

EMO97N1S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: EVELYN M. ORTON

**STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2227 NORTH 1ST
STREET, RIGHT OF WAY NORTH FIRST STREET ORCHARD AVENUE TO
PATTERSON, PARCEL NO. 2945-101-00-137**

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Evelyn M. Orton, Grantor, for and in consideration of the sum of Two Thousand Nine Hundred Seventy Four and 60/100 Dollars (\$2,974.60), 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 Northeast Corner of the Southeast 1/4 of the Northeast 1/4 (SE1/4 NE1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the SE1/4 NE1/4 of said Section 10 to bear S 00°00'00" E with all bearings contained herein being relative thereto;
 thence S 00°00'00" E along the East line of the SE1/4 NE1/4 of said Section 10 a distance of 82.59 feet; thence leaving the East line of said SE1/4 NE1/4, N 90°00'00" W a distance of 12.82 feet to a point on the West line of the open, used and historical right-of-way for North First Street, said point being the **True Point of Beginning**;
 thence along the West line of the open, used and historical right-of-way for North First Street the following two (2) courses and distances:

1. S 00°09'14" E a distance of 47.11 feet;
2. S 00°12'43" E a distance of 48.25 feet;

thence leaving said right-of-way line, N 90°00'00" W a distance of 33.18 feet;
 thence N 00°00'00" E a distance of 1.55 feet;
 thence N 73°55'57" E a distance of 14.05 feet;
 thence N 00°00'00" E a distance of 15.65 feet;
 thence N 35°44'49" E a distance of 10.27 feet;
 thence N 00°00'00" E a distance of 65.94 feet;
 thence S 90°00'00" E a distance of 13.37 feet to the Point of Beginning,
 containing 1,487.30 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 covenanting 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.

Executed and delivered this 5TH day of May, 1997.


 Evelyn M. Orton

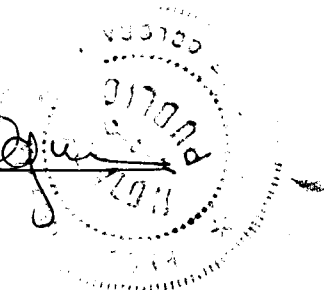
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of May, 1997, by Evelyn M. Orton.

My commission expires 3-3-01.

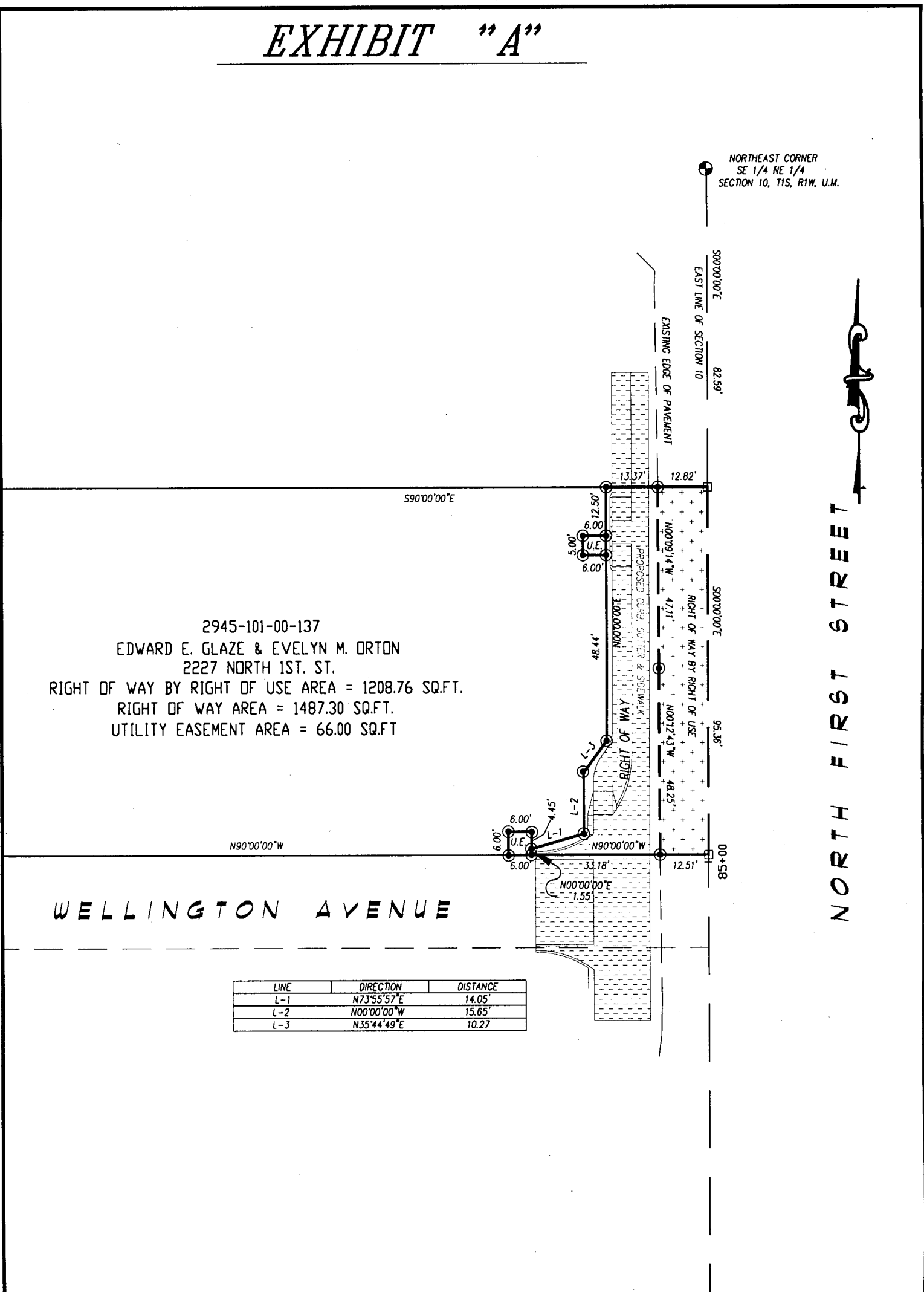
Witness my hand and official seal.

Peggy Hoag
Notary Public



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

EXHIBIT "A"



2945-101-00-137
 EDWARD E. GLAZE & EVELYN M. ORTON
 2227 NORTH 1ST. ST.
 RIGHT OF WAY BY RIGHT OF USE AREA = 1208.76 SQ.FT.
 RIGHT OF WAY AREA = 1487.30 SQ.FT.
 UTILITY EASEMENT AREA = 66.00 SQ.FT

LINE	DIRECTION	DISTANCE
L-1	N73°55'57\"E	14.05'
L-2	N00°00'00\"W	15.65'
L-3	N35°44'49\"E	10.27'

DRAWN BY: SRP
 DATE: 4-25-97
 SCALE: 1" = 30'
 APPR. BY: IKH
 FILE NO: F117.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
 (117)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION