

LUC95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: ROBERT G. LUCAS AND JOAN H.
LUCAS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2824 ELM AVE
28 1/4 ROAD, PARCEL NO. 2943-073-15-003 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1712588 08:58 AM 03/27/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

THIS INDENTURE is made and entered into this 23rd day of March, 1995, by and between ROBERT G. LUCAS and JOAN H. LUCAS, (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantee").

W I T N E S S E T H :

That said Grantors, for and in consideration of the sum of Five Hundred and 66/100 Dollars (\$500.66) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 123 of City of Grand Junction 28¼ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, being a part of Lot Three (3) of Lucas Subdivision as recorded in Plat Book 11 at Page 107 in the office of the Mesa County Clerk and Recorder, situated in the NW¼ SW¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at the Southeast Corner of Lot 3 of Lucas Subdivision, and considering the East line of the NW¼ SW¼ of said Section 7 to bear N 02°07'08" E with all bearings contained herein being relative thereto;

Thence N 02°07'08" E along the East line of Lot 3 of said Lucas Subdivision a distance of 98.00 feet to the Northeast Corner of said Lot 3;

Thence N 87°52'52" W along the North line of said Lot 3 a distance of 5.00 feet;

Thence S 02°07'08" W a distance of 79.44 feet;

Thence S 47°59'08" W a distance of 14.44 feet;

Thence S 48°01'14" W a distance of 12.22 feet to a point on the South line of said Lot 3;

Thence S 87°52'52" E along the South line of said Lot 3 a distance of 24.14 feet to the True Point of Beginning,

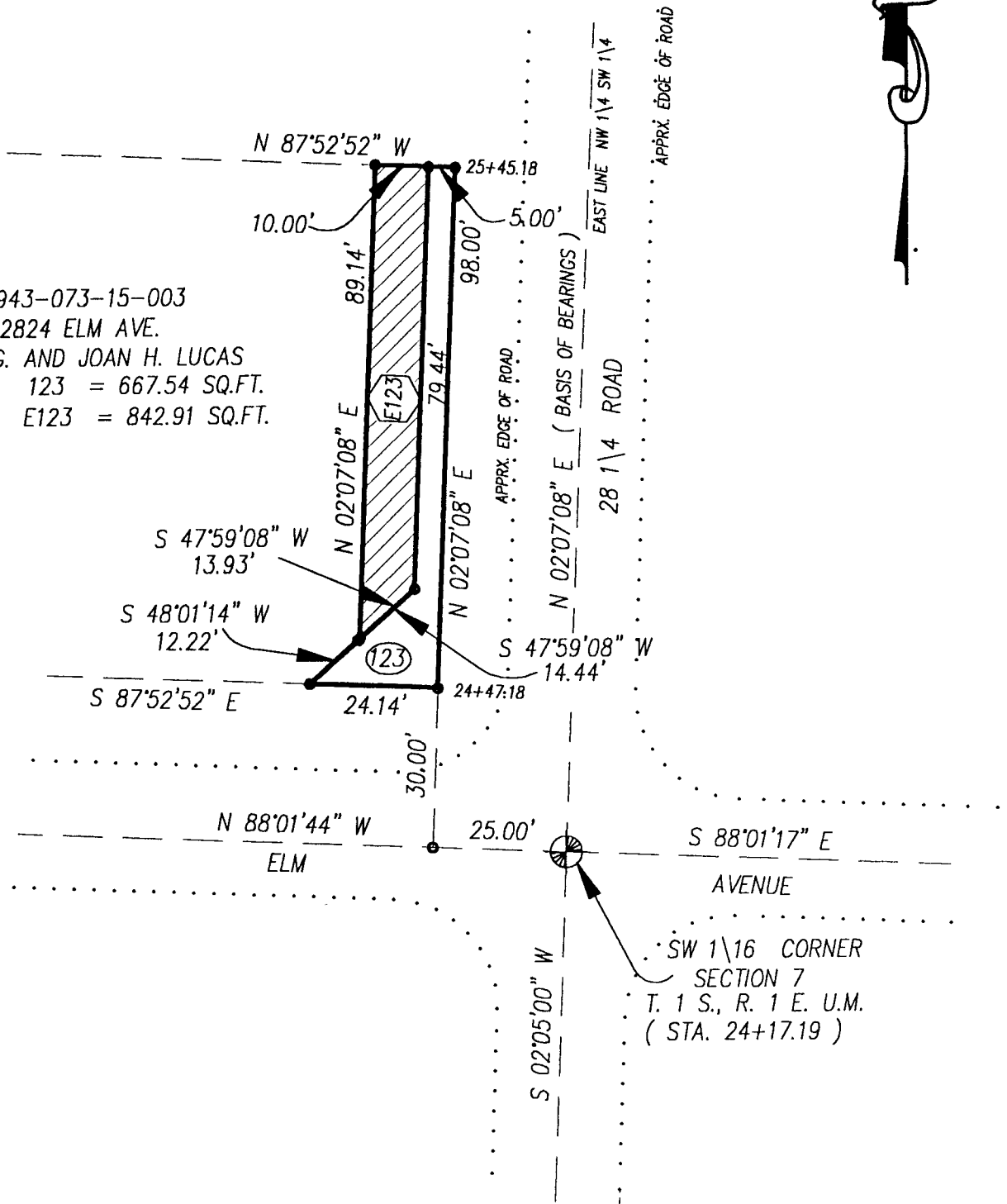
containing 667.54 square feet (0.015+- acres) as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

EXHIBIT "A"

STA. 24+47.18 TO STA. 25+45.18



2943-073-15-003
 2824 ELM AVE.
 ROBERT G. AND JOAN H. LUCAS
 PARCEL NO. 123 = 667.54 SQ.FT.
 PARCEL NO. E123 = 842.91 SQ.FT.



DRAWN BY: SRP
 DATE: 01\11\95
 SCALE: 1"=30'
 APPR. BY:
 FILE NO: ROW123.DWG

RIGHT-OF-WAY DESCRIPTION MAP

28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION