

HAL95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: JAMES E. HALL, KATHLEEN W.  
HALL, RANDY D. WHEELIS AND ERIN P. WHEELIS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 545 28 1/4  
ROAD, PARCEL NO. 2943-073-00-003 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1714080 09:49 AM 04/12/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

THIS INDENTURE is made and entered into this 20 day of MARCH, 1995, by and between JAMES E. HALL, KATHLEEN W. HALL, RANDY D. WHEELIS and ERIN P. WHEELIS, (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 Thousand Two Hundred Fourteen and 96/100 Dollars (\$1,214.96) 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. 149 of City of Grand Junction 28 $\frac{1}{4}$  Road Improvement Project for Roadway and Utilities Right-of-Way purposes, situated in the NE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  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:

Beginning at a point on the East line of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 7 from whence the Northeast Corner of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 7 bears N 02°07'08" E a distance of 186.73 feet with all bearings contained herein being relative thereto;

Thence N 87°52'52" W a distance of 44.13 feet;

Thence S 42°49'35" E a distance of 10.94 feet;

Thence S 42°47'57" E a distance of 14.45 feet;

Thence S 01°47'23" E a distance of 2.82 feet;

Thence S 02°07'08" W a distance of 49.21 feet;

Thence S 87°52'52" E a distance of 26.00 feet to a point on the East line of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 7;

Thence N 02°07'08" E along the East line of said NE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  a distance of 70.00 feet to the True Point of Beginning,

containing 1,984.96 square feet, of which 770.00 square feet is right-of-way for 28 $\frac{1}{4}$  Road by right of use, as described herein and 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 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.



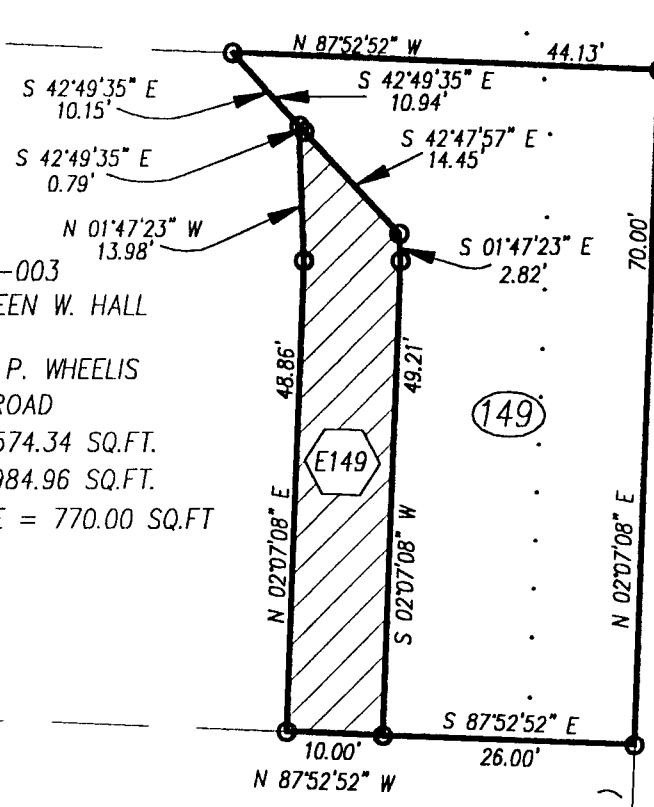
# EXHIBIT "A"

STA. 34+78.90 TO STA. 35+48.90

CW 1\16 CORNER  
SECTION 7  
T. 1 S., R. 1 E., U.M.  
( STA. 37+35.60 )

HALL AVENUE

186.73'  
35+73.90  
S 02°07'08" W  
35+48.90  
ROAD  
70.00'  
EAST LINE NE 1/4 NW 1/4 SW 1/4  
28 1/4  
34+78.90  
( BASIS OF BEARINGS )



2943-073-00-003  
JAMES E. AND KATHLEEN W. HALL  
&  
RANDY-D. AND ERIN P. WHEELIS  
545 28 1/4 ROAD  
PARCEL NO. E149 = 574.34 SQ.FT.  
PARCEL NO. 149 = 1984.96 SQ.FT.  
R.O.W. BY RIGHT OF USE = 770.00 SQ.FT

DRAWN BY: SRP  
DATE: 02\16\95  
SCALE: 1" = 20'  
APPR. BY: Sam W.  
FILE NO: ROW149.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**