

JYS8515S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: THOMAS R. JEYS, JR.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 15TH
STREET, FOR ROAD AND UTILITY RIGHT-OF-WAY PURPOSES

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorder's Stamp

THOMAS J. JEYS, JR.

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1385716 DOC EXEMPT 10:33 AM
MAR, 18, 1985 E. SAWYER, CLK & REC MESA CITY, CO

whose address is P. O. BOX 1102
LOMA County of MESA and State of
COLORADO for the consideration of

TEN DOLLARS AND OTHER VALUABLE Dollars,
CONSIDERATION
in hand paid, hereby sell(s) and convey(s) to
THE CITY OF GRAND JUNCTION

a Municipal Corporation, whose address is

205 NORTH 5TH
County of MESA and State of
COLORADO, ~~by joint tenancy~~, the following real property situate
in the SAID County of MESA and State of Colorado, to-wit:

EXHIBIT "A" ATTACHED

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 subsequent taxes and assessments thereafter.

Signed this 15th day of MARCH, 19 85

Thomas R. Jey, Jr.
THOMAS R. JEYS, JR.

STATE OF COLORADO

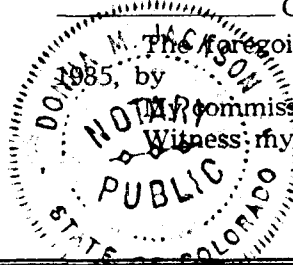
County of MESA

ss

The foregoing instrument was acknowledged before me this 15th day of MARCH
1985, by THOMAS R. JEYS, JR.

My commission expires October 2, 1987, 19

Witness my hand and official seal.



Copy to 2581 3-26 85

Donna M. Jackson
Notary Public

EXHIBIT "A"R/W - 15 Description

A parcel of land for Road and Utility Right of Way purposes being a portion of the NW 1/4 NW 1/4 NE 1/4 SW 1/4 of Section 1, T.1 S, R.1 W, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the NW Corner of NE 1/4 SW 1/4 of said Section 1 and considering the West line NE 1/4 SW 1/4 of said Section 1 to bear N 00°05'39" W with all other bearings contained herein relative thereto;
Thence S 89°56'57" E along the North line NE 1/4 SW 1/4 of said Section 1 a distance of 330.33 feet;
Thence S 00°06'10" W 20.00 feet to the TRUE POINT OF BEGINNING;
Thence continuing S 00°06'10" W 5.72 feet;
Thence along the arc of a non tangent curve to the right whose radius is 357.70 feet and whose long chord bears S 86°10'12" W 48.42 feet;
Thence N 89°56'57" W 242.88 feet;
Thence S 48°46'52" W 18.64 feet;
Thence N 00°05'39" W 21.30 feet;
Thence S 89°56'57" E 305.26 feet to the TRUE POINT OF BEGINNING containing 2780.9 square feet, more or less.

PE - 15 Description

A permanent Easement for Roadway Slope and Utility Purposes being a portion of the NW 1/4 NW 1/4 NE 1/4 SW 1/4 of said Section 1 aforementioned in the above parcel description, more particularly described as follows:

Commencing at said NW Corner NE 1/4 SW 1/4 of said Section 1:
Thence S 00°05'39" E along the West line of the NE 1/4 SW 1/4 of said Section 1 a distance of 253.63 feet;
Thence N 47°49'12" E 33.69 feet to the TRUE POINT OF BEGINNING;
Thence N 00°05'39" W 13.48 feet;
Thence N 47°49'12" E 25.97 feet;
Thence S 42°10'48" E 10.00 feet;
Thence S 47°49'12" W 35.00 feet to the TRUE POINT OF BEGINNING containing 304.8 square feet, more or less.

Revised 9/28/84