

FOS97UNW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: KENTON NEAL FOSTER AND
CATHERINE ANN FOSTER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2676 UNAWEEP
AVENUE, RIGHT OF WAY BY RIGHT OF USE, EASEMENT PARCEL NO.
2945-234-00-016

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1808194 0259PM 08/04/97
MONIKA TODD CLK® MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

KENTON NEAL FOSTER and CATHERINE ANN FOSTER, whose address is 2676 UnawEEP Avenue, Grand Junction, Colorado, Grantors, for and in consideration of the sum of One Thousand Seven Hundred and 00/100 Dollars (\$1,700.00), the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell and convey and by these presents do hereby grant, bargain, sell and convey to **THE CITY OF GRAND JUNCTION**, a Colorado home rule municipality of the State of Colorado, Grantee, the following described tract of land, being Parcel No. 120 of City of Grand Junction UnawEEP Avenue Improvement Project, for Roadway and Utilities Right-of-Way purposes, to wit:

GRANTEE'S ADDRESS IS 250 NORTH 5th STREET, GRAND JUNCTION, CO 81501

Commencing at the Southwest Corner of Lot 4 of Section 23, 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 South line of said Section 23 to bear N 90°00'00" W with all bearings contained herein being relative thereto; thence N 00°00'00" W along the West line of said Lot 4 a distance of 122.60 feet to the **True Point of Beginning**;

thence N 31°06'55" W a distance of 3.62 feet;

thence N 67°49'16" E a distance of 8.16 feet;

thence S 22°10'44" E a distance of 37.08 feet;

thence 12.19 feet along the arc of a curve to the right having a radius of 31.50 feet, a central angle of 22°10'44", and a long chord bearing S 11°05'22" E a distance of 12.12 feet;

thence S 00°00'00" E a distance of 20.73 feet;

thence 25.98 feet along the arc of a curve to the left having a radius of 18.50 feet, a central angle of 80°26'57", and a long chord bearing S 40°13'28" E a distance of 23.89 feet;

thence 83.21 feet along the arc of a curve to the left having a radius of 970.00 feet, a central angle of 04°54'54", and a long chord bearing S 82°54'24" E a distance of 83.19 feet;

thence S 00°00'00" E a distance of 14.28 feet;

thence N 78°41'24" W a distance of 70.91 feet;

thence 45.00 feet along the arc of a curve to the right having a radius of 40.00 feet, a central angle of 64°27'50", and a long chord bearing N 46°27'29" W a distance of 42.67 feet;

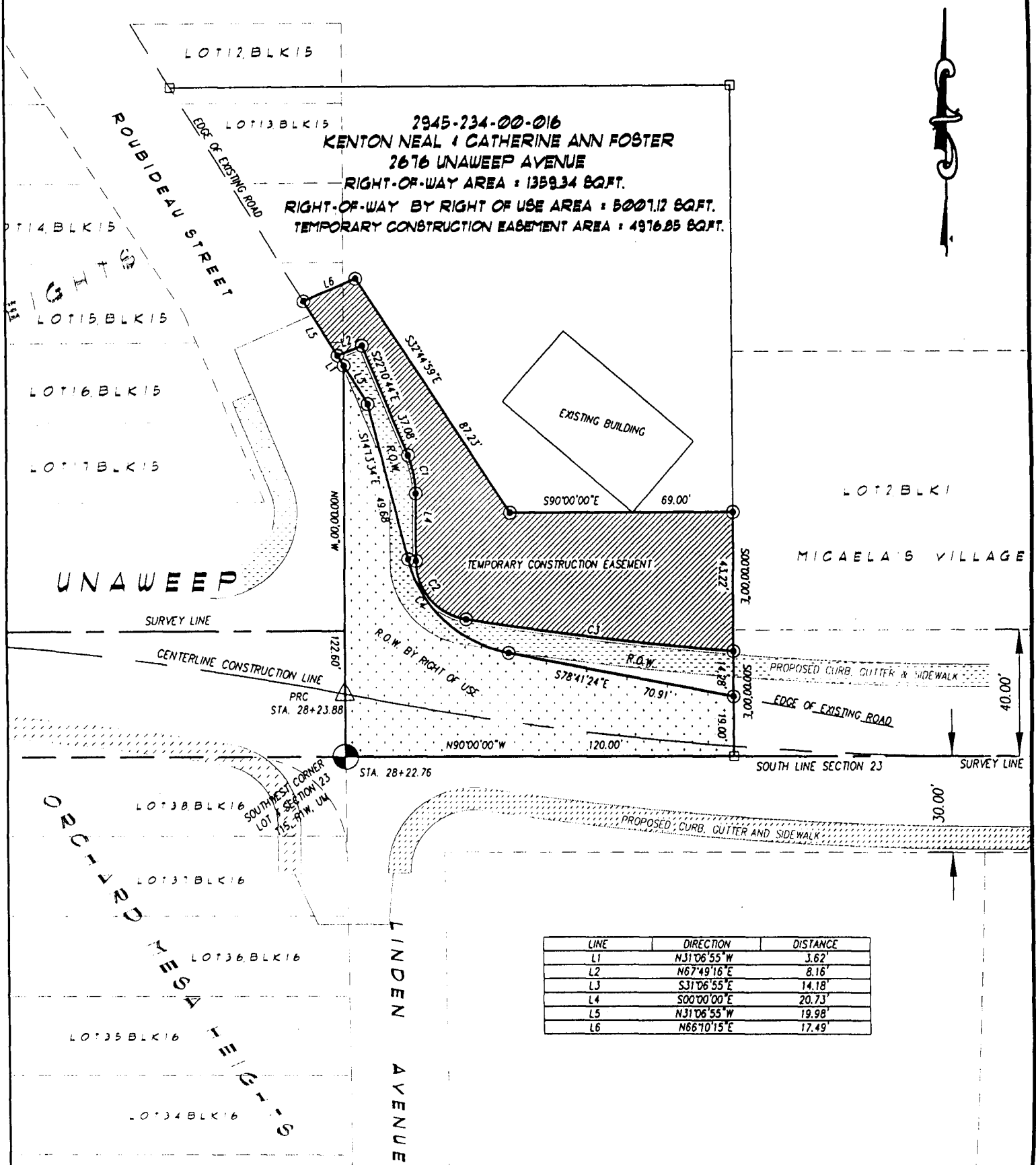
thence N 14°13'34" W a distance of 49.68 feet;

thence N 31°06'55" W a distance of 14.18 feet to the True Point of Beginning, containing 1,359.34 square feet as described herein and as depicted on the attached **Exhibit "A"**.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and forever defend the title and quiet possession to said premises unto the said Grantee and unto the Grantee's successors and assigns, against the lawful claims and demands of all persons whomsoever.

EXHIBIT "A"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	31.50'	12.19'	6.17'	12.12'	S11°05'22"E	22°10'44"
C2	18.50'	25.98'	15.65'	23.89'	S40°13'28"E	80°26'57"
C3	970.00'	83.21'	41.63'	83.19'	S82°54'24"E	04°34'54"
C4	40.00'	45.00'	25.22'	42.67'	S46°27'29"E	64°27'50"



LINE	DIRECTION	DISTANCE
L1	N31°06'55"W	3.62'
L2	N67°49'16"E	8.16'
L3	S31°06'55"E	14.18'
L4	S00°00'00"E	20.73'
L5	N31°06'55"W	19.98'
L6	N66°10'15"E	17.49'

DRAWN BY: SRP
 DATE: 9-19-96
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP28.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (120)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION