

HOW83PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: MARION L. HOWARD AND EUNETA F.  
HOWARD

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 27 1/2 ROAD  
AND F ROAD [PATTERSON] NW CORNER

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

27 1/2 + F - NW corner

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,  
Reception No. \_\_\_\_\_

Recorder

MARION L. HOWARD and

EUNETA F. HOWARD

whose address is GRAND JUNCTION  
SAID County of MESA  
COLORADO

and State of \_\_\_\_\_  
for the consideration of

TEN DOLLARS AND OTHER VALUABLE  
in hand paid, hereby sell(s) and convey(s) to  
THE CITY OF GRAND JUNCTION

1349574 DEC EXEMPT 11:25 AM  
DEC 30 1983 E. SAWYER, CLK & REC MESA CITY, CO  
BOOK 1472 PAGE 232  
1350204 DEC EXEMPT 11:38 AM  
JAN 06 1984 E. SAWYER, CLK & REC MESA CITY, CO  
BOOK 1473 PAGE 388

a Municipal Corporation

, whose address is

GRAND JUNCTION County of MESA and State of  
COLORADO, *in joint tenancy*, the following real property situate  
in the SAID County of MESA and State of Colorado, to-wit:

RE-RECORDED FOR LEGIBILITY OF LAND DESCRIPTION

R/W-104 DESCRIPTION

A parcel of land for Road and Utility Purposes being a portion  
of the S1/4SE1/4SW1/4 of Section 1, Township 1 South, Range 1  
West, of the Ute Meridian, City of Grand Junction, County of  
Mesa, State of Colorado, more particularly described as follows:

Beginning at the SE corner of the SE1/4SW1/4 of said Section 1  
and considering the East boundary line of the SW1/4 of said  
Section 1 to bear North with all bearings contained herein-  
relative thereto;  
Thence along the Southern boundary line of said Section 1 West,  
a distance of 305 feet;  
Thence North, a distance of 30 feet;  
Thence East, parallel to said Southern line, a distance of  
65 feet;  
Thence North, a distance of 7.5 feet;  
Thence East, parallel to said Southern line, a distance of 198.5  
feet;  
Thence N 36°52'12" E. a distance of 25 feet;  
Thence North, parallel to the East boundary line of the SW1/4  
of said Section 1, a distance of 92.5 feet;  
Thence East, a distance of 1.5 feet;

CONTINUED ON PAGE 2 HEREBY MADE A PART OF:

with all its appurtenances and warrant(s) the title to the same, subject to easements,  
restrictions, rights of way of record; 1983 taxes due and  
payable in 1984 and all subsequent taxes and assessments  
thereafter.

Signed this 30th day of DECEMBER, 19 83

Marion L. Howard  
MARION L. HOWARD

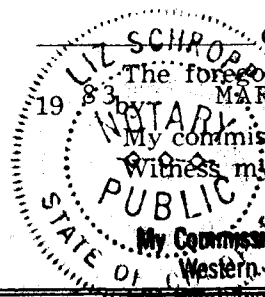
Euneta F. Howard  
EUNETA F. HOWARD

STATE OF COLORADO

County of MESA } ss

The foregoing instrument was acknowledged before me this 30th day of DECEMBER  
19 83 by MARION L. HOWARD and EUNETA F. HOWARD

My commission expires \_\_\_\_\_, 19 \_\_\_\_\_  
Witness my hand and official seal.



L. Schrop  
Notary Public

\*If joint tenancy is not desired, strike the phrase between the asterisks.

PAGE 2 (HOWARD) CONTINUED

Thence North, parallel to said East boundary line, a distance of 35 feet; Thence East, a distance of 25 feet to a point on said East boundary line; Thence along said East boundary line, South, a distance of 185 feet to the point of beginning.

The above described parcel of land contains 14,956 sq. ft., more or less, of which 13,025 sq. ft., is right of way for present F Road and 27½ Road.

PE-104A DESCRIPTION

A permanent easement for roadway slope, utilities and irrigation purposes being a portion of the S½SE¼SW¼ of said Section 1, more particularly described as follows:

Commencing at the SE corner of the SE¼SW¼ of said Section 1; Thence along the East boundary line of the SW¼ of said Section 1, North, a distance of 185 feet; Thence West, a distance of 25 feet to the True Point of Beginning, said point also being on the West right of way line of 27½ Road; Thence along said West right of way line South, a distance of 35 feet; Thence West, a distance of 1.50 feet; Thence along the West boundary line of road right of way for 27½ Road, as described above, South, a distance of 92.50 feet; Thence continuing along said right of way line S 36°52'12" W, a distance of 13.33 feet; Thence North, a distance of 138.17 feet; Thence East, a distance of 9.50 feet to the True Point of Beginning.  
Containing 2,663 sq. ft., more or less.

PE-104B DESCRIPTION

A permanent easement for roadway slope, utilities and irrigation purposes being a portion of the S½SE¼SW¼ of said Section 1, more particularly described as follows:

Commencing at the SE corner of the SE¼SW¼ of said Section 1; Thence along the Southern boundary line of said Section 1 West, a distance of 305 feet; Thence North, a distance of 30 feet to the True Point of Beginning; Thence along the Northern boundary line of road right of way for F Road, as described above, East, a distance of 65 feet; Thence North, a distance of 7.5 feet; Thence East, a distance of 198.5 feet; Thence N 36°52'12" E, a distance of 5 feet; Thence West, a distance of 266.5 feet; Thence South, a distance of 11.5 feet to the True Point of Beginning. Containing 1,547.5 sq. ft., more or less.

It is being understood that said easements are necessary to permit proper maintenance of the slopes to control erosion and prevent sloughing of the embankment; however, this type of use need not restrict the landowner within the guidelines of the government use should he want to build on or near portions of said eaement. The primary restrictions to be applied would be that adequate drainage be provided as existing adjacent to the street in the borrow area, and that no construction activity or structure on said easement area contribute to the instability and/or sloughing of the roadway embankment.