

FOR85FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED**

PURPOSE: RIGHT-OF-WAY FOR PRESENT F ROAD

NAME OF PROPERTY OWNER OR GRANTOR: RICHARD AND INEZ JEAN FOREMAN

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

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

RICHARD FOREMAN and

INEZ JEAN FOREMAN

Recorder's Stamp

1401124

1401124 DOC EXEMPT 11:29 AM
SEP 25 1985 E.SAWYER,CLK&REC MESA CTY,CO

BOOK 1556 PAGE 674

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

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION 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" ATTACHED

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 20th day of SEPTEMBER, 19 85

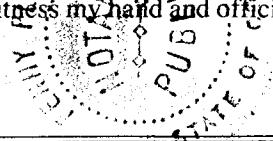
Richard Foreman
RICHARD FOREMAN

Inez Jean Foreman
INEZ JEAN FOREMAN

STATE OF COLORADO } ss
County of MESA

The foregoing instrument was acknowledged before me this 20TH day of SEPTEMBER
19 85, by RICHARD FOREMAN and INEZ JEAN FOREMAN

My commission expires _____, 19
Witness my hand and official seal.



My Commission Expires 8-18-1989
WESTERN COLORADO TITLE CO.
521 Rood Ave., Grd. Jct., CO 81501

Notary Public

A parcel of land for Road and Utility right of way purposes being a portion of the NW1/4NW1/4NW1/4 of Section 7, 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:

Commencing at the found Mesa County Survey Marker #36 set for the Northwest corner of said Section 7, and considering the Northerly boundary line of said Section 7 to bear N 89°50' E, with all bearings herein being relative between said found Mesa County Survey Marker #36 and found Mesa County Survey Marker #1340 set for the Northeast corner of the NW1/4NW1/4 of said Section 7, as the basis of bearings:

Thence Along the Northerly boundary line of said Section 7 N 89°50' E, 372.70 feet;

Thence S 00°10' E, 30.0 feet to the True Point of Beginning, said point also being the Northeast corner of a tract of land owned by the undersigned as described in Book 1503, page 980 and recorded in the office of the Mesa County Clerk and Recorder;

Thence S 04°26'09" E, 2.01 feet;

Thence S 89°50' W, 134.80 feet to the intersection of a curve; Thence Northeasterly, 11.02 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of 21°02'22", and a chord that bears N 79°19'49" E, 10.95 feet;

Thence N 89°50' E, 123.88 feet along the Southerly right of way line of the present F Road as described in Plat Book 7, page 26A and recorded in the above said office, to the True Point of Beginning.

The above described parcel of land contains 262 sq. ft., more or less.

PE-#219 Description

A Permanent easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the NW1/4NW1/4NW1/4 of said Section 7, lying adjacent to the South side of 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 Northerly boundary line of said Section 7 N 89°50' E, 372.70 feet;

Thence S 00°10' E, 30.0 feet;

Thence along the Easterly boundary line of said tract of land S 04°26'09" E, 2.01 feet to the True Point of Beginning

Thence along the Easterly boundary line of said tract of land S 04°26'09" E, 2.01 feet;

Thence S 89°50' W, 139.15 feet to the intersection of a curve; Thence Northeasterly, 4.65 feet along the arc of said curve

deflecting to the right, having a radius of 30 feet, through a central angle of 8°53'13", and a chord that bears N 64°21'01" E, 4.65 feet;

Thence N 89°50' E, 134.80 feet along a line which abuts and lies adjacent to the South of the above described right of way description, to the True Point of Beginning.

The above described Permanent Easement contains 274 sq. ft., more or less.