

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

GERALD L. KELLEY and

SHIRLEY A. KELLEY

whose address is GRAND JUNCTION
SAID County of MESA
COLORADO

and State of
for the consideration of

1398276 DDC EXEMPT 03:27 PM
AUG 21, 1985 E. SAWYER, CLK & REC MESA CTY, CO
BOOK 1552 PAGE 28

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION-- 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, GRAND JUNCTION
COLORADO

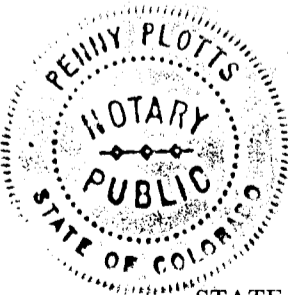
County of MESA and State of

in the SAID County of MESA 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; 1985 taxes due and payable in 1986 and all subsequent taxes and assessments thereafter.

Signed this 21st day of August, 19 85



Gerald L. Kelley
GERALD L. KELLEY

Shirley A. Kelley
SHIRLEY A. KELLEY

STATE OF COLORADO } ss
County of MESA

The foregoing instrument was acknowledged before me this 21ST day of AUGUST 19 85, by GERALD L. KELLEY and SHIRLEY A. KELLEY
My commission expires 8-18-89 19
Witness my hand and official seal.

Penny Plotts
Notary Public

A parcel of land for Road and Utility right of way purposes being a portion of the NW1/4NE1/4NW1/4 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 NE1/4 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 True Point of Beginning, 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 True Point of Beginning, 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