

H0000H50

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: FLOOD CONTROL LEVEE RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: G. WILLIAM HOOVER

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): NORTH OF
COLORADO RIVER, WEST OF HIGHWAY 50

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

G. William Hoover, Grantor, for and in consideration of the sum of Thirteen Thousand and 00/100 Dollars (\$13,000.00), 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, Grantee, its successors and assigns forever, the following described tract or parcel of land in the County of Mesa, State of Colorado, to wit:

Commencing at the Mesa County Brass Cap set for the Center 1/4 Corner of Section 23, Township 1 South, Range 1 West of the Ute Meridian, and considering the line between the Center 1/4 Corner of said Section 23 and the Center-West 1/16th Corner of said Section 23 to bear S 89°54'52" W with all bearings contained herein being relative thereto; thence S 89°54'52" W along the south line of the Northwest 1/4 of said Section 23 a distance of 929.62 feet to a point; thence N 00°05'08" W a distance of 175.00 feet to a point; thence S 89°54'52" W a distance of 293.22 feet to the True Point of Beginning;

thence S 25°48'21" E a distance of 82.33 feet;
thence S 30°33'16" E a distance of 37.97 feet;
thence S 34°25'33" E a distance of 9.24 feet;
thence S 44°19'54" E a distance of 47.17 feet;
thence S 51°53'47" E a distance of 9.10 feet;
thence S 64°18'08" E a distance of 65.91 feet;
thence N 56°30'31" E a distance of 24.00 feet;
thence N 59°00'28" E a distance of 7.28 feet;
thence N 69°35'25" E a distance of 7.93 feet;
thence S 78°06'41" E a distance of 8.17 feet;
thence S 73°45'07" E a distance of 8.14 feet;
thence S 57°10'06" E a distance of 23.97 feet to a point on the westerly right-of-way line for Colorado State Highway No. 50;
thence S 26°54'52" W along said right-of-way line a distance of 27.75 feet;
thence leaving said right-of-way line, N 32°35'39" W a distance of 13.89 feet;
thence N 77°34'09" W a distance of 45.48 feet;
thence S 57°42'31" W a distance of 39.40 feet to a point of curvature;
thence 145.45 feet along the arc of a non-tangent curve concave to the northeast, having a radius of 172.50 feet, a central angle of 48°18'41", and a long chord bearing N 47°20'06" W a distance of 141.18 feet;
thence N 23°10'41" W a distance of 117.66 feet;
thence N 89°54'52" E a distance of 18.37 feet to the Point of Beginning,
containing 7,900.25 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 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.

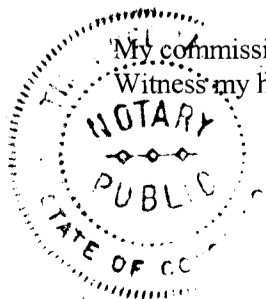
Executed and delivered this 22 day of November, 2000.

G. William Hoover

G. William Hoover

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 22nd day of NOVEMBER, 2000, by G. William Hoover.

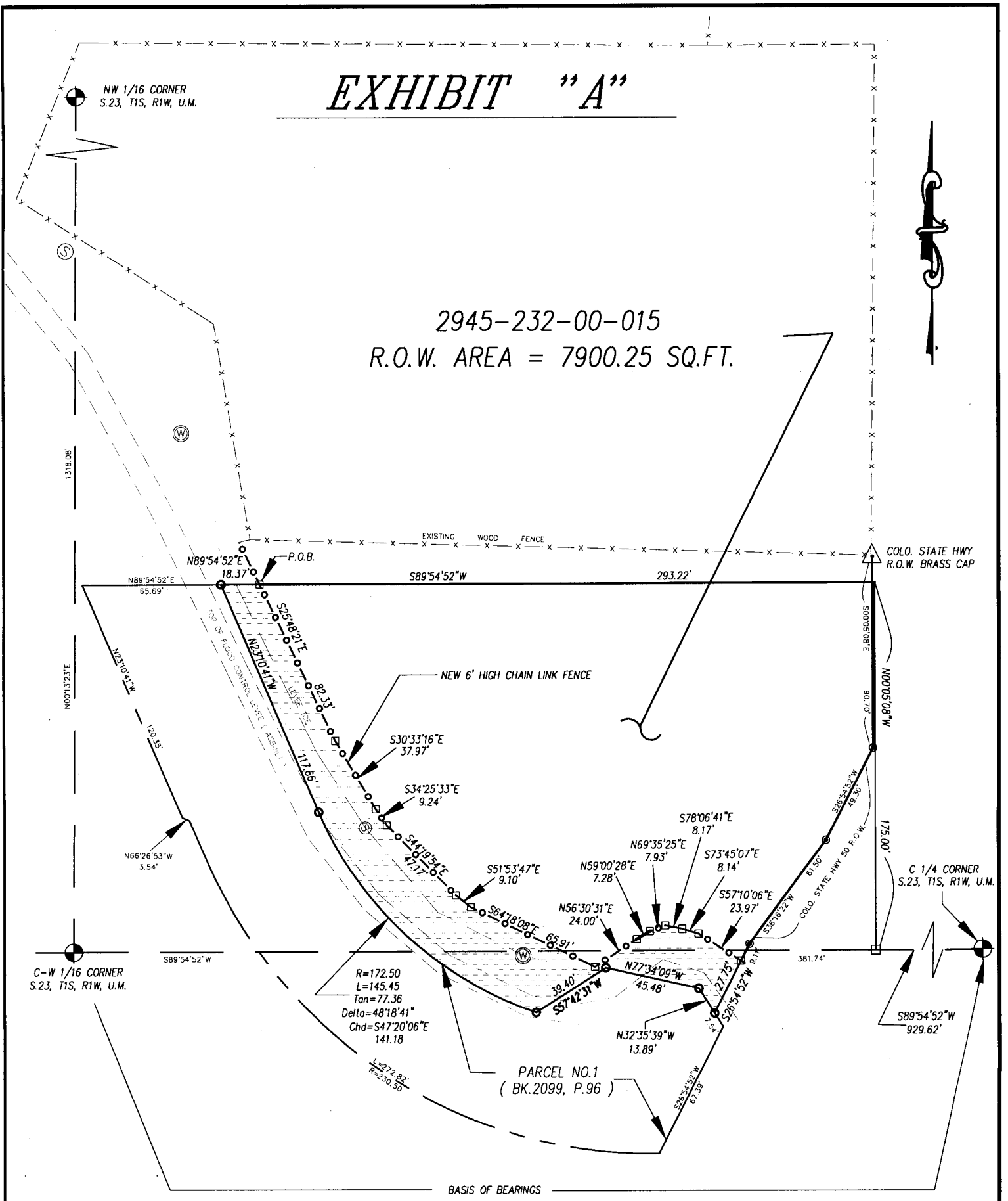


My commission expires 5/11/2002.
Witness my hand and official seal.

Tim Woodmansee
Notary Public

EXHIBIT "A"

2945-232-00-015
R.O.W. AREA = 7900.25 SQ.FT.



DRAWN BY: SRP
DATE: 01-23-98
SCALE: 1" = 60'
APPR. BY: TW
FILE NO: PENNAL.DWG

RIGHT-OF-WAY DESCRIPTION MAP
FLOOD CONTROL LEVEE R.O.W.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION