

HUT8712T

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QC)

NAME OF AGENCY OR CONTRACTOR: DON H. HUTCHISON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: NORTH 12TH
STREET FOR ROAD AND RIGHT-OF-WAY AND UTILITY PURPOSES
CAPITAL IMPROVEMENT PROJECT NO; 201-034098-901168-84089 12TH
STREET RECONSTRUCTION, BONITA AVE TO HORIZON DRIVE PARCEL
NOS: R/W-NUMBER 105,106,107,108,109,110,111

DEPARTMENT: PUBLIC WORKS

YEAR: 1987

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

whose address is DON H. HUTCHISON

County of MESA, and State of COLORADO
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1461981

, for the consideration of
Ten Dollars and other good and valuable consideration ~~Dollars~~, in hand paid, 1461981 DDC NO FEE 03:24 PM
JUL 29, 1987 E. SAWYER, CLK&REC MESA CTY, CO

hereby sell(s) and quit claim(s) to The City of Grand Junction,
a Municipal Corporation,
whose address is 250 North 5th Street, Grand Junction,

County of MESA, and State of COLORADO, the following real
property, in the County of MESA, and State of Colorado, to wit:

See Exhibit "A" attached hereto and made a part hereof.

also known as street and number NONE ASSIGNED

with all its appurtenances subject to easements, restrictions, reservations,
and rights-of-way visible or of record, 1987 real property taxes and
special assessments, if any, due and payable in 1988 and thereafter.

Signed this 23th day of July, 1987

Don H. Hutchison

DON H. HUTCHISON

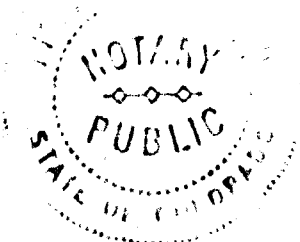
STATE OF COLORADO, }
County of MESA } ss.

The foregoing instrument was acknowledged before me this 28th
day of July, 1987, by Don H. Hutchison

My commission expires May 22, 1989.
Witness my hand and official seal

Richard H. Arnold

Notary Public.



For: City of Grand Junction, Public Works Capital Improvement Project
 No.: 201-034098-901168-84089
 12th Street Reconstruction, Bonita Ave. to Horizon Drive
 Parcel. Nos.: R/W-#105, 106, 107, 108, 109, 110, 111

From: Don Hutchinson
 2709 Midway Ave.
 Grand Junction, Co. 81501
 (2945-012-01-001), (2945-012-01-003) thru (2945-012-01-006)
 (2945-012-01-010) thru (2945-012-01-011)

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R/W Description

The following described parcels of land for Road and Utility right of way purposes being portions of the SW1/4NW1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and are contained in the Second Addition of Onan Subdivision of said Section 1, owned by the undersigned as described in Book 1476, pages 33 & 34, and recorded in the office of the Mesa County Clerk and Recorder, and platted in Plat Book 9, page 99 and recorded in said office, and considering the Westerly boundary line of the NW1/4 of said Section 1 to bear N 00°00'00" E, with all bearings herein being relative between found Mesa County Survey Marker #113 set for the SW corner of the NW1/4 of said Section 1 and found Mesa County Survey Marker #202 set for the SW corner of the NW1/4NW1/4, as the basis of bearings, more particularly described as follows:

R/W-#105 (2945-012-01-001)

Beginning at the Southwest corner of Lot Number 1 of Block Number 1 of said Subdivision;
 Thence along the Southerly boundary line of said Lot Number 1, said line also being the Northerly right of way line of the present Midway Ave., N 89°49' E, 6.0 feet;
 Thence N 00°00' E, 1.0 feet to the intersection of a curve;
 Thence Northwesterly, 6.15 feet along the arc of said curve deflecting to the right through a central angle of 22°01'33", having a radius of 16.0 feet, and a chord that bears N 78°59'19" W, 6.11 feet to the intersection of the Westerly boundary line of said Lot 1;
 Thence along the Westerly boundary line of said Lot 1, said line also being the Easterly right of way line of the present 12th Street, S 00°00' W, 2.19 feet to the Point of Beginning;

The above described parcel of land contains 8.36 sq. ft., more or less.

R/W-#106 (2945-012-01-003)

Commencing at the Southwest corner of Lot Number 3 of Block Number 1 of said Subdivision;
Thence along the Westerly boundary line of said Lot Number 3, said line also being the Easterly right of way line of the present 12th Street, N 00°00' E, 20.0 feet to the Point of Beginning;
Thence N 11°18'10" E, 10.2 feet;
Thence N 00°00' E, 70.0 feet to the intersection of the Northerly boundary line of said Lot Number 3;
Thence along the Northerly boundary line of said Lot Number 3 S 89°29' W, 2.0 feet to the Northwest corner of said Lot Number 3;
Thence along the Westerly boundary line of said Lot Number 3, said line also being the Easterly right of way line of the present 12th Street, S 00°00' W, 80.0 feet to the Point of Beginning.

The above described parcel of land contains 150 sq. ft., more or less.

R/W-#107 (2945-012-01-004)

Beginning at the Southwest corner of Lot Number 4 of Block Number 1 of said Subdivision;
Thence along the Southerly boundary line of said Lot Number 4 N 89°49' E, 2.0 feet;
Thence N 00°00' E, 59.8 feet to the intersection of a curve;
Thence Northeasterly, 33.38 feet along the arc of said curve deflecting to the right through a central angle of 10°00'43", having a radius of 191.0 feet, and a chord that bears N 05°00'22" E, 33.33 feet to the intersection of the Northerly boundary line of said Lot Number 4;
Thence along the Northerly boundary line of said Lot Number 4 S 89°49' W, 4.91 feet to the Northwest corner of said Lot Number 4;
Thence along the Westerly boundary line of said Lot Number 4, said line also being the Easterly right of way line of the present 12th Street, S 00°00' W, 93.0 feet to the Point of Beginning.

The above described parcel of land contains 218 sq. ft., more or less.

R/W-#108 (2945-012-01-005)

Beginning at the Southwest corner of Lot Number 5 of Block Number 1 of said Subdivision;
Thence along the Southerly boundary line of said Lot Number 5 N 89°49' E, 4.91 feet to the intersection of a curve;
Thence Northeasterly, 104.69 feet along the arc of said curve deflecting to the right through a central angle of 31°24'13", having a radius of 191.0 feet, and a chord that bears N 25°42'49" E, 103.38 feet to the intersection of the Northerly boundary line of said Lot Number 5;
Thence along the Northerly boundary line of said Lot Number 5 S 89°49' W, 16.87 feet to the Northwest corner of said Lot Number 5 as described in Book 825, page 79 and recorded in the office of the

Mesa County Clerk and Recorder;

Thence along the Northwesterly boundary line of said Lot Number 5, said line also being the Southeasterly right of way line of the present Horizon Drive as described in Book 825, page 79 and recorded in said office S $52^{\circ}40'$ W, 41.36 feet;

Thence along the Westerly boundary line of said Lot Number 5, said line also being the Easterly right of way line of the present 12th Street, S $00^{\circ}00'$ W, 68.02 feet to the Point of Beginning.

The above described parcel of land contains 1638 sq. ft., more or less.

R/W-#109 (2945-012-01-006)

Beginning at the Southwest corner of Lot Number 6 of Block Number 1 of said Subdivision;

Thence along the Southerly boundary line of said Lot Number 6 N $89^{\circ}49'$ E, 16.87 feet to the intersection of a curve;

Thence Northeasterly, 37.51 feet along the arc of said curve deflecting to the right through a central angle of $11^{\circ}15'04''$, having a radius of 191.0 feet, and a chord that bears N $47^{\circ}02'27''$ E, 37.45 feet;

Thence N $52^{\circ}40'$ E, 79.02 feet to the intersection of the Easterly boundary line of said Lot Number 6;

Thence along the Easterly boundary line of Lot Number 6 N $00^{\circ}00'$ E, 8.2 feet to the Northeast corner of said Lot Number 6;

Thence along the Westerly boundary line of said Lot Number 6, said line also being the Easterly right of way line of the present Horizon Drive, S $52^{\circ}40'$ W, 134.71 feet to the Point of Beginning.

The above described parcel of land contains 888 sq. ft., more or less.

R/W-#110 (2945-012-01-011)

Beginning at the Northwesterly corner on the West boundary line of Lot Number 11 of Block Number 1 of said Subdivision;

Thence along the West boundary line of said Lot Number 11 S $00^{\circ}00'$ W, 8.2 feet;

Thence N $52^{\circ}40'$ E, 42.17 feet to the intersection of the North boundary line of said Lot Number 11;

Thence along the North boundary line of said Lot Number 11 S $89^{\circ}49'$ W, 10.79 feet to the Northwest corner of said Lot Number 11;

Thence along the Northwesterly boundary line of said Lot Number 11, said line also being the Southeasterly right of way line of the present Horizon Drive, S $52^{\circ}40'$ W, 28.6 feet to the Point of Beginning.

The above described parcel of land contains 231 sq. ft., more or less.

R/W-#111 (2945-012-01-010)

Beginning at the Southwest corner of Lot Number 10 of Block Number 1 of said Subdivision;
Thence along the Southerly boundary line of said Lot Number 10 N $89^{\circ}49'$ E, 10.79 feet;
Thence N $52^{\circ}40'$ E, 11.97 feet to the intersection of a curve;
Thence Northeasterly, 55.92 feet along the arc of said curve deflecting to the left through a central angle of $06^{\circ}13'33''$, having a radius of 514.66 feet, and a chord that bears N $49^{\circ}33'26''$ E, 55.9 feet;
Thence N $46^{\circ}26'39''$ E, 32.17 feet to the intersection of the Northwest boundary line of said Lot Number 10;
Thence along the Northwesterly boundary line of said tract of land, said line also being the Southeasterly right of way line of the present Horizon Drive, S $52^{\circ}40'$ W, 108.37 feet to the Point of Beginning.

The above described parcel of land contains 469 sq. ft., more or less.

For: City of Grand Junction, Public Works Capital Improvement Project
 No.: 201-034098-901168-84089
 12th Street Reconstruction, Bonita Ave. to Horizon Drive
 Parcel. Nos.: PE-#205, 206, 207, 208, 209

BOOK 1654 PAGE 987

From: Don Hutchinson
 2709 Midway Ave.
 Grand Junction, Co. 81501
 (2945-012-01-002) thru (2945-012-01-006)

PE Description

The following described Permanent Easements for Roadway Slope, Utility and Irrigation purposes being portions of the SW1/4NW1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and are contained in the Second Addition of Onan Subdivision of said Section 1, owned by the undersigned as described in Book 1476, pages 33 & 34, and recorded in the office of the Mesa County Clerk and Recorder, and platted in Plat Book 9, page 99 and recorded in said office, and considering the Westerly boundary line of the NW1/4 of said Section 1 to bear N 00°00'00" E, with all bearings herein being relative between found Mesa County Survey Marker #113 set for the SW corner of the NW1/4 of said Section 1 and found Mesa County Survey Marker #202 set for the SW corner of the NW1/4NW1/4, as the basis of bearings, more particularly described as follows:

PE-#205 (2945-012-01-002)

Commencing at the Southwest corner of Lot Number 2 of Block Number 1 of said Subdivision;
 Thence along the Westerly boundary line of said Lot Number 2, said line also being the Easterly right of way line of the present 12th Street, N 00°00' E, 67.75 feet to the Point of Beginning;
 Thence N 04°09'31" E, 41.37 feet to the intersection of the Northerly boundary line of said Lot Number 2;
 Thence along the Northerly boundary of said Lot Number 2 S 89°49' W, 3.0 feet to the Northwest corner of said Lot Number 2;
 Thence along the Westerly boundary line of said Lot Number 2, said line also being the Easterly right of way line of the present 12th Street, S 00°00' W, 41.25 feet to the Point of Beginning;

The above described Permanent Easement contains 62 sq. ft., more or less.

