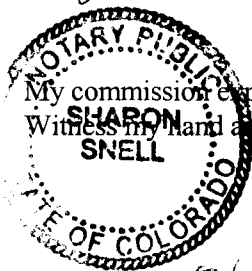
Executed and delivered this 16th day of MAY, 2003.

Robert J. Carmack
Robert J. Carmack

Carmen L. Carmack
Carmen L. Carmack

State of (COLORADO)
County of MESA)ss.

The foregoing instrument was acknowledged before me this 16th day of May, 2003, by Robert J. Carmack and Carmen L. Carmack.

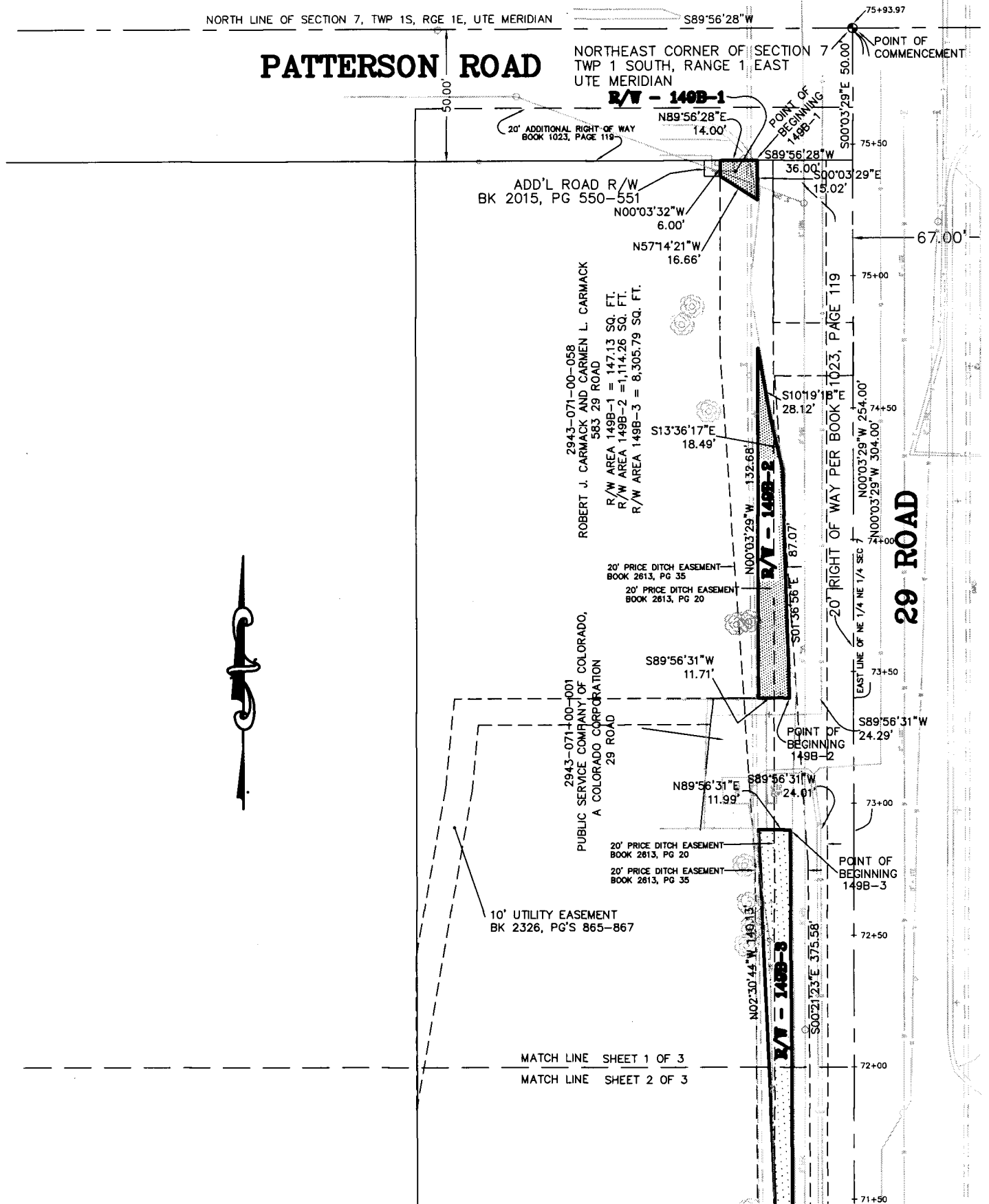


My commission expires _____
Witness my hand and official seal.

