

CRA95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: DANIEL L. CRAMLETT AND ROBERTA  
G. CRAMLETT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 541 28 1/4  
ROAD, PARCEL NO. 2943-073-00-171 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

THIS INDENTURE is made and entered into this 17<sup>th</sup> day of March, 1995, by and between DANIEL L. CRAMLETT and ROBERTA G. CRAMLETT (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantee").

## WITNESSETH:

That said Grantors, for and in consideration of the sum of One Thousand Two Hundred Seventy-Five and 00/100 Dollars (\$1,275.00) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 141 of City of Grand Junction 28 $\frac{1}{4}$  Road Improvement Project for Roadway and Utilities Right-of-Way purposes, situated in the NE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

A tract or parcel of land No. 141 of City of Grand Junction 28 $\frac{1}{4}$  Road Project situated in the NE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the East line of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 7 from whence the Southeast Corner of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 7 bears S 02°07'08" W a distance of 791.91 feet with all bearings contained herein being relative thereto;

Thence along the East line of said NE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$ , N 02°07'08" E a distance of 85.00 feet;

Thence N 87°52'52" W a distance of 26.00 feet;

Thence S 02°07'08" W a distance of 85.00 feet;

Thence S 87°52'52" E a distance of 26.00 feet to the True Point of Beginning.

The above described parcel of land contains 2,210.00 square feet (0.051+- acres), of which 935.00 square feet (0.022 +-acres) is right of way for 28 $\frac{1}{4}$  Road by right of use as described herein and depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

Daniel L. Cramlett      Roberta G. Cramlett  
 Daniel L. Cramlett      Roberta G. Cramlett

STATE OF COLORADO    )  
 ) ss.  
 COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of March, 1995, by Daniel L. Cramlett Roberta G. Cramlett.

Witness my hand and official seal.

Peggy Holguin

Notary Public

My commission expires:

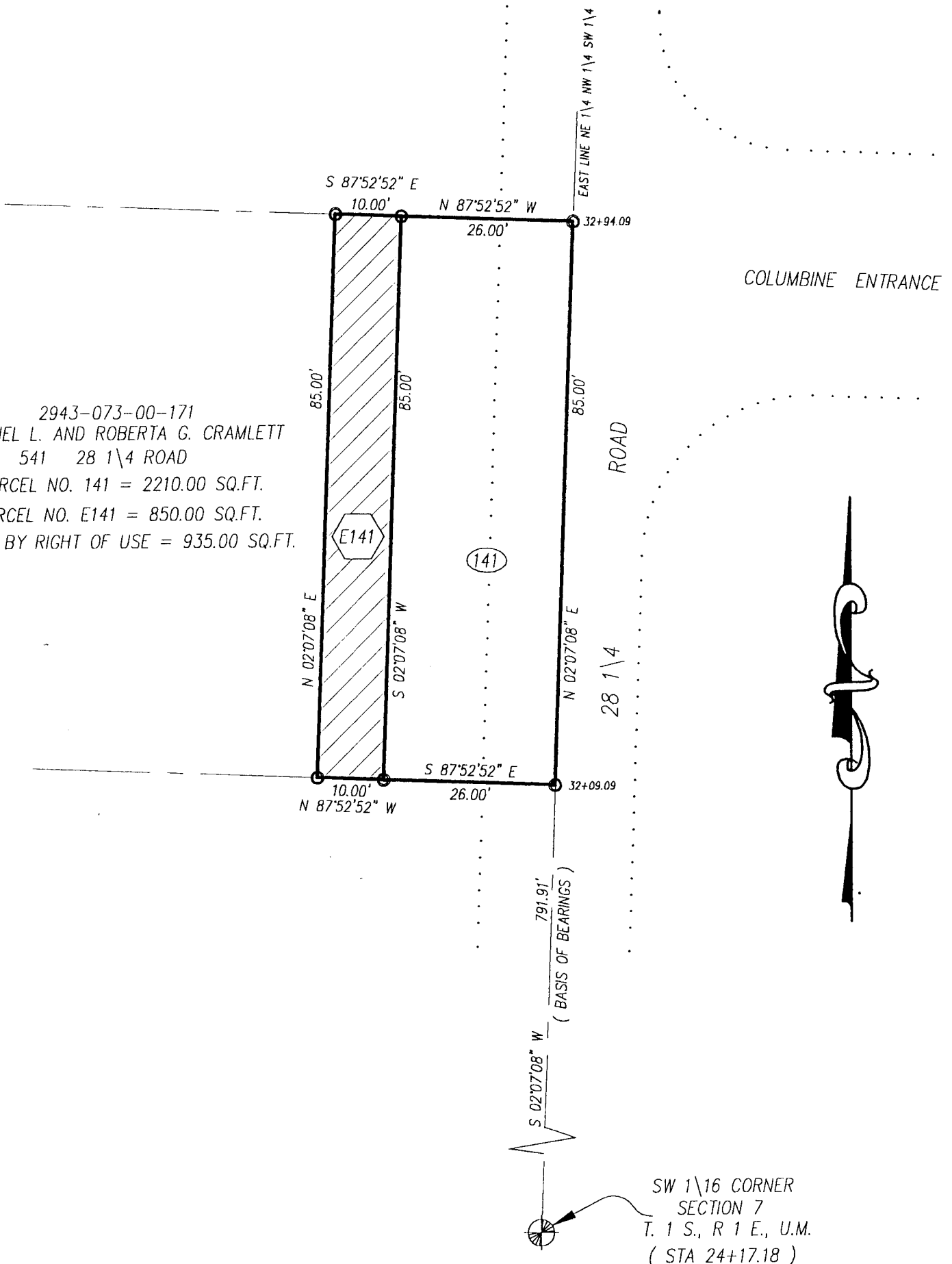
3-3-97

Recorder's Note: No Notary Seal  
 When Recorded

# EXHIBIT "A"

STA. 32+09.09 TO STA. 32+94.09

2943-073-00-171  
 DANIEL L. AND ROBERTA G. CRAMLETT  
 541 28 1/4 ROAD  
 PARCEL NO. 141 = 2210.00 SQ.FT.  
 PARCEL NO. E141 = 850.00 SQ.FT.  
 R.O.W BY RIGHT OF USE = 935.00 SQ.FT.



DRAWN BY: SRP  
 DATE: 01\18\95  
 SCALE: 1" = 20'  
 APPR. BY:  
 FILE NO: ROW141.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION