

COM84PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: COMPARK, LTD., A COLORADO
LIMITED PARTNERSHIP BY: JON F. ABRAHAMSON (GENERAL PARTNER)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: F RD. AND 25
RD NW COR.

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

F P C 8 25 1 3
1365334 DOC EXEMPT 11:40 AM
JUN 27 1984 E. SAWYER, CLK & REC MESA CTY, CO
BOOK 1499 PAGE 778

COMPARK, LTD., a Colorado Limited Partnership

whose address is GRAND JUNCTION

County of MESA, State of

COLORADO, for the consideration of TEN
DOLLARS AND OTHER 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 County of

MESA, and State of COLORADO the following real property in the

SAID County of MESA, and State of Colorado, to wit:

SEE EXHIBIT "A" and "B" HEREBY MADE A PART OF:

also known as street and number

with all its appurtenances, and warrant(s) the title to the same, subject to easements,
restrictions, rights of way of record; 1984 taxes due and payable in 1985
and all subsequent taxes and assessments thereafter.

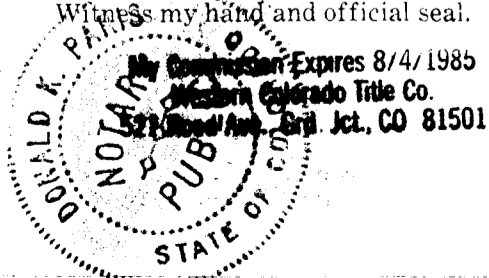
Signed this 20TH day of JUNE 1984

COMPARK, LTD., a Colorado Limited
Partnership by JON F. ABRAHAMSON
GENERAL PARTNER

STATE OF COLORADO, }
County of MESA } ss.

The foregoing instrument was acknowledged before me this 20TH
day of JUNE, 19 84, by COMPARK, LTD., by JON F. ABRAHAMSON,
GENERAL PARTNER OF COMPARK, LTD., a Colorado Limited Partnership

My commission expires
Witness my hand and official seal.



Notary Public

ad consyo.

"EXHIBIT A"

Parcel A

A parcel of land for Road and Utility right of way purposes being a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4, 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 found Mesa County Brass Cap #3-2 set for the SE Corner of said Section 4, with all bearings herein being relative to East between said found Mesa County Brass Cap #3-2 and found Mesa County Brass Cap #804 set for the S $\frac{1}{4}$ Corner of Section 3, Township 1 South, Range 1 West of the Ute Meridian, as the bases of bearings;
 thence along the Southerly boundary line of said Section 4 West, 300 feet;
 thence North, 50 feet;
 thence, running parallel with said Southerly boundary line East, 240 feet;
 thence N 45°00' E, 14.14 feet;
 thence, running parallel with the Easterly boundary line of said Section 4 North, 240 feet;
 thence East, 50 feet to said Easterly boundary line;
 thence, along said Easterly boundary line, South, 300 feet to the Point of Beginning.

The above described parcel contains 27,550 sq.ft., more or less, of which 17,100 sq.ft., more or less, is road right of way for the present F Road and 25 Road.

"EXHIBIT B"

Permanent Easement A

A permanent easement for Roadway Slope and Drainage purposes being a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 4, aforementioned in Parcel A description in Exhibit A, lying adjacent to the North and West sides of 25 Road and F Road right of way aforementioned in said Parcel A description more particularly described as follows:

Commencing at the found Mesa County Brass Cap #3-2 set for the SE Corner of said Section 4, with all bearings herein being relative to East between said found Mesa County Brass Cap #3-2 and found Mesa County Brass Cap #804 set for the S $\frac{1}{4}$ Corner of Section 3, Township 1 South, Range 1 West of the Ute Meridian, as the bases of bearings;
 thence along the East boundary line of said Section 4 North, 240 feet;
 thence West, 50 feet to the True Point of Beginning, said point also being on the West boundary line of said Parcel A for 25 Road;
 thence along said West boundary line South, 180 feet;
 thence continuing along said boundary line South 45°00' West, 14.14 feet to the North boundary line of said Parcel A for F Road;
 thence along said boundary line West 205 feet;
 thence leaving said boundary line North 5 feet;
 thence East, 202.93 feet;
 thence North 45°00' East, 10 feet;
 thence North, 177.93 feet;
 thence East, 5 feet to the True Point of Beginning.

The above described easement contains 1,975 sq.ft., more or less.