

FRA95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: GREGORY I. FRAME AND GRACE F. FRAME

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 530 28 1/4 ROAD, PARCEL NO. 2943-073-00-041 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

THIS INDENTURE is made and entered into this 1st day of March, 1995, by and between GREGORY I. FRAME and GRACE F. FRAME, (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantee").

W I T N E S S E T H :

That said Grantors, for and in consideration of the sum of One Hundred Fourteen and 04/100 Dollars (\$114.04) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 126 of City of Grand Junction 28 1/4 Road Improvement Project for Roadway and Utilities Right-of-Way purposes, situated in the NE 1/4 SW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

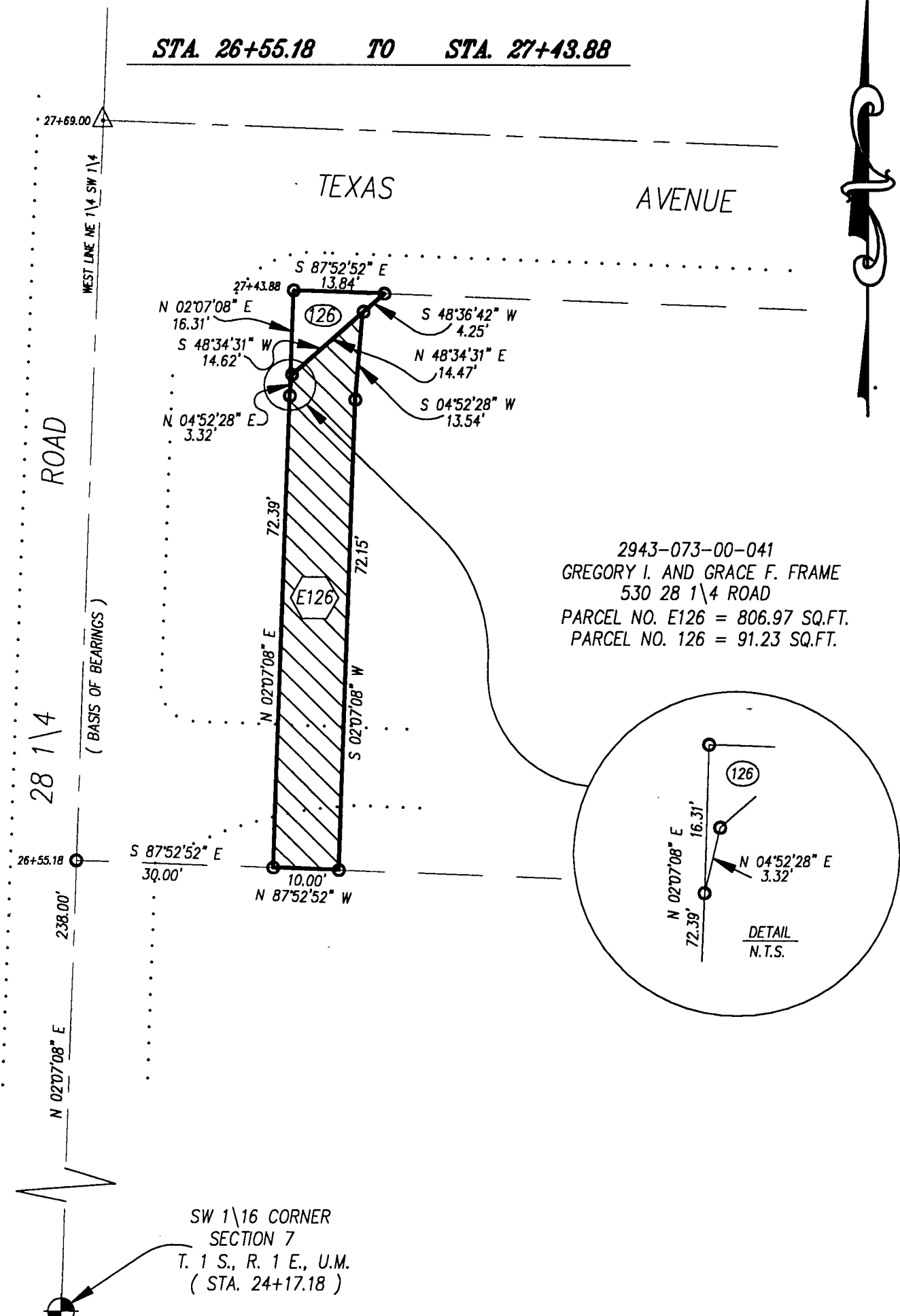
Commencing at the Southwest Corner of the NE 1/4 SW 1/4 of said Section 7 and considering the West line of the NE 1/4 SW 1/4 of said Section 7 to bear N 02°07'08" E with all bearings contained herein being relative thereto; thence N 02°07'08" E along the West line of the NE 1/4 SW 1/4 of said Section 7 a distance of 238.00 feet; thence S 87°52'52" E a distance of 30.00 feet to a point on the East right-of-way line for 28 1/4 Road; thence N 02°07'08" E along the East right-of-way for 28 1/4 Road a distance of 72.39 feet to the True Point of Beginning;  
Thence N 02°07'08" E along the East right-of-way for 28 1/4 Road a distance of 16.31 feet to a point on the South right-of-way line for Texas Avenue;  
Thence S 87°52'52" E along the South right-of-way for Texas Avenue a distance of 13.84 feet;  
Thence S 48°36'42" W a distance of 4.25 feet;  
Thence S 48°34'31" W a distance of 14.62 feet;  
Thence S 04°52'28" W a distance of 3.32 feet to the True Point of Beginning, containing 91.23 square feet 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 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 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 whomsoever.



# EXHIBIT "A"

STA. 26+55.18 TO STA. 27+43.88



2943-073-00-041  
 GREGORY I. AND GRACE F. FRAME  
 530 28 1/4 ROAD  
 PARCEL NO. E126 = 806.97 SQ.FT.  
 PARCEL NO. 126 = 91.23 SQ.FT.

SW 1/16 CORNER  
 SECTION 7  
 T. 1 S., R. 1 E., U.M.  
 ( STA. 24+17.18 )

DRAWN BY: SRP  
 DATE: 01\26\95  
 SCALE: 1" = 20'  
 APPR. BY: *Jim W.*  
 FILE NO: ROW126.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION