

LLY85PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: LAWRENCE ELY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/ PROJECT: 2738 F ROAD
, RIGHT OF WAY PATTERSON BETWEEN 12TH STREET AND 27 1/2 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

LAWRENCE ELY

1390361 DOC EXEMPT 09:21 AM
MAY 17 1985 E. SAWYER, CLK&REC MESA CTY, CO

BOOK 1539 PAGE 463

whose address is 2738 F. ROAD
SAID County of MESA and State of
COLORADO for the consideration of

TEN DOLLARS AND No/100----- 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
COLORADO

County of MESA and State of

in the SAID

County of

MESA

, *in joint tenancy*, the following real property situate

and State of Colorado, to-wit:

A parcel of land for Road and Utility right of way purposes being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, 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:

The South 30 feet of the following described tract of land owned by the undersigned as described in Book 1149, Page 565 and recorded in the office of the Mesa County Clerk and Recorder, to wit;

Beginning at a point 640.8 feet West of the South $\frac{1}{4}$ corner of said Section 1;

Thence West 100.0 feet;

Thence North 230.2 feet;

Thence S 84° 25' E. 100.5 feet;

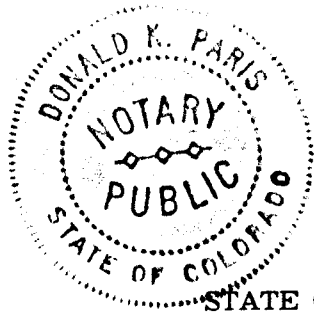
Thence South, 220.4 feet to the TRUE POINT OF BEGINNING.

The above described parcel of land contains 3000 sq. ft., more or less all of which is right of way for the present F Road.

A permanent Easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, 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:

with all its appurtenances and warrant(s) the title to the same, subject to easements, rights of way of record; 1985 taxes due and payable in 1986 and all subsequent taxes and assessments thereafter.

Signed this 16 day of May, 1985



Lawrence Ely
LAWRENCE ELY

STATE OF COLORADO

County of Mesa

SS

The foregoing instrument was acknowledged before me this 16 day of May, 1985 by LAWRENCE ELY

My commission expires _____, 19

Witness my hand and official seal.

My Commission Expires 8/4/1985
Western Colorado Title Co.
521 Road Ave. Grd Jct. CO 81501

Donald K. Paris
Notary Public

Commencing at the found Mesa County Brass Cap #7-1 set for the S1/4 corner of said Section 1, and considering the Southerly boundary line of said Section 1 to bear N 90°00' W, with all bearings herein being relative between said found Mesa County Brass Cap #7-1 and found Mesa County Brass Cap #715-1 set for the SW corner of the SE1/4SW1/4 of said Section 1, as the basis of bearings; Thence along the Southerly boundary line of said Section 1 N 90°00' W, 740.80 feet to the Southwest corner of said tract of land owned by the undersigned as described in Book 1149, page 565, recorded in above said office;

Thence along the Westerly boundary line of said tract of land North,

30.0 feet to the True Point of Beginning;

Thence along said Westerly boundary line North, 5.0 feet;

Thence East, 100.0 feet to the intersection of the Easterly boundary line of said tract of land;

Thence along said Easterly boundary line South, 5.0 feet;

Thence along a line which abuts and lies adjacent to the North of the above road right of way description West, 100.0 feet to the True Point of Beginning.

The above described Permanent Easement contains 500 sq. ft., more or less.