

GDP99265

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: GARY D. PLSEK

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT-OF-WAY AT
NORTHEAST CORNER OF 26 ½ ROAD AND SUMMER HILL WAY (H ½ ROAD) - PARCEL
NO. 2701-261-00-701, PARCEL 2 PLSEK/CROWE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

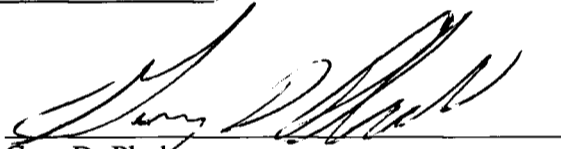
WARRANTY DEED

Gary D. Plsek, Grantor, for and in consideration of the sum of Four Hundred Fifty and 00/100 Dollars (\$450.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantees, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Center 1/4 Corner of Section 26, Township 1 North, Range 1 West of the Ute Meridian, City of Gand Junction, County of Mesa, State of Colorado, and considering the West line of the SW 1/4 SW 1/4 NE 1/4 of said Section 26 to bear N00°07'50"E with all bearings contained herein being relative thereto;
thence N00°07'50"E along the west line of said WE 1/4 SW 1/4 NE 1/4 a distance of 30.00 feet; thence leaving the West line of said SW 1/4 SW 1/4 NE 1/4, N89°57'41"E a distance of 30.00 feet to the True Point of Beginning;
thence N00°07'50"E a distance of 30.00 feet;
thence S44°57'10"E a distance of 42.36 feet;
thence S89°57'50"W a distance of 30.00 feet to the True Point of Beginning,
containing 450.00 square feet as described herein and depicted on the 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 thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that he 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.

Executed and delivered this 23rd day of March, 1999.

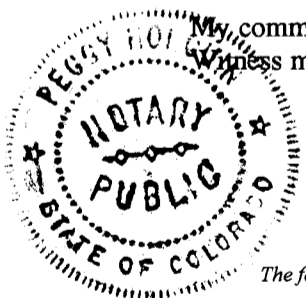


Gary D. Plsek

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 23rd day of March, 1999, by Gary D. Plsek.

My commission expires: 3.3.01
Witness my hand and official seal.



Notary Public Peggy Hooper

The foregoing legal description was prepared by S. Pace, 250 North 5th Street, Grand Junction, CO, 81501

EXHIBIT "A"



PARCEL 2, PLSEK/CROWE SIMPLE LAND DIVISION

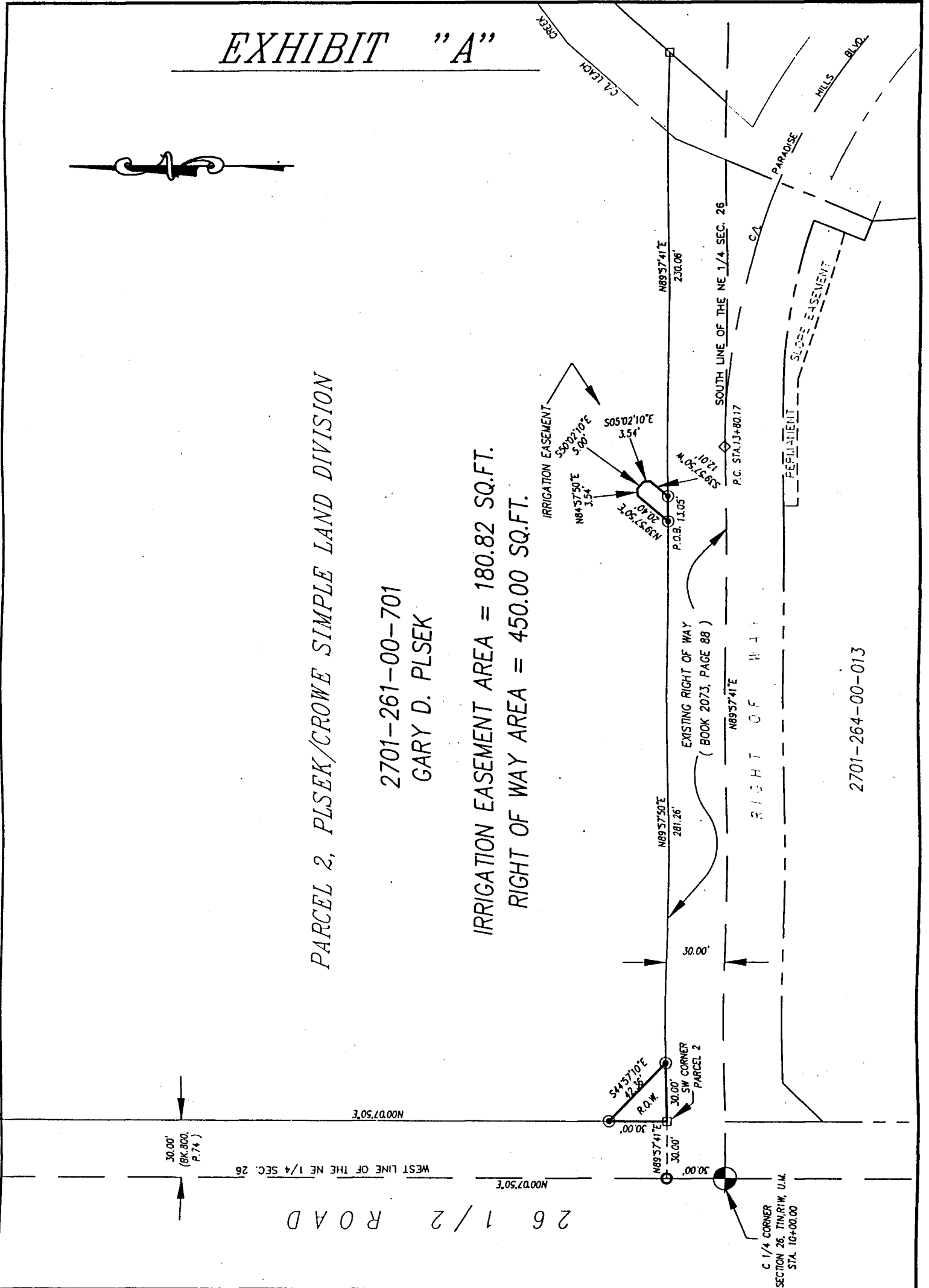
2701-261-00-701

GARY D. PLSEK

IRRIGATION EASEMENT AREA = 180.82 SQ.FT.

RIGHT OF WAY AREA = 450.00 SQ.FT.

2701-264-00-013



DRAWN BY: SRP
 DATE: 03-11-99
 SCALE: 1" = 60'
 APPR. BY: IW
 FILE NO: PARADISEc1.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 PARADISE HILLS BLVD.

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION