

JFR97CEA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: JOHN F. RICHMOND JR

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 299 CEDAR AVENUE,
UNAWEEP EASEMENT, PARCEL NO. 2945-252-00-017

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1804836 0308PM 07/07/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$No FEE

3
JOHN F. RICHMOND, JR., whose address is 299 Cedar Avenue, Grand Junction, Colorado, Grantors, for and in consideration of the sum of One Thousand five hundred eighty-four and 87/100 Dollars (\$1,584.87), the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell and convey and by these presents do hereby grant, bargain, sell and convey to THE CITY OF GRAND JUNCTION, a Colorado home rule municipality of the State of Colorado, Grantee, the following described tract of land, being Parcel No. RW165 of City of Grand Junction Unawep Avenue Improvement Project, for Roadway and Utilities Right-of-Way purposes, to wit:

Commencing at the Northeast Corner of the West 3/4 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 (W3/4 N1/2 NW1/4 NW1/4) of Section 25, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado; and considering the North line of said Northwest 1/4 of the Section 25 to bear N 90°00'00" W with all bearings contained herein being relative thereto; thence N 90°00'00" W along the North line of said W3/4 N1/2 NW 1/4 NW1/4 a distance of 205.00 feet, thence S 00°00'00" E a along the west right of way for Cedar Avenue distance of 25.45 feet to the Point of Beginning;
thence S 00°00'00" E along said right of way a distance of 9.39 feet;
thence N 60°30'03" W a distance of 9.82 feet;
thence N 90°00'00" W a distance of 73.45 feet;
thence N 00°00'00" E a distance of 14.00 feet;
thence S 90°00'00" E a distance of 51.00 feet to a non-tangent curve that bears to the right a distance of 32.62 feet, radius 83.48 feet, whose chord bears S73°02'54"E a distance of 32.41 feet to the Point of Beginning;

containing 1,424.09 square feet as described herein and as depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and forever defend the title and quiet possession to said premises unto the said Grantee and unto the Grantee's successors and assigns, against the lawful claims and demands of all persons whomsoever.

Recorder's Note: Grantee address is 299 N. 5th St., Grand Jct., CO 81501

IN WITNESS WHEREOF, this Deed has been executed and delivered this 20th day of February, 1997.

John F. Richmond Jr
John F. Richmond, Jr.

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20th day of February 1997, by John F. Richmond, Jr..

Witness my hand and official seal.
My commission expires 3.3.01

Peggy Holguin
Notary Public



G:\PEGGY\HJ\AWEEP\WD\RICHMOND.165

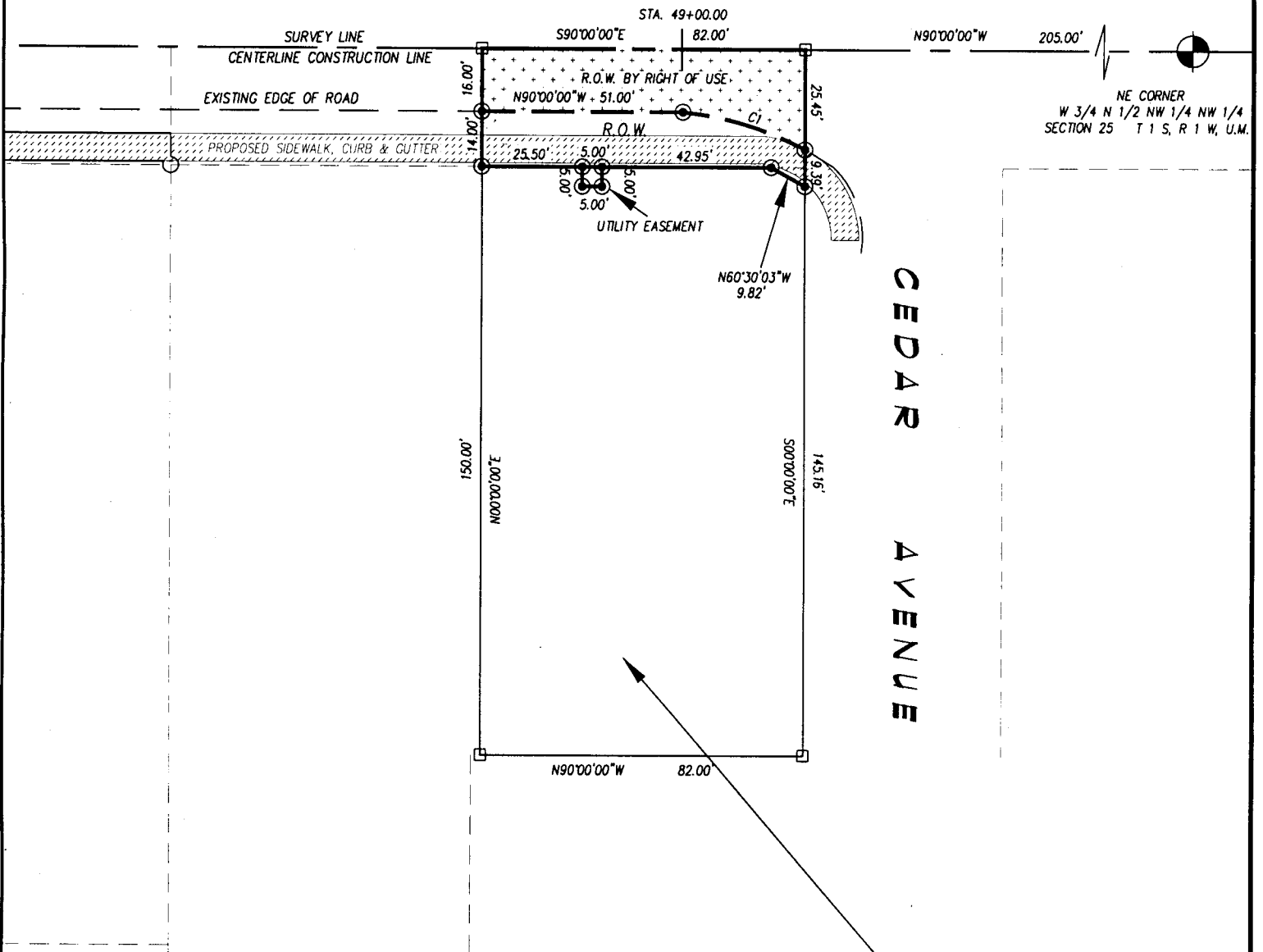
The foregoing legal description was prepared by P. Holguin, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	83.48'	32.62'	16.52'	32.41'	N73°02'54"W	22°23'06"



UNAWEEP (C ROAD)



2945-252-00-017
 JOHN F. RICHMOND JR.
 299 CEDAR AVENUE
 R.O.W. BY RIGHT OF USE AREA : 1424.09 SQFT.
 RIGHT-OF-WAY AREA : 1056.58 SQFT.
 UTILITY EASEMENT AREA : 25.00 SQFT.

DRAWN BY: SRP
 DATE: 1-31-97
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP64.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (165)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION