

HOU03BKA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-  
OF-WAY PURPOSES

NAME OF AGENCY OR CONTRACTOR: HOUSING AUTHORITY OF THE CITY  
OF GRAND JUNCTION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):  
1104 BOOKCLIFF AVENUE

PARCEL #: 2945-111-00-941

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## WHEN RECORDED RETURN TO:

City of Grand Junction  
 Real Estate Division  
 250 North 5<sup>th</sup> Street  
 Grand Junction, CO 81501

Book 3251 PAGE 407  
 2098481 01/14/03 0312PM  
 JANICE WARD CLK&REC MESA COUNTY CO  
 REC FEE \$15.00 SURCHG \$1.00  
 DOCUMENTARY FEE \$EXEMPT

## WARRANTY DEED

The Housing Authority of the City of Grand Junction, Colorado, a body corporate and politic pursuant to the laws of the State of Colorado, Grantor, for and in consideration of the sum of Nine Thousand Three Hundred Thirty One and 65/100 Dollars (\$9,331.65), 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 for Public Roadway and Utilities right-of-way purposes, to wit:

COMMENCING at the Southeast corner of Lot 4 of Capitol Hill Subdivision, situated in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  ("NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ") of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 2 at Page 19 in the office of the Mesa County Clerk and Recorder, and considering the South line of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 11 to bear N 89°57'58" W with all bearings contained herein being relative thereto (the Southeast corner of said Lot 4 lies N 89°57'58" W a distance of 30.00 feet from the Southeast corner of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 11); thence N 89°57'58" W along the South line of said Lot 4, also being the South line of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 11, a distance of 363.00 feet; thence leaving said South line, N 00°02'02" E a distance of 25.00 feet to a point on the North right-of-way line for Bookcliff Avenue as described by instrument recorded in Book 1283 at Page 45 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning; thence along the North right-of-way line for Bookcliff Avenue as aforesaid, said line being 25.00 feet North of and parallel with the South line of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 11, N 89°57'58" W a distance of 227.91 feet; thence along the Northerly line of a parcel of land for additional right-of-way, as described by instrument recorded in Book 1283 at Page 45 in the office of the Mesa County Clerk and Recorder, N 46°12'59" W a distance of 15.91 feet to a point on the East right-of-way line for 11<sup>th</sup> Street as described by instrument recorded in Book 1244 at Page 775 in the office of the Mesa County Clerk and Recorder; thence along said East right-of-way line, N 00°03'20" E a distance of 149.22 feet; thence leaving said right-of-way line, S 04°28'27" E a distance of 37.71 feet to a point being the beginning of a 326.00 foot radius curve, concave West; thence 25.65 feet Southerly along the arc of said curve, through a central angle of 04°30'29", said curve having a long chord bearing of S 02°13'12" E with a chord length of 25.64 feet; thence S 00°02'02" W a distance of 71.33 feet; thence S 44°57'58" E a distance of 29.23 feet; thence along a line which 30.00 feet North of and parallel with the South line of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 11, S 89°57'58" E a distance of 214.70 feet; thence S 00°02'02" W a distance of 5.00 feet to the Point of Beginning, containing 1,866.33 square feet (0.0428 acres), more or less, 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 it 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 8<sup>th</sup> day of January, 2003

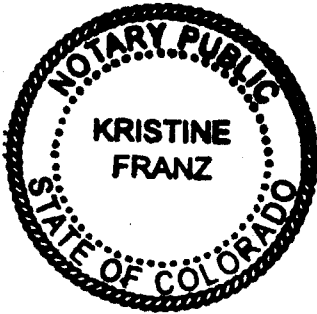
The Housing Authority of the  
 City of Grand Junction, Colorado

By Jody M. Kole  
 Jody M. Kole, Executive Director

State of Colorado )  
 )ss.  
County of Mesa )

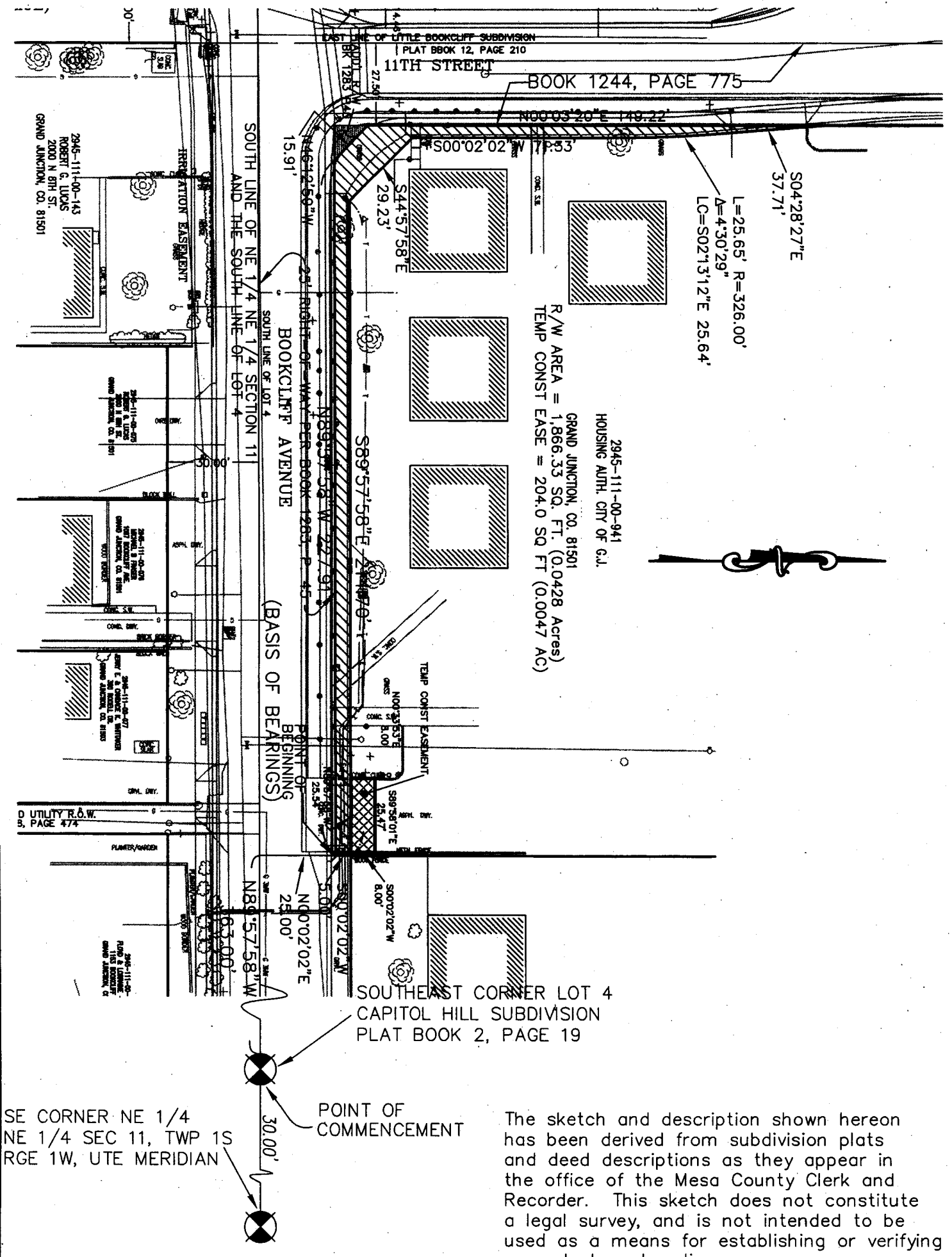
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of January, ~~2002~~ <sup>2003</sup>, by Jody M. Kole as Executive Director of The Housing Authority of the City of Grand Junction, Colorado, a body corporate and politic pursuant to the laws of the State of Colorado.

My commission expires 1-28-2006.  
Witness my hand and official seal.



Kristine Franz  
Notary Public

# EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.I.K.  
 DATE: 12-21-2001  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: 1058.DWG

**RIGHT-OF-WAY DESCRIPTION MAP**  
**BOOKCLIFF AVENUE**  
 HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION  
 2945-111-00-941

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
**CITY OF GRAND JUNCTION**