My Commission Expires 3/10/07

Sharon Snell
Notary Public

EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

**RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION**

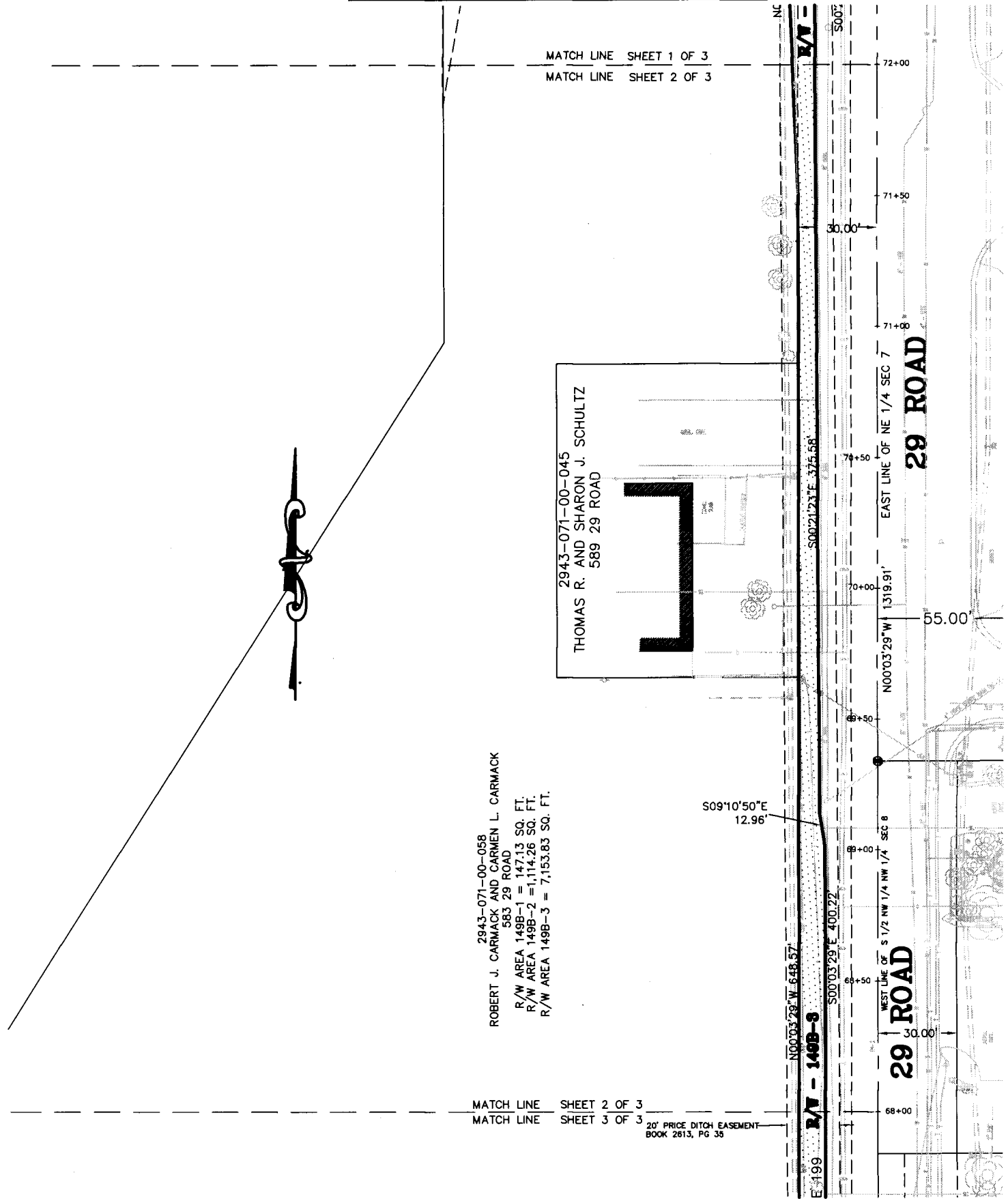
SHEET 1 OF 3

DRAWN BY: P.T.K.
DATE: 09-04-2002
SCALE: 1" = 50'
APPR. BY: TW
FILE NO: CARMACK

29 ROAD
RIGHT-OF-WAY DESCRIPTION MAP
2943-071-00-058

