

KUL0014S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: KAREN C. KULIGOWSKI

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT 14, BLOCK 1  
OF PROSPECT PARK (14<sup>TH</sup> AND MESA AVENUE)

PARCEL NO. 2945-123-12-014

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1917250 08/25/99 0931AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00  
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Karen C. Kuligowski, Grantor, for and in consideration of the sum of One Thousand Two Hundred Forty-Two and 10/100 Dollars (\$1,242.10), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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:

Beginning at the Northeast Corner of Lot 14, Block 1 of Prospect Park, a subdivision situate in the Southwest ¼ of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 7 at Page 37 in the office of the Mesa County Clerk and Recorder;  
thence S 00°00'00" W along the east boundary line of said Lot 14 a distance of 6.12 feet;  
thence leaving the east boundary line of said Lot 14, N 45°03'10" W a distance of 3.00 feet;  
thence N 89°58'21" W a distance of 49.35 feet;  
thence S 75°52'36" W a distance of 44.88 feet to a point on the west boundary line of said Lot 14;  
thence N 00°01'05" E along the west boundary line of said Lot 14 a distance of 15.00 feet to the Northwest Corner of said Lot 14;  
thence S 89°58'21" E along the north boundary line of said Lot 14 a distance of 95.00 feet to the Point of Beginning,  
containing 621.05 square feet as described herein and 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 Grantor hereby covenanting that she 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.

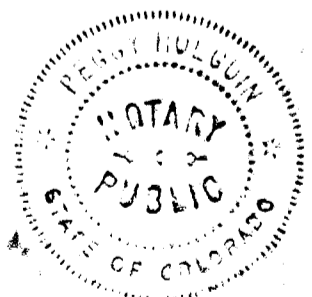
Executed and delivered this 19<sup>th</sup> day of August, 1999.

Karen C. Kuligowski  
Karen C. Kuligowski

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of AUGUST, 1999, by Karen C. Kuligowski.

My commission expires 3.3.01  
Witness my hand and official seal.



Peggy Hagan  
Notary Public

*EXHIBIT "A"*



EXISTING SIDEWALK

MESA AVENUE

PROPOSED SIDEWALK

NW CORNER  
LOT 14, BLK 1

NE CORNER  
LOT 14, BLK 1

( BOOK 550, PAGE 253-279 )  
R.O.W.

10.00'

5.00'

S89°58'21"E

95.00'

R.O.W.

N89°58'21"W

49.35'

S75°52'36"W

44.88'

N45°03'10"W  
3.00'

EXISTING SIDEWALK

CONC. S.W.

EXISTING R.O.W. LINE

N00°01'05"E

LOT 14  
BLOCK 1

NORTH 14TH STREET

M.00.00.005

2945-123-12-014  
Karen C. Kuligowski  
1639 N 14th Street  
R.O.W. AREA = 621.05 SQ.FT.

LOT 13  
BLOCK 1

PROSPECT PARK SUBDIVISION

DRAWN BY: SRP  
DATE: 6-23-99  
SCALE: 1" = 20'  
APPR. BY: TW  
FILE NO: MESA4.DWG

*RIGHT-OF-WAY DESCRIPTION MAP*  
*MESA AVENUE*

*DEPARTMENT OF PUBLIC WORKS*  
*ENGINEERING DIVISION*  
*CITY OF GRAND JUNCTION*