

JIB97N1S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: JOHN S. BIOCIC AND IRENE V. BIOCIC

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2323 NORTH 1ST STREET, RIGHT OF WAY NORTH FIRST STREET ORCHARD AVENUE TO PATTERSON, PARCEL NO. 2945-101-00-014

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1795056 0423PM 04/15/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

WARRANTY DEED

John S. Biocic and Irene V. Biocic, whose address is 2323 North First Street, Grand Junction, Colorado 81501, Grantors, for and in consideration of the sum of Three Thousand Eight Hundred Twenty Nine and 66/100 Dollars (\$3,829.66), the receipt and sufficiency of which is hereby acknowledged, hereby 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:

Commencing at the Southeast Corner of the Northeast 1/4 of the Northeast 1/4 (NE1/4 NE1/4) of Section 10, 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 East line of the NE1/4 NE1/4 of said Section 10 to bear N 00°29'40" W with all bearings contained herein being relative thereto; thence N 00°29'40" W along the East line of said NE1/4 NE1/4 a distance of 115.70 feet; thence leaving the East line of said NE1/4 NE1/4, S 89°30'20" W a distance of 12.76 feet to the **True Point of Beginning**;

thence S 89°30'20" W a distance of 16.24 feet;
thence N 00°29'41" W a distance of 59.72 feet;
thence N 16°42'40" E a distance of 11.83 feet;
thence N 00°29'41" W a distance of 35.28 feet;
thence N 17°42'01" W a distance of 11.83 feet;
thence N 00°29'41" W a distance of 7.09 feet;
thence N 89°30'20" E a distance of 17.07 feet;
thence S 00°01'51" W a distance of 20.76 feet;
thence S 00°14'27" E a distance of 49.28 feet;
thence S 00°03'09" E a distance of 54.66 feet to the Point of Beginning,
containing 1,914.83 square feet as described herein and as 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 March day of 11, 1997.

John S. Biocic
John S. Biocic

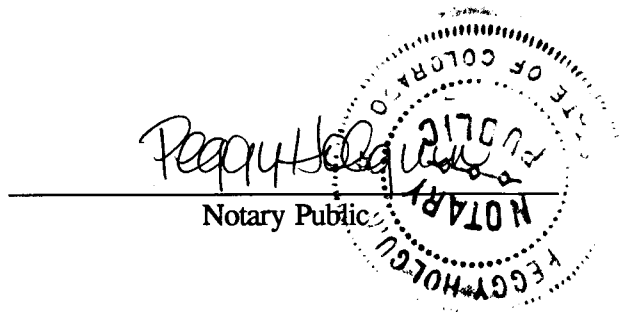
Irene V. Biocic
Irene V. Biocic

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11TH day of March, 1997, by John S. Biocic and Irene V. Biocic.

My commission expires 3.3.01.

Witness my hand and official seal.

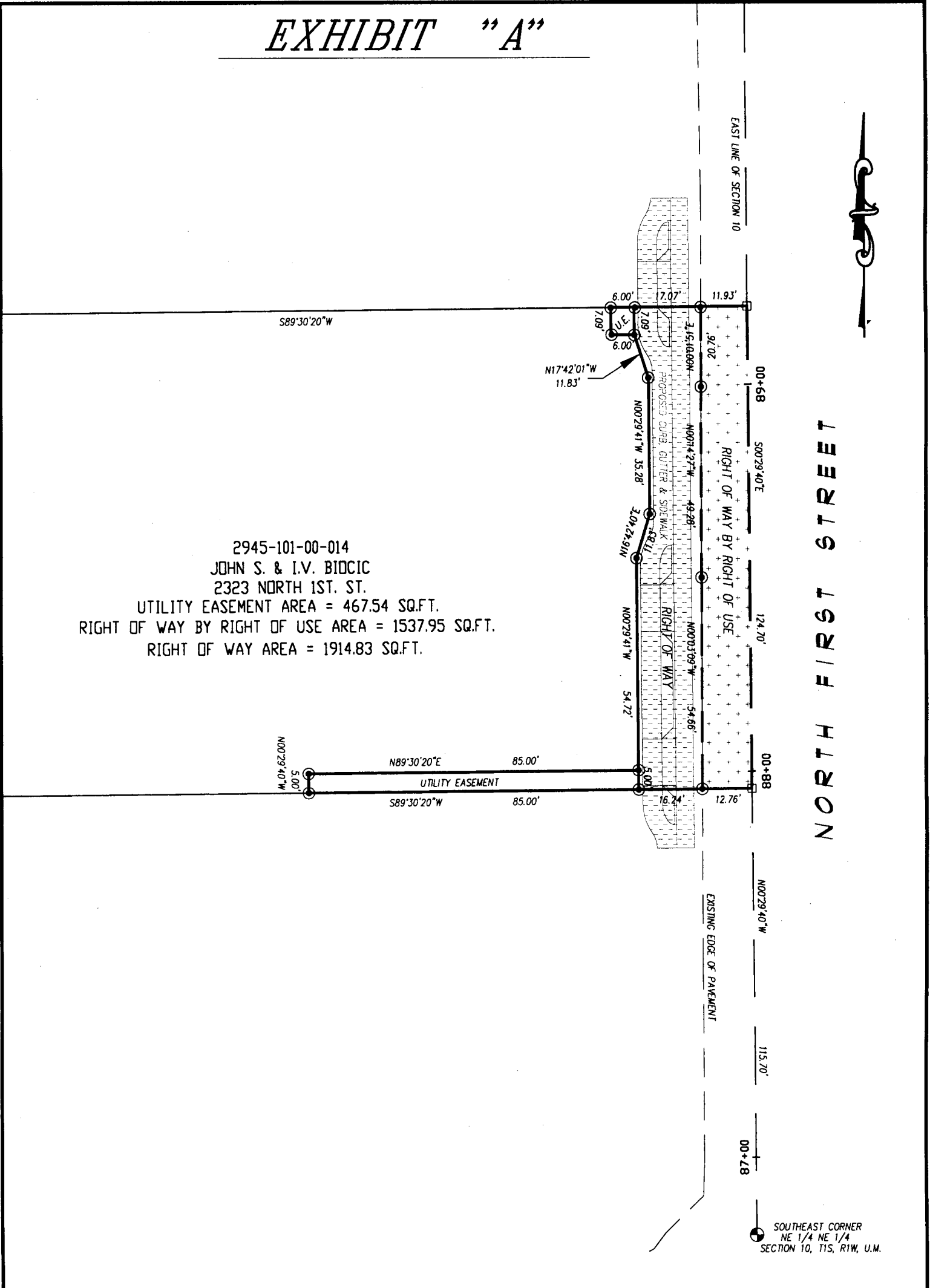

Notary Public

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

EXHIBIT "A"



2945-101-00-014
 JOHN S. & I.V. BIDCIC
 2323 NORTH 1ST. ST.
 UTILITY EASEMENT AREA = 467.54 SQ.FT.
 RIGHT OF WAY BY RIGHT OF USE AREA = 1537.95 SQ.FT.
 RIGHT OF WAY AREA = 1914.83 SQ.FT.



NORTH FIRST STREET

SOUTHEAST CORNER
 NE 1/4 NE 1/4
 SECTION 10, T1S, R1W, U.M.

DRAWN BY: SRP
 DATE: 2-19-97
 SCALE: 1" = 30'
 APPR. BY: TW
 FILE NO: F121.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
 (121)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION