

FCN85FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED**

PURPOSE: RIGHT-OF-WAY FOR PRESENT F ROAD

NAME OF PROPERTY OWNER OR GRANTOR: FIRST CHURCH OF THE NAZARENE, A COLORADO  
NON-PROFIT CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): F ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_

Reception No. \_\_\_\_\_

Recorder \_\_\_\_\_

Recorder's Stamp

FIRST CHURCH OF THE NAZARENE,  
A Colorado non-profit Corporation

1401432 DOC EXEMPT 02:03 PM  
SEP 27, 1985 E. SAWYER, CLK & REC MESA CTY, CO  
BOOK 1557 PAGE 154

whose address is GRAND JUNCTION  
SAID County of MESA and State of  
COLORADO for the consideration of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION Dollars,

in hand paid, hereby sell(s) and convey(s) to

THE CITY OF GRAND JUNCTION

A MUNICIPAL CORPORATION, whose address is

5TH AND ROOD GRAND JUNCTION County of MESA and State of  
COLORADO, \*in joint tenancy\* / the following real property situate  
in the SAID County of MESA and State of Colorado, to-wit:

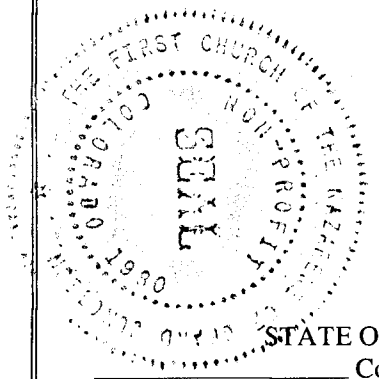
SEE EXHIBIT "A"

with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions,  
rights of way of record; 1985 taxes due and payable in 1986 and all subsequent  
taxes and assessments thereafter.

Signed this \_\_\_\_\_ day of SEPTEMBER, 19 85

FIRST CHURCH OF THE NAZARENE,  
A Colorado non-profit Corporation

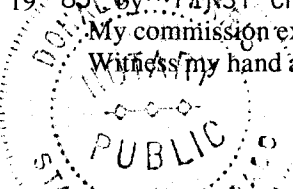
*Robert A. Wade* President  
By: ROBERT A. WADE, PRESIDENT



STATE OF COLORADO } ss  
County of MESA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of SEPTEMBER  
19 85, by FIRST CHURCH OF THE NAZARENE, A Colorado non-profit Corporation by  
My commission expires Aug 8, 19 89 ROBERT A. WADE, PRESIDENT

Witness my hand and official seal.



*Donald K. Paris*  
Notary Public

A parcel of land for Road and Utility right of way purposes being a portion of the SW1/4SW1/4SW1/4 of Section 6, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Beginning at the found Mesa County Survey Marker #36 set for the Southwest corner of said Section 6, and considering the Southerly boundary line of said Section 6 to bear S 90°00' W, with all bearings herein being relative between said found Mesa County Survey Marker #36 and found Mesa County Survey Marker #1340 set for the Southeast corner of the SW1/4SW1/4 of said Section 6, as the basis of bearings:

Thence Along the Westerly boundary line of said Section 6 North, 68.0 feet;

Thence East, 30 feet;

Thence S 45°00'00" E, 25.46 feet;

Thence East, 588.44 feet to the intersection of the Easterly boundary line of a tract of land owned by the undersigned as described in Book 1170, page 49 and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the Easterly boundary line of said tract of land South, 50.0 feet to the Southerly boundary line of said Section 6;

Thence along the Southerly boundary line of said Section 6 S 90°00' W, 636.44 feet to the True Point of Beginning

The above described parcel of land contains 32,524 sq. ft., more or less, of which 20,233 sq. ft., more or less is right of way for the present F Road.

**BOOK 1557 PAGE 155**

PE 214 Description

A Permanent Easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the SW1/4SW1/4SW1/4 of the said Section 6, lying adjacent to the North side of the present F Road more particularly described as follows:

Commencing at said found Mesa County Survey Marker #36 as described in Road right of way description above;

Thence along the Westerly boundary line of said Section 6 North, 68.0 feet;

Thence East, 30.0 feet;

Thence S 45°00'00" E, 21.22 feet to the True Point of Beginning;

Thence East, 121.50 feet;

Thence North, 7.0 feet;

Thence East, 469.94 feet to the intersection of the Easterly boundary line of the above said tract of land as described in Book 1170, page 49 and recorded in the above said office;

Thence along the Easterly boundary line of said tract of land South, 10.0 feet;

Thence along the Northerly boundary line of the above described Road right of way description West, 588.44 feet;

Thence N 45°00'00" W, 4.24 feet to the True Point of Beginning.

The above described Permanent Easement contains 5,059 sq. ft., more or less.