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

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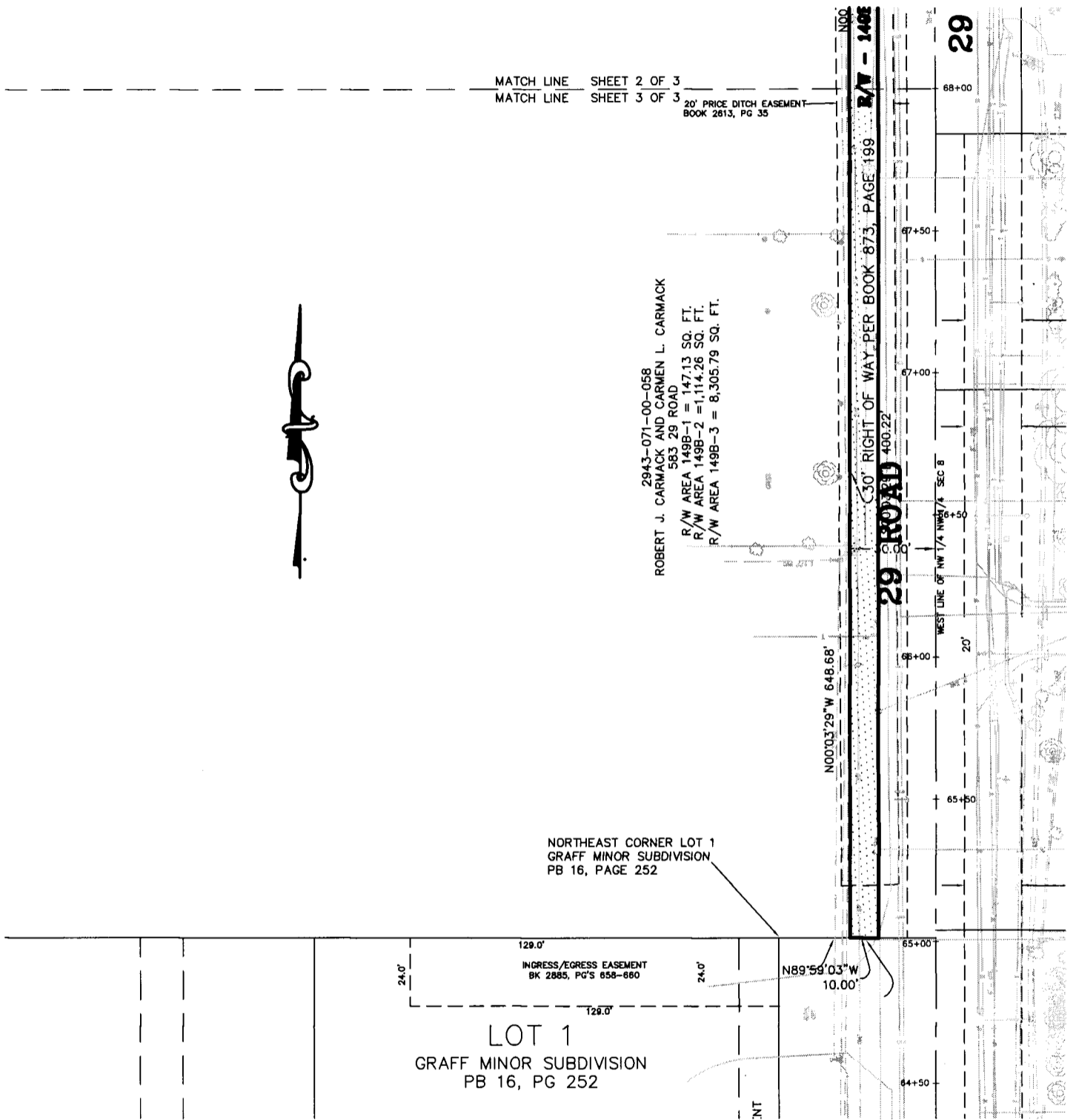
SHEET 2 OF 3

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SHEET 3 OF 3

DRAWN BY: P.T.K. DATE: 09-04-2002 SCALE: 1" = 50' APPR. BY: TW FILE NO: CARMACK	29 ROAD RIGHT-OF-WAY DESCRIPTION MAP 2943-071-00-058
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