

DES99F5R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: CHARLES J. DESROSIERS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: F 1/2 ROAD WATER LINE,  
2643 F 1/2 ROAD, PARCEL NO. 2945-023-00-046

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1888867 02/17/99 1247PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

Charles J. Desrosiers, Grantor, for and in consideration of the sum of One Thousand and 00/100 Dollars (\$1,000.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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 Roadway and Utilities right-of-way purposes, to wit:

Commencing at a point on the North line of the NE ¼ of the SW ¼ of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, which point bears N 89°52'00" E a distance of 1411.10 feet from the Northwest Corner of the SW ¼ of said Section 2; thence leaving the North line of said SW ¼, S 00°02'00" E a distance of 11.00 feet to a point on the South line of the open, used and historical right-of-way for F ½ Road, said point being the True Point of Beginning;

thence N 89°52'00" E along said right-of-way line a distance of 115.79 feet;  
thence leaving said right-of-way line, SOUTH a distance of 4.00 feet;  
thence S 89°52'00" W a distance of 115.79 feet;  
thence N 00°02'00" W a distance of 4.00 feet to the Point of Beginning,  
containing 463.16 square feet 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 Grantor hereby covenanting that he 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 4<sup>th</sup> day of Feb, 1999.

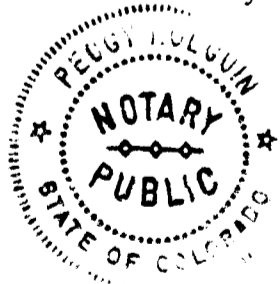
Charles J. Desrosiers  
Charles J. Desrosiers

State of Colorado )  
)ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of FEBRUARY, 1999, by Charles J. Desrosiers.

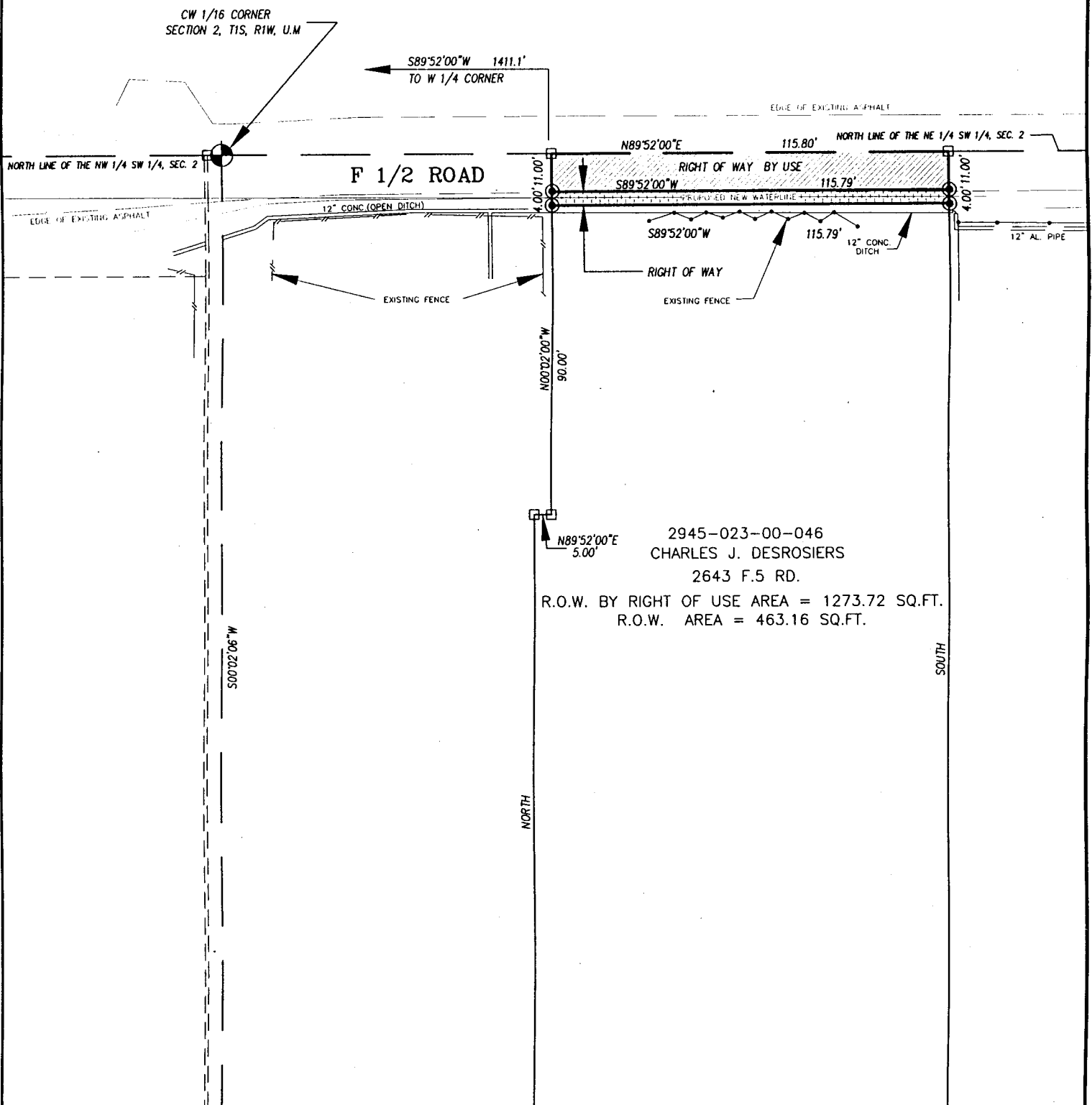
My commission expires 3-3-01.

Witness my hand and official seal.



Peggy Holguin  
Notary Public

# EXHIBIT "A"



DRAWN BY: SRP  
 DATE: 02-04-99  
 SCALE: 1" = 40'  
 APPR. BY: IW  
 FILE NO: F\_5WATER3.DWG

EASEMENT DESCRIPTION MAP  
 F 1/2 ROAD WATER LINE

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION