

JLT97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: JOHN M. TRUMBO AND LURA J.
TRUMBO

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2677 UNAWEEP AVENUE,
EASEMENTPARCEL NO. 2945-261-00-038

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3

WARRANTY DEED

1804866 0339PM 07/07/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT
\$ NO FEE

John M. Trumbo and Lura J. Trumbo, whose address is 2677 Unawep Avenue, Grand Junction, Colorado, Grantors, for and in consideration of the sum of One Thousand Nine Hundred Seventy-Seven and 63/100 Dollars (\$1,977.63), 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. RW133 of City of Grand Junction Unawep Avenue Improvement Project, for Roadway and Utilities Right-of-Way purposes, to wit:

Beginning at the Northwest Corner of the Northeast 1/4 of the Northeast 1/4 (NE1/4 NE1/4) of Section 26, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado;
thence S 90°00'00" E along the North line of said NE1/4 NE1/4 a distance of 165.00 feet;
thence S 00°30'00" E a distance of 18.56 feet to the True Point of Beginning;
thence S 00°30'00" E a distance of 11.44 feet;
thence 123.78 feet along the arc of a non-tangent curve to the right having a radius of 1030.00 feet, a central angle of 06°53'08", and a long chord bearing N 84°25'44" W a distance of 123.71 feet;
thence 8.91 feet along the arc of a non-tangent curve to the right having a radius of 1030.00 feet, a central angle of 00°29'45", and a long chord bearing N 81°14'03" W a distance of 8.91 ft;
thence S 47°32'47" W a distance of 28.81 feet;
thence S 89°31'05" W a distance of 7.57 feet;
thence N 00°30'00" W a distance of 2.35 feet;
thence 72.12 feet along the arc of a non-tangent curve to the right having a radius of 58.05 feet, a central angle of 71°10'52", and a long chord bearing N 64°26'35" E a distance of 67.57 feet;
thence 91.90 feet along the arc of a non-tangent curve to the left having a radius of 502.96 feet, a central angle of 10°28'06", and a long chord bearing S 82°08'07" E a distance of 91.77 feet to the True Point of Beginning;
containing 1,977.636 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 28 N. 5th St, Grand Jct, CO 81501

IN WITNESS WHEREOF, this Deed has been executed and delivered this 18th day of

February, 1998.

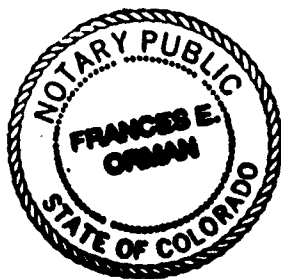
John M. Trumbo
John M. Trumbo

Lura J. Trumbo
Lura J. Trumbo

State of Colorado)
)SS.
County of Mesa)

The foregoing instrument was acknowledged before me this 18th day of February, 1998, by John M. Trumbo and Lura J. Trumbo.

Witness my hand and official seal.
My commission expires 6-8-99

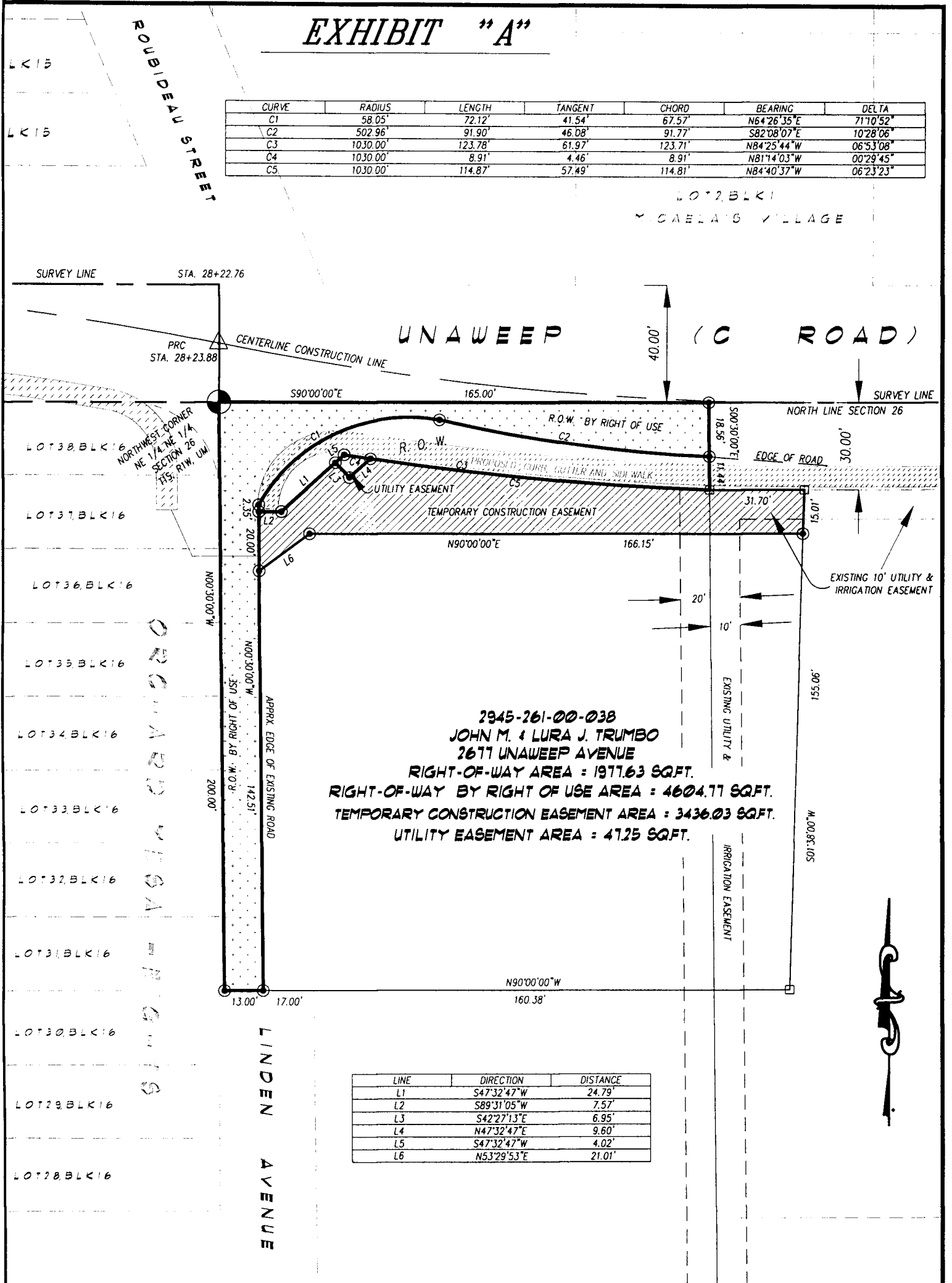


Francis E. Orman
Notary Public

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EXHIBIT "A"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	58.05'	72.12'	41.54'	67.57'	N64°26'35"E	71°10'52"
C2	502.96'	91.90'	46.08'	91.77'	S82°08'07"E	10°28'06"
C3	1030.00'	123.78'	61.97'	123.71'	N84°25'44"W	06°53'08"
C4	1030.00'	8.91'	4.46'	8.91'	N81°14'03"W	00°29'45"
C5	1030.00'	114.87'	57.49'	114.81'	N84°40'37"W	06°23'23"



2945-261-00-038
 JOHN M. & LURA J. TRUMBO
 2677 UNAWEEP AVENUE
 RIGHT-OF-WAY AREA : 1977.63 SQFT.
 RIGHT-OF-WAY BY RIGHT OF USE AREA : 4604.77 SQFT.
 TEMPORARY CONSTRUCTION EASEMENT AREA : 3436.03 SQFT.
 UTILITY EASEMENT AREA : 4725 SQFT.

LINE	DIRECTION	DISTANCE
L1	S47°32'47"W	24.79'
L2	S89°31'05"W	7.57'
L3	S42°27'13"E	6.95'
L4	N47°32'47"E	9.60'
L5	S47°32'47"W	4.02'
L6	N53°29'53"E	21.01'

DRAWN BY: SRP
 DATE: 10-25-96
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP27.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (133)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION