

HRB9812T

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: SPECIAL WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: HEMAN R. BULL AND U.S. NATIONAL BANK  
ASSOCIATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 3150 N. 12<sup>TH</sup> STREET AND  
BONITA PARCEL NO. 2945-013-00-008

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## SPECIAL WARRANTY DEED

1882696 01/07/99 1227PM  
 MONIKA TODD CLK&REC MESA COUNTY CO  
 REC FEE \$15.00 SURCHG \$1.00  
 DOCUMENTARY FEE \$EXEMPT

THIS INDENTURE is made and entered into this 30<sup>TH</sup> day of December, 1998 by and between Heman R. Bull and U.S. Bank National Association (surviving entity to Colorado National Bank, successor by merger to Central Bank Grand Junction, N. A.) Trustee, Grantors, and the City of Grand Junction, a Colorado home rule municipality, whose address is 25 North 5<sup>th</sup> Street, Grand Junction, CO 81501, Grantees:

WITNESSETH:

That said Grantor, for and in consideration of the sum of Twenty-One Thousand Four Hundred Forty-Nine and 40/100 Dollars (\$21,449.40), the receipt and sufficiency of which is hereby acknowledged, hereby does by these presents sell, grant and convey to the Grantee, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northwest Corner of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 (SW1/4 NW1/4 SW1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the SW1/4 NW1/4 SW1/4 of said Section 1 to bear N 00°04'41" E with all bearings contained herein being relative thereto; thence S 89°50'13" E along the North line of said SW1/4 NW1/4 SW1/4 a distance of 15.88 feet to a point on the Easterly right-of-way line of the open, used and historical right-of-way for North 12th Street and the True Point of Beginning of the parcel herein described; thence along the Easterly right-of-way line of the open, used and historical right-of-way for North 12th Street the following six (6) courses and distances:

1. S 00°02'28" E a distance of 121.34 feet;
2. S 00°10'31" W a distance of 81.03 feet;
3. S 00°36'53" E a distance of 33.55 feet;
4. S 00°17'43" W a distance of 69.66 feet;
5. S 01°04'41" E a distance of 34.65 feet;
6. S 00°11'09" W a distance of 253.03 feet to a point on the South boundary line of the North nine acres of the South Half of the West Half of the Northwest 1/4 of the Southwest 1/4 of said Section 1;

thence S 89°50'24" E along said South boundary line a distance of 20.64 feet;  
 thence leaving said South boundary line, N 00°04'41" E a distance of 593.26 feet to a point on the North line of the SW1/4 NW1/4 SW1/4 of said Section 1;  
 thence N 89°50'13" W along the North line of said SW1/4 NW1/4 SW1/4 a distance of 21.12 feet to the Point of Beginning,  
 containing 12,256.80 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.



# EXHIBIT "A"

LOT 1  
HILLTOP MINOR SUBDIVISION

NW CORNER  
SW 1/4 NW 1/4 SW 1/4  
SECTION 1, T1S, R1W, UM

NORTH LINE OF THE SW 1/4 NW 1/4 SW 1/4  
S89°50'13"E

R.O.W. BY  
RIGHT OF USE

LAKESIDE COURT

NORTH 12TH STREET

2945-013-00-008  
HEMAN R BULL & U.S. BANK N.A., TRUSTEE  
3150 N. 12TH STREET  
R.O.W. BY RIGHT OF USE AREA = 9693.99 SQ.FT.  
R.O.W. AREA = 12256.80 SQ.FT.  
IRRIGATION EASEMENT AREA = 1166.00 SQ.FT.  
UTILITY EASEMENT AREA = 350.00 SQ.FT.

5' IRRIGATION EASEMENT  
R.O.W.

UTILITY EASEMENT

SOUTH 1 ACRE OF THE SW 1/4 NW 1/4 SW 1/4

SOUTH LINE OF THE SW 1/4 NW 1/4 SW 1/4  
S89°50'28"E

SW CORNER  
SW 1/4 NW 1/4 SW 1/4  
SECTION 1, T1S, R1W, UM

DRAWN BY: SRP  
DATE: 12-16-98  
SCALE: 1" = 100'  
APPR. BY: TW  
FILE NO: 12TH12.DWG

## RIGHT-OF-WAY DESCRIPTION MAP

12TH STREET - BONITA TO HORIZON

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION