

DOC98GRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: HAZEL M. DOCKERY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2524 G ROAD, G ROAD  
SHOULDER WIDENING, PARCEL NO. 2701-343-00-171, RIGHT-OF-WAY

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1857892 07/31/98 0258PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Hazel M. Dockery, Grantor, for and in consideration of the sum of Three Thousand Six Hundred Sixty-Eight and 74/100 Dollars (\$3,668.74 ) the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants, and conveys 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 the Southwest Corner of the SE1/4 SW1/4 SW1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said point also known as the Southwest Corner of Lot 64 of Pomona Park according to the recorded plat thereof, and considering the south line of the SW1/4 SW1/4 of said Section 34 to bear S 89°58'43" W with all bearings contained herein being relative thereto; thence N 00°08'57" W along the west line of the SE1/4 SW1/4 SW1/4 of said Section 34, said line also being the west line of Lot 64 of Pomona Park, a distance of 13.50 feet to a point on the north line of the open, used and historical right-of-way for G Road and the True Point of Beginning; thence along the north line of the open, used and historical right-of-way for G Road the following seven (7) courses and distances:

1. N 89°47'01" E a distance of 43.12 feet; ✓
2. N 88°14'34" E a distance of 32.94 feet; ✓
3. N 89°55'56" E a distance of 68.36 feet; ✓
4. S 89°57'24" E a distance of 51.63 feet; ✓
5. N 89°41'21" E a distance of 36.67 feet; ✓
6. N 88°59'55" E a distance of 50.64 feet; ✓
7. N 89°47'11" E a distance of 37.89 feet to a point on the westerly right-of-way line for the Grand Valley Canal; ✓

thence N 12°29'22" W along the westerly right-of-way line for the Grand Valley Canal a distance of 14.47 feet;  
thence S 89°58'43" W a distance of 332.38 feet to the west line of said SE1/4 SW1/4 SW1/4;  
thence S 00°08'57" E along said west line a distance of 16.50 feet to the Point of Beginning, containing 5,095.47 square feet as described herein and as 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 covenants that she 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.

Recorder's Note: No Real Property Transfer Document

Executed and delivered this 28<sup>th</sup> day of July, 1998.

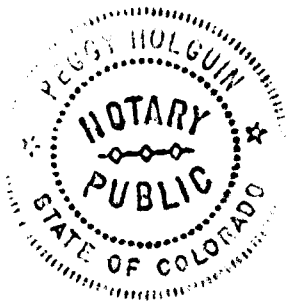
Hazel M. Dockery  
Hazel M. Dockery

State of Colorado     )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of July, 1998, by Hazel M. Dockery.

My commission expires 3.3.01.

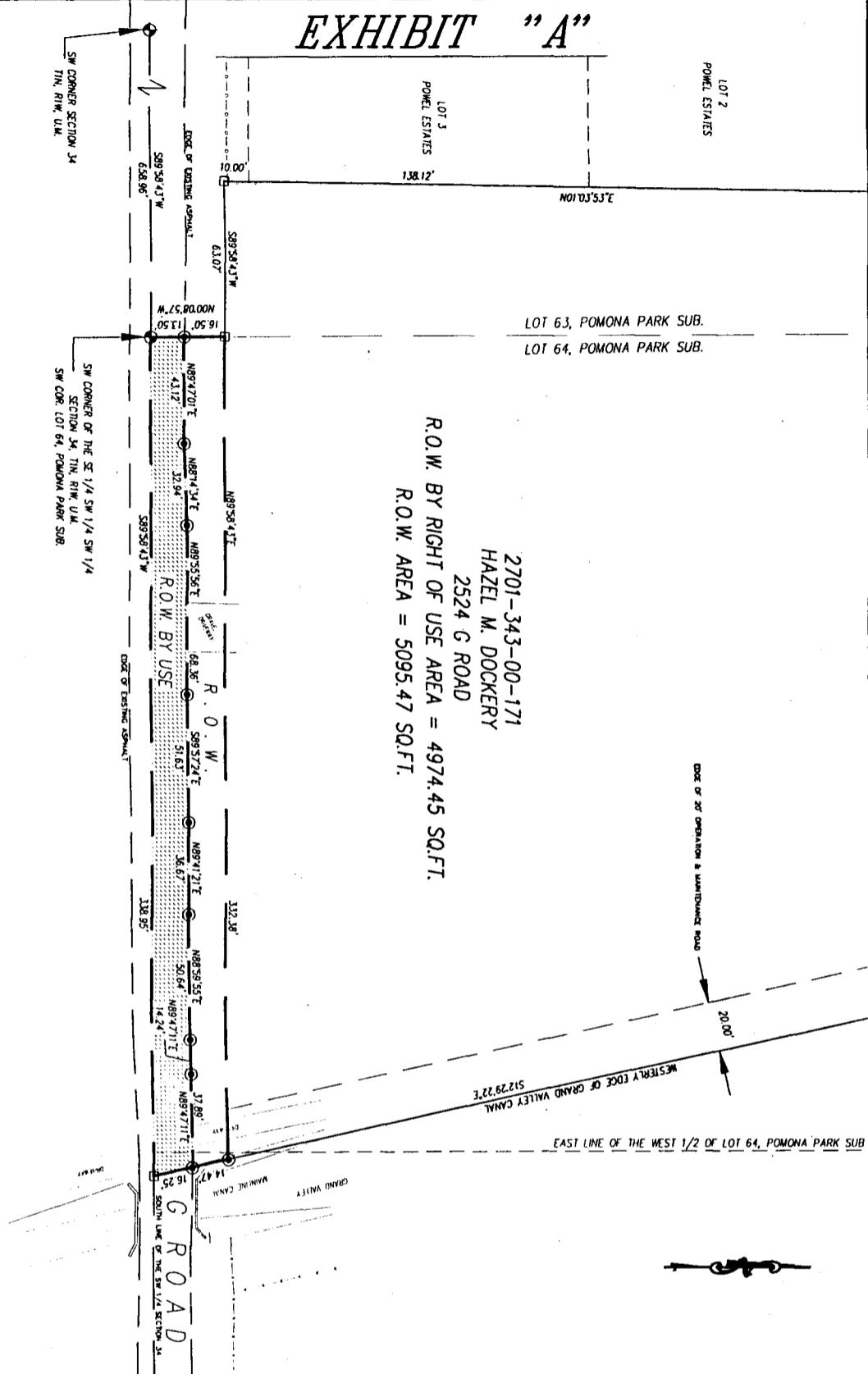
Witness my hand and official seal.



Peggy Holguin  
Notary Public

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

# EXHIBIT "A"



2701-343-00-171  
 HAZEL M. DOCKERY  
 2524 G ROAD  
 R.O.W. BY RIGHT OF USE AREA = 4974.45 SQ.FT.  
 R.O.W. AREA = 5095.47 SQ.FT.

DRAWN BY: SRP  
 DATE: 6-11-98  
 SCALE: 1" = 50'  
 APPR. BY: IW  
 FILE NO: G\_RD4.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 G ROAD SHOULDER WIDENING

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION