

KEL97N1S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: STEPHEN SAMUEL KELLY AND CONNIE KAY KELLY

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2119 NORTH 1ST STREET, RIGHT OF WAY
NORTH FIRST STREET ORCHARD AVENUE TO PATTERSON, PARCEL NO. 2945-101-00-025

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Stephen Samuel Kelly and Connie Kay Kelly, Grantors, for and in consideration of the sum of Two Thousand Eight Hundred Forty Four and 90/100 Dollars (\$2,844.90), the receipt and sufficiency of which is hereby acknowledged, hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northeast Corner of the South 3/4 of the Southeast 1/4 of the Northeast 1/4 (S3/4 SE1/4 NE1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the SE1/4 NE1/4 of said Section 10 to bear S 00°00'00" W with all bearings contained herein being relative thereto; thence S 00°00'00" W along the East line of the SE1/4 NE1/4 of said Section 10 a distance of 90.00 feet; thence leaving the East line of said SE1/4 NE1/4, N 90°00'00" W a distance of 11.12 feet to a point on the West right-of-way line for North First Street and the **True Point of Beginning**;

thence along the West right-of-way line for North First Street the following four (4) courses and distances:

1. S 00°03'28" W a distance of 9.24 feet;
2. S 00°21'24" E a distance of 50.59 feet;
3. S 00°29'13" E a distance of 17.29 feet;
4. S 00°24'37" W a distance of 8.24 feet;

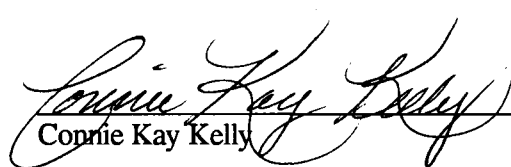
thence leaving said right-of-way line, N 90°00'00" W a distance of 17.51 feet;
thence N 17°12'17" W a distance of 2.59 feet;
thence N 00°00'00" W a distance of 31.68 feet;
thence N 17°12'24" E a distance of 11.83 feet;
thence N 00°00'00" E a distance of 23.09 feet;
thence N 17°12'18" W 11.84 feet;
thence N 00°00'00" E a distance of 5.50 feet;
thence S 90°00'00" E a distance of 17.88 feet to the Point of Beginning, containing 1,422.45 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 3rd day of June, 1997.



Stephen Samuel Kelly



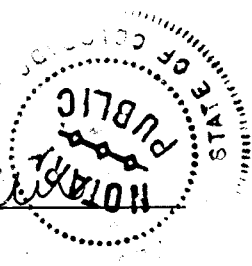
Connie Kay Kelly

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of June, 1997, by Stephen Samuel Kelly and Connie Kay Kelly.

My commission expires 3.3.01.
Witness my hand and official seal.

Peggy Helgen
Notary Public



The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



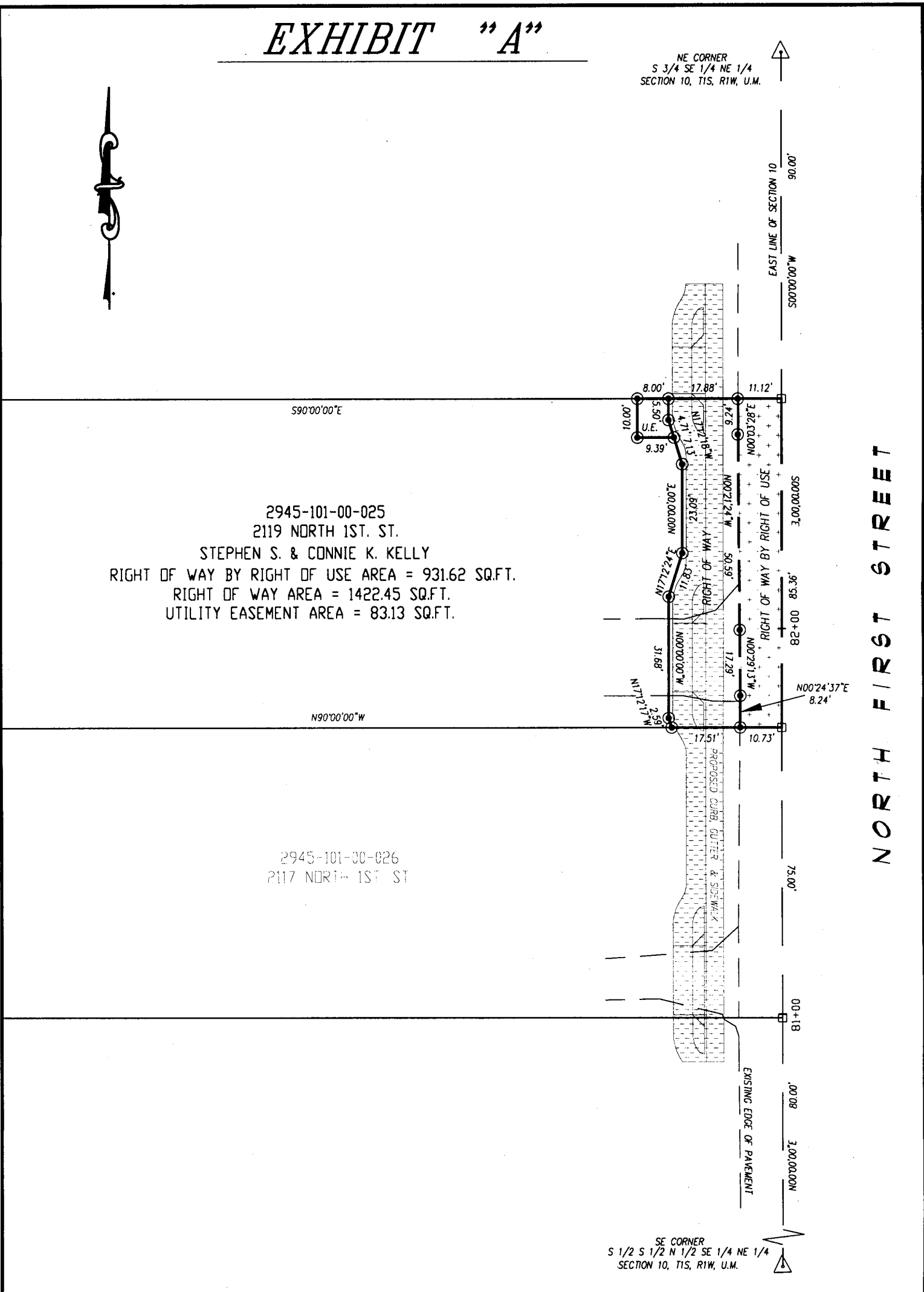
NE CORNER
S 3/4 SE 1/4 NE 1/4
SECTION 10, T1S, R1W, U.M.

2945-101-00-025
2119 NORTH 1ST. ST.
STEPHEN S. & CONNIE K. KELLY
RIGHT OF WAY BY RIGHT OF USE AREA = 931.62 SQ.FT.
RIGHT OF WAY AREA = 1422.45 SQ.FT.
UTILITY EASEMENT AREA = 83.13 SQ.FT.

2945-101-00-026
2117 NORTH 1ST ST

SE CORNER
S 1/2 S 1/2 N 1/2 SE 1/4 NE 1/4
SECTION 10, T1S, R1W, U.M.

NORTH FIRST STREET



DRAWN BY: SRP
DATE: 4-18-97
SCALE: 1" = 30'
APPR. BY: TKH
FILE NO: F111.DWG

RIGHT-OF-WAY DESCRIPTION MAP
NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
(111)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION