

JBS98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: JOHN M. SNYDER AND BARBARA A. SNYDER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2757 UNAWEEP AVENUE, EASEMENT, PARCEL NO. 2945-251-00-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1827279 01/08/98 0356PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

John M. Snyder and Barbara A. Snyder, Grantors, for and in consideration of the sum of One-Thousand Six-Hundred Seventy-Five and 50/100 Dollars (\$1,675.50), the receipt and sufficiency of which is hereby acknowledged, 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 Roadway and Utilities right-of-way purposes, to wit:

A parcel of land situate in the NW 1/4 NE 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 25; thence N 90°00'00" E along the north line of said Section 25, a distance of 412.50 feet to a point; thence leaving the north line of said Section 25, S 00°00'00" E a distance of 30.00 feet to the True Point of Beginning of the parcel described herein; thence S 90°00'00" W a distance of 95.67 feet to a point on the southerly edge of an existing road; thence along the southerly edge of said existing road the following 4 courses:

1) N 23°57'45" E a distance of 6.57 feet to a point; 2) N 82°52'30" E a distance of 16.12 feet to a point; 3) N 77°28'16" E a distance of 27.66 feet to a point; 4) S 90°00'00" E a distance of 50.00 feet to a point; thence leaving the south edge of said existing road S 00°00'00" E a distance of 14.00 feet to the point of beginning, containing 1,117.00 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 Grantors hereby covenanting that they 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 6th day of January, 1998

John M. Snyder
John M. Snyder

Barbara A. Snyder
Barbara A. Snyder

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of January, 1998 by John M. Snyder and Barbara A. Snyder.

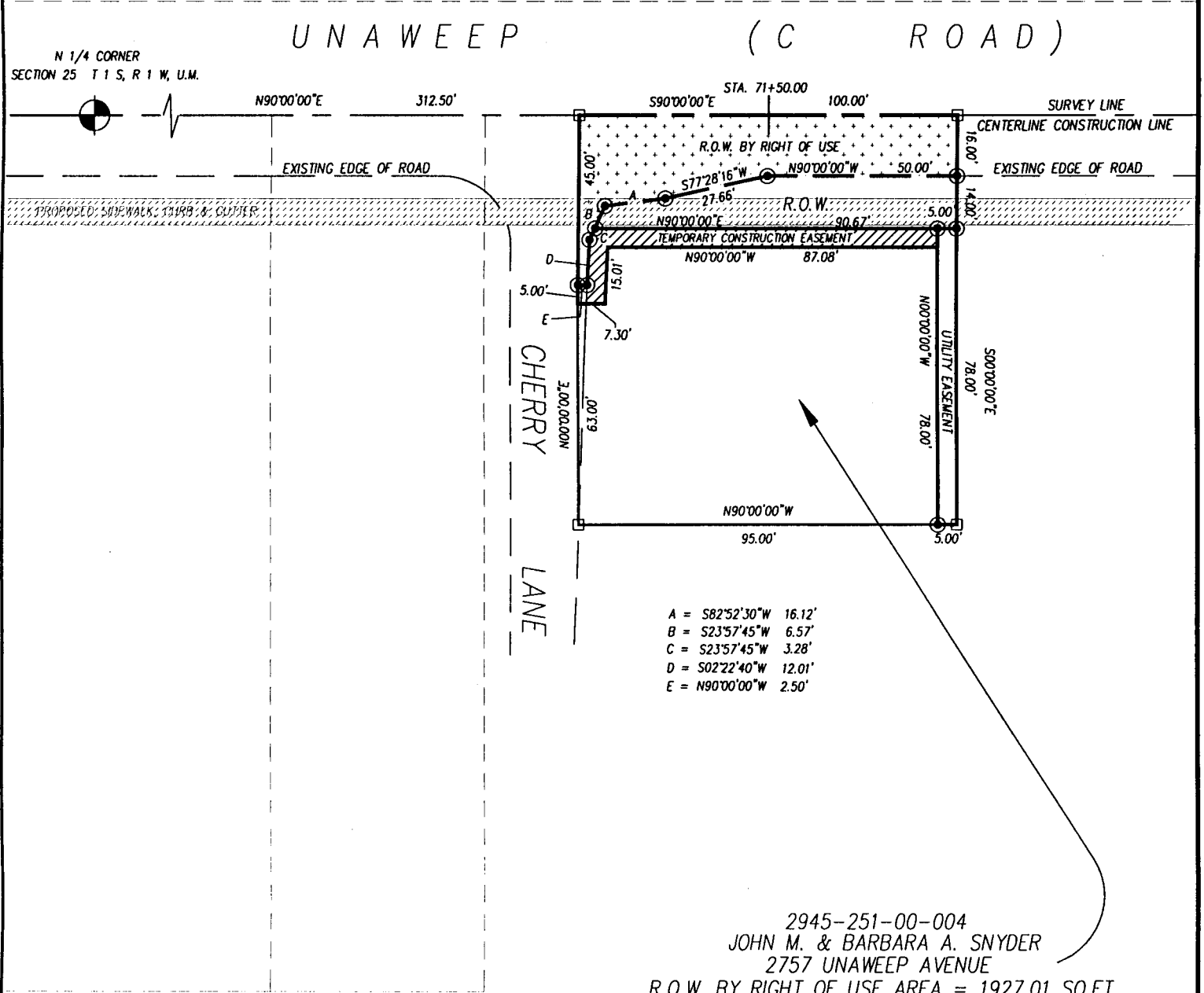
My commission expires 6-7-1999.
Witness my hand and official seal.



Martha S. Moller
Notary Public

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



- A = S82°52'30\"W 16.12'
- B = S23°57'45\"W 6.57'
- C = S23°57'45\"W 3.28'
- D = S02°22'40\"W 12.01'
- E = N90°00'00\"W 2.50'

2945-251-00-004
 JOHN M. & BARBARA A. SNYDER
 2757 UNAWEEP AVENUE
 R.O.W. BY RIGHT OF USE AREA = 1927.01 SQ.FT.
 RIGHT-OF-WAY AREA = 1117.00 SQ.FT.
 UTILITY EASEMENT AREA = 390.00 SQ.FT.
 TEMPORARY CONSTRUCTION EASEMENT AREA = 545.14 SQ.FT.

DRAWN BY: SRP
 DATE: 12-19-97
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP91.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (205)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION