

FCN95PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OF CONTRACTOR: THE FIRST CHURCH OF THE NAZARENE
OF GRAND JUNCTION

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: F AND 28 ROAD,
WATER AND SEWER LINE, 2802 PATTERSON ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Warranty Deed

Grantor(s), THE FIRST CHURCH OF THE NAZARENE OF GRAND JUNCTION

whose address is 1000 North 9th Street, Suite No. 8, Grand Junction

County of Mesa, State of

Colorado, for the consideration of

dollars, in hand paid, hereby sell(s)

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1736459 0338PM 11/15/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

and convcy(s) to City of Grand Junction, a home rule municipality and Ute Water Conservancy District, a public utility

whose legal address is 250 N. 5th Street Grand Junction 81501 and 560 25 Road Grand Junction 81505

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of Colorado, to wit

UTILITY EASEMENT

COMMENCING at the Southwest Corner of Section 6, Township 1 South, Range 1 East of the Ute Meridian, which bears North 90 degrees 00 minutes 00 seconds West from the West Sixteenth Corner on the South Line of said Section 6; thence North 00 degrees 03 minutes 21 seconds East (N 00°03'21" E), a distance of 306.11 feet; thence South 89 degrees 56 minutes 41 seconds East (S 89°56'41" E), a distance of 40.00 feet to the POINT OF BEGINNING; thence North 88 degrees 31 minutes 06 seconds East (N 88°31'06" E), a distance of 147.17 feet; thence North 01 degrees 28 minutes 54 seconds West (N 01°28'54" W), a distance of 25.00 feet; thence South 88 degrees 31 minutes 06 seconds West (S 88°31'06" W), a distance of 146.50 feet; thence South 00 degrees 03 minutes 19 seconds West (S 00°03'19" W), a distance of 25.01 feet to the POINT OF BEGINNING;

Said easement containing 0.084 acres, as described.

also known by street and number 2802 Patterson Road Grand Junction with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this 15 day of November, 1995

Christa R. Sutton
Carl W. Jahn

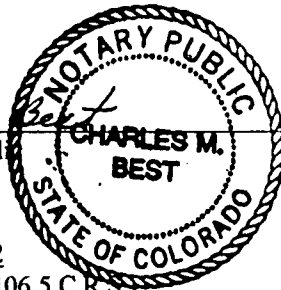
STATE OF COLORADO,
County of Mesa }ss

The foregoing, instrument was acknowledged before me this by

15 day of November, 1995

My commission expires 10-9-1999. Witness my hand and official seal.

Charles M. Best
Notary Public



•If in Denver, insert "City and",


Dennis W. Johnson, PLS 16835 PO Box 4506 Grand Junction, Colorado 81502
Name and address of Person Creating Newly Created Legal Description (28-35-106.5, C.R.S.)

FAKED 11-16-95

2 PAGES INCLUDING THIS ONE

CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: November 16, 1995
TO: Gary Matthews
Ute Water
FROM: Bill Nebeker 
Senior Planner
SUBJECT: Church of the Nazarene development proposal; NEC F & 28
Road

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Attached is copy of utility easement that the church deeded to Ute Water and City of Grand Junction on 11-15-95 for, I assume, a water and sewer line. Your comments pertaining to this site plan review are also included below.

I will assume that Ute Water's comments regarding this project are satisfied as far as the city granting the building permit, unless I hear back from you.

Our engineering department is still reviewing accuracy of the easement for our purposes.

If you have any questions please call me at 244-1447.

UTE WATER DISTRICT
Gary R. Mathews

10/6/95
242-7491

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1. Contact with Ute Water is needed to discuss the location of the domestic water meter.
 2. Water mains shall be c-900, class 150. Installation of pipe fittings, valves and services including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings.
 - ✓ 3. Policies and fees in effect at the time of application will apply.