

JMB85FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED**

PURPOSE: RIGHT-OF-WAY FOR PRESENT F ROAD

NAME OF PROPERTY OWNER OR GRANTOR: JOHN M., JACK L. AND BETTY S. BRAY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): F ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,  
Reception No. \_\_\_\_\_

Recorder

1400255

Recorder's Stamp

1400255 DOC EXEMPT 03:59 PM  
SEP 13, 1985 E.SAWYER, CLK&REC MESA CTY, CO

JOHN M. BRAY, JACK L. BRAY &

BETTY S. BRAY

BOOK 1555 PAGE 314

whose address is GRAND JUNCTION  
SAID County of MESA and State of  
COLORADO for the consideration of

ONE THOUSAND NINE HUNDRED THIRTY AND NO/100----- Dollars,  
in hand paid, hereby sell(s) and convey(s) to

THE CITY OF GRAND JUNCTION

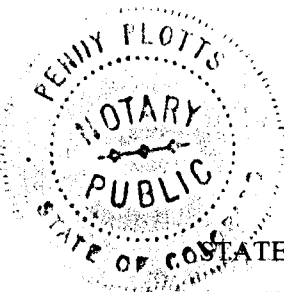
A MUNICIPAL CORPORATION, whose address is

5TH AND ROOD AVENUE, GRAND JUNCTION County of MESA and State of  
COLORADO, \*In joint tenancy\*, the following real property situate  
in the SAID County of MESA and State of Colorado, to-wit:

SEE EXHIBIT A

with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions,  
rights of way of record; 1985 taxes due and payable in 1986 and all sub-  
sequent taxes and assessments thereafter.

Signed this 13th day of SEPTEMBER, 19 85



*Jack L. Bray*  
JACK L. BRAY  
*John M. Bray*  
JOHN M. BRAY  
*Betty S. Bray*  
BETTY S. BRAY

} SS

STATE OF COLORADO  
County of MESA  
The foregoing instrument was acknowledged before me this 13th day of SEPTEMBER  
19 85, by JOHN M. BRAY, JACK L. BRAY, & BETTY S. BRAY  
My commission expires 8-18-89, 19  
Witness my hand and official seal.

*[Signature]*  
Notary Public

EXHIBIT A

**BOOK 1555 PAGE 315**

R/W 102 Description

A parcel of land for Road and Utility right of way purposes being a portion of the SW1/4SW1/4SW1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Commencing at the found Mesa County Survey Marker #60 set for the SW Corner of said Section 1, and considering the southerly boundary line of said Section 1 to bear East, with all bearings herein being relative between said found Mesa County Survey Marker #60 and found Mesa County Survey Marker #715 set for the SE Corner of the SW1/4SW1/4 of said Section 1, as the basis of bearings:

Thence along the southerly boundary line of said Section 1 East, 568.28 feet;

Thence North, 30 feet to the True Point of Beginning, said point being the southwest corner of a tract of land owned by the undersigned as described in Book 1152, Page 30, and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the westerly boundary of said tract of land North, 10.5 feet;

Thence East, 75 feet to the easterly boundary of said tract of land;

Thence along the easterly boundary of said tract of land South, 10.5 feet to the southerly boundary of said tract of land;

Thence along the southerly boundary of said tract of land West, 75 feet to the True Point of Beginning.

The above described parcel of land contains 788 sq. ft., more or less.

PE 202 Description

A Permanent easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the SW1/4SW1/4SW1/4 of the said Section 1, lying adjacent to the north side of F Road, more particularly described as follows:

Commencing at said found Mesa County Survey Marker #60 as described in Road right of way description above;

Thence along the southerly boundary line of Section 1 East, 568.28 feet;

Thence North, 40.5 feet to the True Point of Beginning;

Thence along the westerly boundary of a tract of land owned by the undersigned as described in Book 1152, Page 30 and recorded in the office of the Mesa County Clerk and Recorder North, 3 feet;

Thence East, 75 feet to the easterly boundary of said tract of land;

Thence along the easterly boundary of said tract of land South, 3 feet;

Thence along a line which abuts and lies adjacent to the north of the above described Road right of way description West, 75 feet to the True Point of Beginning.

The above described permanent easement contains 225 sq. ft., more or less.