

EVN03NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-  
OF-WAY PURPOSES

NAME OF AGENCY OR CONTRACTOR: LARRY E. EVENSON AND BRIGITTE  
H. EVENSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):  
1560 NORTH AVENUE - LOT 6 - BLOCK 3 - PARKPLACE HEIGHTS  
SUBDIVISION

PARCEL #: 2945-123-23-007

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2 PAGE DOCUMENT

BOOK 3320 PAGE 550  
2114219 04/04/03 0908AM  
JANICE WARD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$NO FEE

**SPECIAL WARRANTY DEED**

LARRY E. EVENSON and BRIGITTE H. EVENSON, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby 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, a certain tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes lying in the Southwest Quarter (SW ¼) of Section 12, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

BEGINNING at the Southeast corner of Lot 6, Block 3, Plat of Parkplace Heights, as same is recorded in Plat Book 7, Page 77, Public Records of Mesa County, Colorado, and considering the centerline of North 16<sup>th</sup> Street, as shown on said Plat of Parkplace Heights, to bear S 00°03'09" E with all bearings contained herein being relative thereto;  
thence from said Point of Beginning, N 89°59'28" W, along the South line of said Lot 6, a distance of 4.61 feet;  
thence leaving the South line of said Lot 6, N 00°00'07" E a distance of 80.87 feet;  
thence N 45°00'00" E a distance of 6.40 feet, more or less, to a point on the East line of said Lot 6, also being the West right of way for North 16<sup>th</sup> Street (a 50.00 foot wide right of way);  
thence S 00°03'09" E along the East line of said Lot 6, being a line 25.00 feet West of and parallel with the centerline of said North 16<sup>th</sup> Street, a distance of 85.40 feet, more or less, to the Point of Beginning,  
containing 380.0 Square Feet, more or less, 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 Grantors hereby covenanting that they 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 claiming by, through or under Grantors.

Executed and delivered this 3RD day of APRIL, 2003.

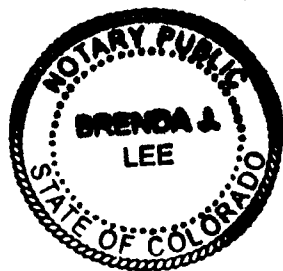
  
LARRY E. EVENSON

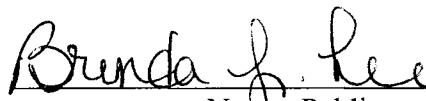
  
BRIGITTE H. EVENSON

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 3rd day of April, 2003 by LARRY E. EVENSON and BRIGITTE H. EVENSON.

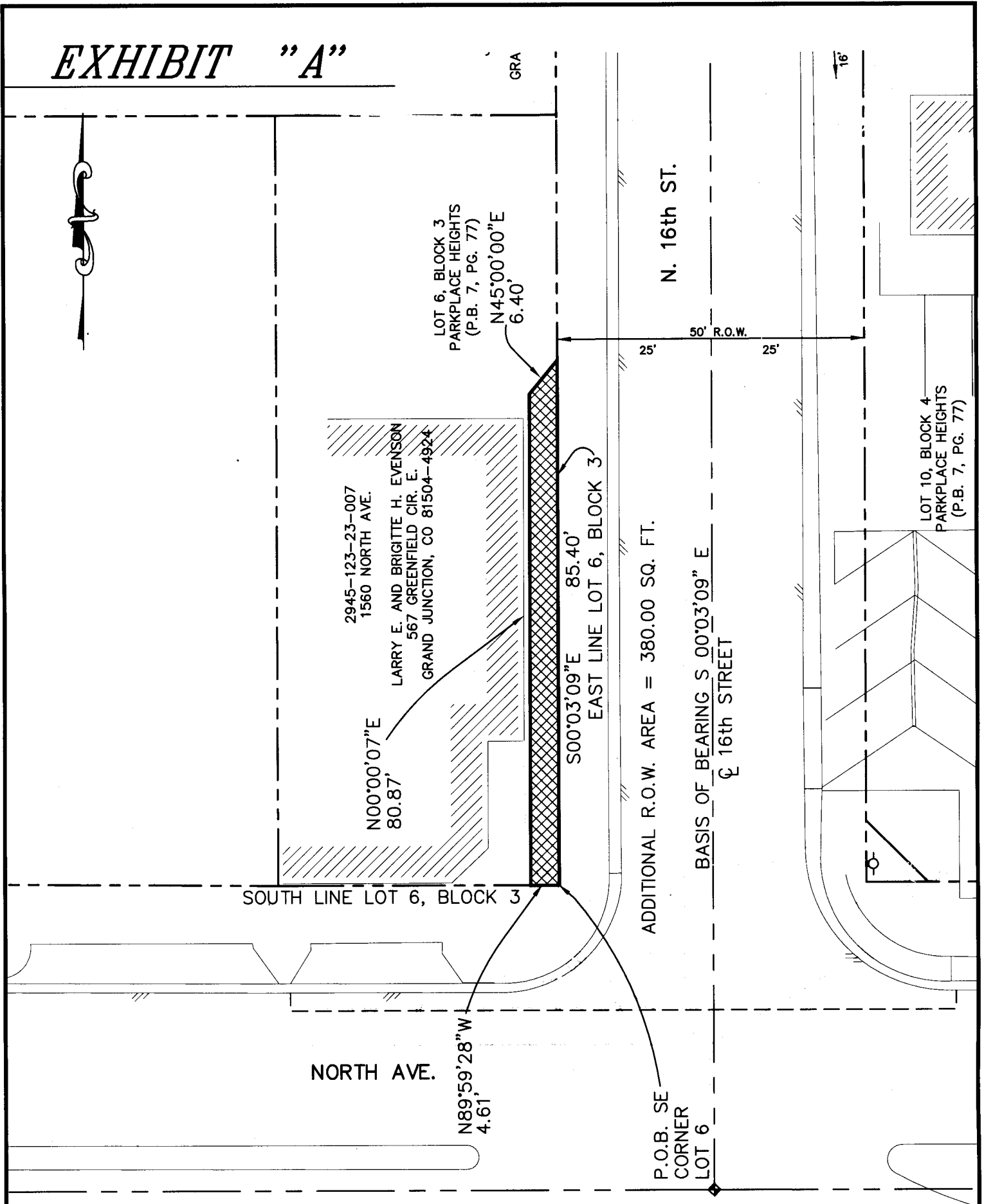
My commission expires \_\_\_\_\_  
Witness my hand and official seal.



  
Notary Public

My Commission Expires 10/30/2006

EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as means for establishing or verifying property boundary lines.

DRAWN BY: JAH  
 DATE: 1-9-2003  
 SCALE: 1" = 20'  
 APPR. BY: TW  
 FILE NO. XIBIT.DWG

16th STREET  
 2945-123-23-007  
 RIGHT-OF-WAY DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION