

CRK847TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: ALFRED B. CARRICK AND EULA C.  
CARRICK

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ROADWAY SLOPE  
AND DRAINAGE AND UTILITY PURPOSES NORTH OF INDEPENDENT  
RANCHMANS DITCH 7TH STREET AND HORIZON DRIVE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorder's Stamp  
BOOK 1516 PAGE 987

ALFRED B. CARRICK and

EULA C. CARRICK

1375864 DOC NO FEE 11:46 AM  
NOV 14 1984 E. SAWYER, CLK & REC MESA CITY, CO

whose address is 712 Reese Hill Road SE, Salem,  
Oregon County of \_\_\_\_\_ and State of \_\_\_\_\_  
for the consideration of \_\_\_\_\_

--Ten Dollars and other valuable consideration-- Dollars,  
in hand paid, hereby sell(s) and convey(s) to  
CITY OF GRAND JUNCTION

a Municipal Corporation \_\_\_\_\_, whose address is \_\_\_\_\_

Grand Junction \_\_\_\_\_ County of Mesa and State of \_\_\_\_\_  
Colorado \_\_\_\_\_, ~~in joint tenancy~~ the following real property situate  
in the said County of Mesa and State of Colorado, to-wit:

SEE EXHIBIT "A" ATTACHED.

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 7 day of November, 1984



Alfred B. Carrick  
Alfred B. Carrick

Eula C. Carrick  
Eula C. Carrick

STATE OF ~~COLORADO~~ OREGON }  
County of Marion } ss

The foregoing instrument was acknowledged before me this 7 day of November  
1984, by Alfred B. Carrick and Eula C. Carrick  
My commission expires 1-10, 1988  
Witness my hand and official seal.

Andrea C. Fischer  
Notary Public

NO CONSID

## EXHIBIT "A"

R/W-20 Description

A parcel of land for Road and Utility right of way purposes being a portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  lying North of the Independent Ranchmans Ditch in Section 2, Township 1 South, Range 1 West of the Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the found Mesa County Brass Cap #112-1 set for the SE Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 2, with all bearings wherein being relative to North between said Mesa County Brass Caps #112-1 and found Mesa County Brass Cap #55 set for the S $\frac{1}{4}$  corner of said Section 2 as the basis of bearings;

Thence South, 100 feet to the True Point of Beginning, said point also being the Northeast corner of a tract of land owned by the undersigned as described and recorded in Book 1058 Pages 987 and 988 with the office of the Mesa County Clerk and Recorder;

Thence along the Northerly boundary line of said tract of land S 89°59'21" W, 47 feet;

Thence S 00°00'00" E, 120.35 feet;

Thence S 03°32'04" E, 81.83 feet to the Southerly boundary line of said tract of land;

Thence along said Southerly boundary line N 72°12'00" E, 12.53 feet;

Thence continuing along said southerly boundary line N 68°22'31" E, 32.27 feet to the Southeast corner of said tract of land;

Thence along the East boundary line of said tract of land N00°00'00" W, 186.3 feet to the True Point of Beginning.

The above described parcel contains 8,973 sq.ft., more or less, of which 5.767 sq.ft., more or less, is road right of way for present 7th Street.

Two permanent easements for Roadway Slope and Drainage and Utility purposes being a portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  lying North of the Independent Ranchmans Ditch in said Section 2, aforementioned in R/W-20 parcel description, more particularly described as follows:

Commencing at the found Mesa County Brass Cap #112-1 set for the Southeast corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 2, with all bearings wherein being relative to North between said Mesa County Brass Cap #112-1 and found Mesa County Brass Cap #55 set for the S $\frac{1}{4}$  corner of said Section 2, as the basis of bearings;

Thence South, 100 feet to the Northeast corner of said tract of land owned by the undersigned aforementioned in R/W-20 parcel description;

Thence along the Northerly boundary line of said tract of land N 89°59'21" E 47 feet to the True Point of Beginning, said point also being the Northwest corner of the aforescribed parcel number R/W-20;

Thence continuing along said Northerly boundary line S89°59'21" W, 5 feet;

Thence S 00°00'00" E, 120.35 feet;

Thence S 03°32'04" E, 48.58 feet;

Thence S 72°29'47" W, 30.26 feet;

Thence S 85°39'32" W, 20.04 feet;

Thence S 85°08'54" W, 19.75 feet;

Thence S 00°10'07" W, 34.5 feet to the Southerly boundary line of said tract of land;

Thence along said Southerly boundary line N 89°11'08" E, 23.16 feet;

Thence continuing along said Southerly boundary line N 80°02'49" E, 25.05 feet;

Thence continuing along said Southerly boundary line N 72°12'00" E, 29.24 to the Southwest corner of said parcel number R/W-20;

Thence along the Westerly boundary line of said parcel number R/W-20 N 03°32'04" W, 81.83 feet;

Thence continuing along said Westerly boundary line N 00°00'00" W, 120.35 feet to the True Point of Beginning.

The above described easement contains 3,475 sq. ft., more or less.