

CUR83HRZ

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QC)

NAME OF AGENCY OR CONTRACTOR: BRUCE C. CURRIER AND WILMA M. CURRIER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: HORIZON DRIVE FROM I-70 TO H ROAD, PARCEL 1-HOLIDAY INN, PARCEL 2-ACROSS FROM HOLIDAY INN, PARCEL 9-TRIANGLE ABOUT NE CORNER OF HORIZON AND CANAL (HIGHLINE), PARCEL 10-TRIANGLE ABOUT SW CORNER OF HORIZON AND H ROAD, AND PARCEL 11-FOR H ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1983

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Bruce C. Currier and Wilma M. Currier
whose address is 2760 H Road, Grand Junction

County of Mesa, and State of

Colorado, for the consideration of Ten Dollars (\$10.00)
and

other good and valuable consideration Dollars in hand paid,

hereby sell(s) and quit claim(s) to The City of Grand Junction,
a municipal corporation,
whose address is 250 North 5th Street, Grand Junction

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County of Mesa, and State of Colorado, the following real

property, in the County of _____, and State of Colorado, to wit:

Refer to attached "Exhibit A"

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~~also known as street and number~~

with all its appurtenances subject to title exceptions and reservations of record.

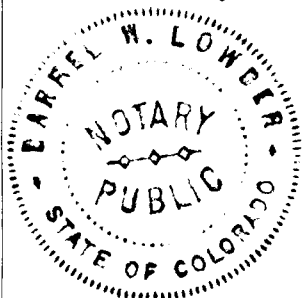
Signed this 16th day of December, 1983

Bruce C. Currier
Bruce C. Currier
Wilma M. Currier
Wilma M. Currier

STATE OF COLORADO, }
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 16th
day of December, 1983, by Bruce C. Currier and Wilma M. Currier.

My commission expires January 21, 1984
Witness my hand and official seal



Carrel W. Lower
Notary Public.

PARCEL NUMBER 1

A tract of land for road and utility right of way purposes being a portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 36, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Beginning at a point on the westerly right of way line of Horizon Drive, said point being the most Southerly corner of Lot 5 Block 2 of Replat of Lots 1 thru 5, Block Two Crossroads Colorado West, as recorded in Plat Book 11 at Page 351; and considering the centerline of Horizon Drive Right of Way bears N54 $^{\circ}$ 46'30" E with all bearings contained hereinrelative thereto; thence S. 22 $^{\circ}$ 04'30" E., 10.3 feet; thence S. 54 $^{\circ}$ 46'30" W., 177.96 Feet; thence S. 63 $^{\circ}$ 47' W., 64.06 Feet; thence N. 54 $^{\circ}$ 46'30" E., 243.57 Feet to the Point of Beginning, containing 0.0485 Acres, more or less or 2,114 Sq. Ft., more or less.

PARCEL NUMBER 2

A tract of land for road and utility right of way purposes, being a part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 1 North, 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 East $\frac{1}{4}$ Corner of said Section 36 and considering the East line of the SE $\frac{1}{4}$ of said Section 36 to bear North with all bearings contained hereinrelative thereto;
Thence N 82 $^{\circ}$ 02'56" W, 684.33 feet to a point being on the Southeasterly right of way line of Horizon Drive;
Thence along said right of way line S 54 $^{\circ}$ 46'30" W, 240 feet to the True Point of Beginning, said point being the most Northerly corner of the undersign's property;
Thence S 20 $^{\circ}$ 26'E, 10.34 feet;
Thence S 54 $^{\circ}$ 36'30" W, 235.26 feet to a point on Colorado State Highway right of way line for I-70;
Thence along said right of way line N 42 $^{\circ}$ 32'E, 47.8 feet;
Thence N 54 $^{\circ}$ 36'30" E, 191.16 feet to the True Point of Beginning, containing .0489 Acres, more or less or 2,132 Sq. Ft., more or less.

PARCEL NUMBER 9

A parcel of land being a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 36 Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Beginning at a point whence the Southeast corner of said Section 36, T1N, R1W, of the Ute Meridian, bears S 00 $^{\circ}$ 00'00" W a distance of 3048.02 feet; Thence N 00 $^{\circ}$ 00'00" E a distance of 162.63 feet to a point on the South Right of Way of Horizon Drive; Thence S 54 $^{\circ}$ 50'58" W on the South Right of Way line of Horizon Drive, a distance of 105.30 feet to a point on the North Right of Way line of the Highline Canal; Thence S 40 $^{\circ}$ 10'00" E. along the North Right of Way of the Highline Canal, a distance of 133.48 feet to the point of Beginning.

PARCEL NUMBER 10

A parcel of land containing 0.2722 acres or 11,858 square feet in Section 31, Township 1 North, Range 1 East of the Ute Meridian more particularly described as follows:

Beginning at a point on the Northerly Right of Way line of Horizon Drive from whence the Northwest Corner of said Section 31 bears N 24 $^{\circ}$ 49'04" W a distance of 1635.93 feet; thence N 54 $^{\circ}$ 57'44" E a distance of 403.91 feet; thence N 33 $^{\circ}$ 46'05" W a distance of 86.41 feet; thence S 35 $^{\circ}$ 10'44" W a distance of 89.57 feet; thence 328.82 feet along the arc of a curve to the right with a radius of 950 feet a central angle of 19 $^{\circ}$ 47' and a long chord which bears S 45 $^{\circ}$ 04'14" W a distance of 326.39 feet to the point of beginning.

PARCEL NUMBER 11

Beginning at a point from whence the Northwest Corner of Section 31, Township 1 North, Range 1 East of the Ute Meridian bears North a distance of 30 feet; thence S89°48'40" E a distance of 200.10 feet; thence S33°46'05"E a distance of 1057.06 feet; thence N54°51'W a distance of 55.24 feet; thence 165.58 feet along the arc of a curve to the right with a radius of 450 feet and a central angle of 21°04'55"; thence N33°46'05"W a distance of 560.51 feet; thence 517.34 feet along the arc of a curve to the left with a radius of 550 feet, and a central angle of 53°53'37"; thence N2°20'19"E a distance of 19.97 feet; thence N89°59'05"E a distance of 118.03 feet to the point of beginning. Said parcel containing 1.5686 acres more or less.