KEL85FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED**

PURPOSE: RIGHT-OF-WAY FOR PRESENT F ROAD

NAME OF PROPERTY OWNER OR GRANTOR: GERALD L. AND SHIRLEY A. KELLEY

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

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION— In hand paid, hereby self(s) and convey(s) to THE CITY OF GRAND JUNCTION A MUNICIPAL CORPORATION STH AND ROOD, GRAND JUNCTION COLORADO in the SAID County of MESA and State of Colorado, to-writ: SEE 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 _21st day ofAugust, 1985 WITARY GERALD L. KELLEY JALLEY STATE OF COLORADO County ofMESA	Recorded at Reception No	_ o'clockM.,	
SHIRLEY A. KELLEY whose address is GRAND JUNCTION SAID County of MESA and State of for the consideration of the COLORADO TO DOLLARS AND OTHER VALUABLE CONSIDERATION—Dollars, in hand paid, hereby sell(s) and convey(s) to THE CITY OF GRAND JUNCTION A MUNICIPAL CORPORATION STH AND ROOD, GRAND JUNCTION COLORADO in the SAID County of MESA and State of YAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA			Recorder's Stamp
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THE CITY OF GRAND JUNCTION A MUNICIPAL CORPORATION STH AND ROOD, GRAND JUNCTION COUNTY OF MESA and State of TANAWAY/Ahe following real property situate and State of Colorado. to-wit: SEE EXHIBIT "A" ATTACHED with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, rights of way of record; 1935 taxes due and payable in 1986 and all subsequent taxes and assessments thereafter. Signed this21stday of	TEN DOLLARS AND OTHER VALU	JABLE CONSIDERATION Dollars,	
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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 21st day of August 1985 SHIRLEY M. KELLEY SHIRLEY M. KELLEY The foregoing instrument was acknowledged before me this 21STday of AUGUST 1985, by GERALD L. KELLEY WELLEY SHIRLEY M. KELLEY A COUNTY OF MESA 21STday of AUGUST 1985, by GERALD L. KELLEY	COLORADO	ON County of ME , #in/jøjn/len/hy//,/the i	ESA and State of Following real property situate
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 21st day of August ,19 85 WALLEY ALLEY SHALEY K. KELLEY SHIRLEY K. KELLEY The foregoing instrument was acknowledged before me this 21STday of AUGUST 19 85, by GERALD L. KELLEY A. KELLEY	6,125	Theory and state of colorado to the	
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19 85, by GERALD L. KELLEY and SHIRLEY A. KELLEY			of AUGUST
My commission expires $C III OG$		and SHIRLEY A. KELLEY	AUGUST
My commission expires Witness my hand and official seal. $8 - 18 - 89$ 19		al. 0-18-07	
Luny Molly		Juny	
Notary Public		Note	ity rublic

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BOOK 1552 PAGE 29

A parcel of land for Road and Utility right of way purposes being a portion of the NWI/4NEI/4NWI/4 of Section 12, 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 #715 set for the NW corner of the NE1/4NW1/4 of said Section 12, and considering the northerly boundary line of said Section 12 to bear East, with all bearings herein being relative between said found Mesa County Survey Marker #715 and found Mesa County Survey Marker #7-1 set for the N1/4 corner of said Section 12, as the basis of bearings:

Thence along the northerly boundary line of said Section 12 East, 512 feet to the <u>True Point</u> of <u>Beginning</u>, said point being the northwest corner of a tract of land owned by the undersigned and described in Book 877, Page 203 and recorded in the office of the Mesa County Clerk and Recorder;

Thence continuing along the northerly boundary line of said Section 12 East, 120 feet, to the easterly boundary line of said tract of land;

Thence along the easterly boundary line of said tract of land South, 47 feet;

Thence West 120 feet to the westerly boundary line of said tract of land;

Thence along the westerly boundary line of said tract of land North, 47 feet to the True Point of Beginning.

The above described parcel of land contains 5640 sq. ft., more or less, of which 3600 sq. ft., more or less, is right of way for the present F Road.

PE 234 Description

A Permanent easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the NW1/4NE1/4NW1/4 of the said Section 12, lying adjacent to the south side of the present F Road, more particularly described as follows:

Commencing at said found Mesa County Survey Marker #715 as described in Road right of way description above;

Thence along the northerly boundary line of said Section 12 East, 512 feet;

Thence South, 47 feet to the <u>True Point of Beginning</u>, said point being on the westerly boundary of a tract of land owned by the undersigned as described in Book 877, Page 203, and recorded in the office of the Mesa County Clerk and Recorder;

Thence along a line which abuts and lies adjacent to the south of the above Road right of way description East, 120 feet to the easterly boundary line of said tract of land;

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

Thence West 120 feet to the westerly boundary line of said tract of land;

Thence along the westerly boundary line of said tract of land North, 3 feet to the True Point of Beginning.

The above described permanent easement contains 360 sq. ft., more or less.

Recorder's Note: Poor Legability On Document Provided For Recording