PE-#206 (2945-012-01-003)

Beginning at the Southwest corner of Lot Number 3 of Block Number 1 of said Subdivision;
Thence along the Southerly boundary line of said Lot Number 3, N 89°49' E, 3.0 feet;
Thence N 04°09'31" E, 55.16 feet;
Thence N 00°00' E, 45.0 feet to the intersection of the Northerly boundary line of said Lot Number 3;
Thence along the Northerly boundary line of said Lot Number 3 S 89°49' W, 5.0 feet;
Thence S 00°00' W, 70.0 feet;
Thence S 11°18'10" W, 10.2 feet to the intersection of the Westerly boundary line of said Lot Number 3;
Thence along the Westerly boundary line of said Lot Number 3, said line also being the Easterly right of way line of the present 12th Street, S 00°00' W, 20.0 feet to the Point of Beginning.

The above described Permanent Easement contains 440 sq. ft., more or less.

PE-#207 (2945-012-01-004)

Commencing at the Southwest corner of Lot Number 4 of Block Number 1 of said Subdivision;
Thence along the Southerly boundary line of said Lot Number 4 N 89°49' E, 2.0 feet to the Point of Beginning;
Thence continuing along the Southerly boundary line of said Lot Number 4 S 89°49' E, 5.0 feet;
Thence N 00°00' E, 59.79 feet to the intersection of a curve;
Thence Northeasterly, 33.40 feet along the arc of said curve deflecting to the right through a central angle of 10°17'20", having a radius of 186.0 feet, and a chord that bears N 05°08'40" E, 33.36 feet to the intersection of the Northerly boundary line of said Lot Number 4;
Thence along the Northerly boundary line of said Lot Number 4 S 89°49' W, 5.08 feet to the intersection of a curve;
Thence Southwesterly, 33.38 feet along the arc of said curve deflecting to the left through a central angle of 10°00'43", having a radius of 191 feet, and a chord that bears S 05°00'22" W, 33.33 feet;
Thence S 00°00' W, 59.8 feet to the Point of Beginning.

The above described Permanent Easement contains 466 sq. ft., more or less.

PE-#208 (2945-012-01-005)

Commencing at the Southwest corner of Lot Number 5 of Block Number 1 of said Subdivision;
Thence along the Southerly boundary line of said Lot Number 5 N 89°49' E, 4.91 feet to the Point of Beginning;

Thence continuing along the Southerly boundary line of said Lot Number 5 N $89^{\circ}49''$ E, 5.08 feet to the intersection of a curve; Thence Northeasterly, 105.53 feet along the arc of said curve deflecting to the right through a central angle of $32^{\circ}30'32''$, having a radius of 186.0 feet, and a chord that bears N $26^{\circ}32'36''$ E, 104.12 feet to the intersection of the Northerly boundary line of said Lot Number 5;

Thence along the Northerly boundary line of said Lot Number 5 S $89^{\circ}49'$ W, 6.76 feet to the intersection of a curve;

Thence Southwesterly along the arc of said curve deflecting to the left through a central angle of $31^{\circ}24'13''$, having a radius of 191 feet, and a chord that bears S $25^{\circ}42'49''$ W, 103.38 feet to the Point of Beginning.

The above described Permanent Easement contains 525 sq. ft., more or less.

PW-#209 (2945-012-01-006)

Commencing at the Southwest corner of Lot Number 6 of Block Number 1 of said Subdivision;

Thence along the Southerly boundary line of said Lot Number 6 N $89^{\circ}49'$ E, 16.87 feet to the Point of Beginning;

Thence continuing along the Southerly boundary line of said Lot Number 6 N $89^{\circ}49'$ E, 6.76 feet to the intersection of a curve; Thence Northeasterly, 32.04 feet along the arc of said curve deflecting to the right through a central angle of $09^{\circ}52'08''$, having a radius of 186.0 feet, and a chord that bears N $47^{\circ}43'56''$ E, 32.0 feet;

Thence N $52^{\circ}40'$ E, 55.0 feet;

Thence N $37^{\circ}20'$ W, 5.0 feet;

Thence S $52^{\circ}40'$ W, 55.0 feet to the intersection of a curve;

Thence Southwesterly, 37.51 feet along the arc of said curve deflecting to the left through a central angle of $11^{\circ}15'04''$, having a radius of 191 feet, and a chord that bears S $47^{\circ}02'27''$ W, 37.45 feet to the Point of Beginning.

The above described Permanent Easement contains 449 sq. ft., more or less.