

LAF01MNM

TYPE OF RECORD: PERMANENT

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

NAME OF PROPERTY OWNER OR GRANTOR: JOHN F LAFFEY AND  
SHIRLEY A LAFFEY – ULTIMATE FITNESS ADDITION

PURPOSE: FOR PUBLIC ROADWAY AND UTILITIES  
RIGHT-OF-WAY PURPOSES

ADDRESS: 417 MONUMENT ROAD

PARCEL NO: 2945-153-00-087

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION: NONE

DESTRUCTION: NONE

2

WARRANTY DEED

2011259 08/20/01 0358PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00  
DOCUMENTARY FEE \$NO FEE

John F. Laffey and Shirley A. Laffey, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby 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 Public Roadway and Utilities right-of-way purposes, to wit:

COMMENCING at the Southwest corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the Southwest Quarter of said Section 15 to bear N 00°04'10" E with all bearings contained herein being relative thereto; thence N 00°11'16" E a distance of 671.56 feet to a point on the Southerly line of the open, used and historical right-of-way for Colorado Highway 340, said point being a highway right-of-way marker as shown on the Plat of Pioneer Village South, as same is recorded in Plat Book 12, Page 188, Reception No. 1198288, Public Records of Mesa County, Colorado; thence N 69°13'00" E along said Southerly right-of-way, a distance of 1002.47 feet; thence S 65°47'00" E a distance of 56.56 feet to the TRUE POINT OF BEGINNING; thence continuing S 65°47'00" E a distance of 14.14 feet to a point on the Westerly right-of-way line of the open, used and historical right-of-way for Monument Road; thence S 20°47'00" E along said Westerly right-of-way a distance of 179.60 feet; thence S 66°10'30" W a distance of 10.01 feet; thence N 20°47'00" W along a line 10.00 feet West of and parallel with the Westerly right-of-way of Monument Road, a distance of 190.13 feet to the POINT OF BEGINNING.

Containing 1,848.7 square feet, more or less, 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 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 25 day of July, 2001.

John F. Laffey  
John F. Laffey  
California  
State of Colorado )  
Los Angeles)ss.  
County of Mesa )

Shirley A. Laffey  
Shirley A. Laffey

The foregoing instrument was acknowledged before me this 25 day of July, 2001, by John F. Laffey and Shirley A. Laffey.

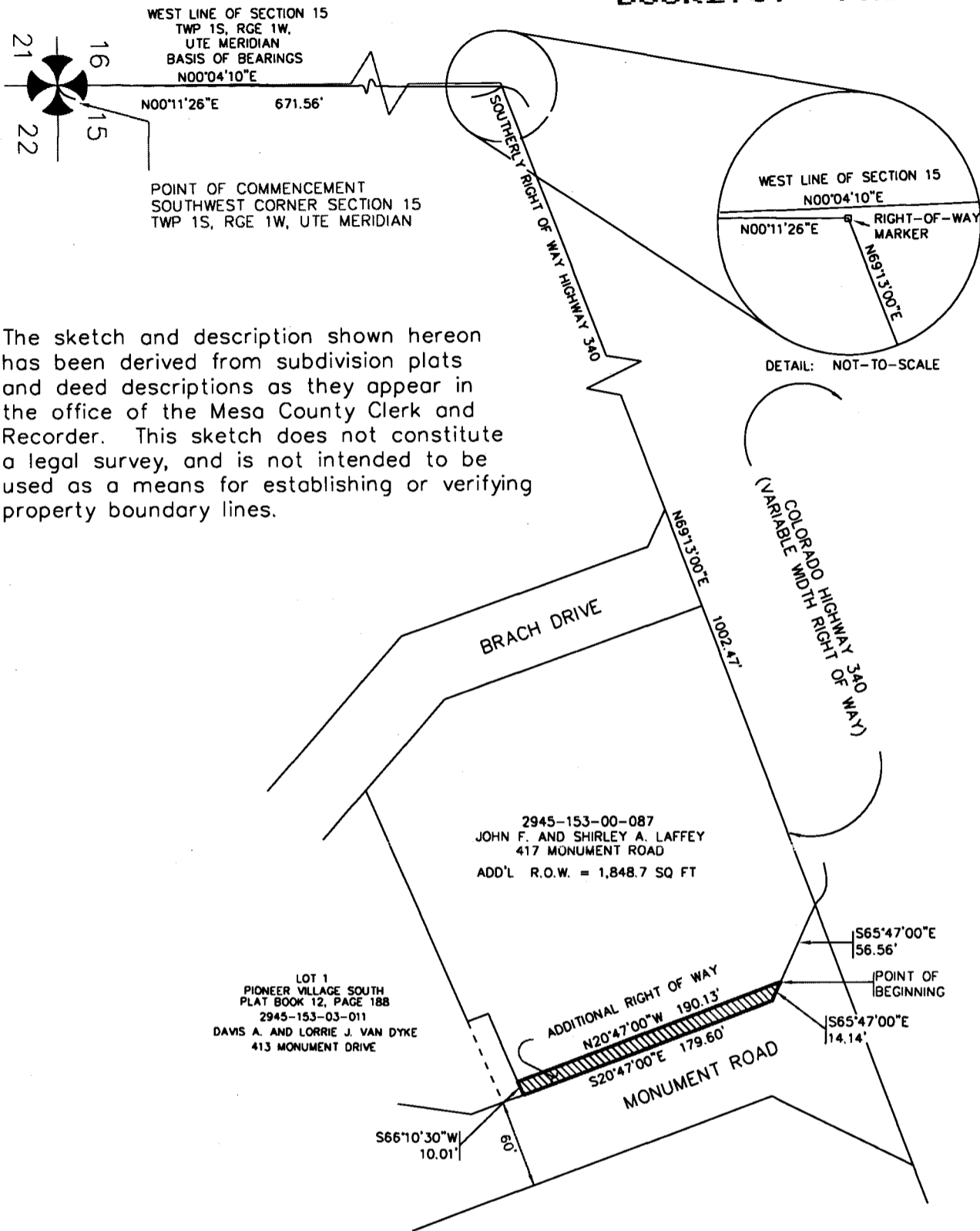
My commission expires July 23, 2004.  
Witness my hand and official seal.



Laura Mayer  
Notary Public

# EXHIBIT "A"

Book 2907 PAGE 640



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



DRAWN BY: P.I.K.  
DATE: 07-12-2001  
SCALE: 1" = 100'  
APPR. BY: TW  
FILE NO: MON-ROW.DWG

## RIGHT-OF-WAY DESCRIPTION MAP

SOUTHWEST CORNER MONUMENT ROAD  
AND COLORADO HIGHWAY 340

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION