

MAH847TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: NICK H. MAHLERERS AND HELEN C. MAHLERERS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 7TH STREET AT HORIZON DRIVE SE AND NE CORNERS SLOPE AND DRAINAGE ROAD AND UTILITY RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

7th St at Harrison D, SE + NE corners

547

BOOK 1487 PAGE 547

Recorded at _____ o'clock _____ M.,

Reception No. _____

Recorder

NICK H. MAHLERERS and HELEN C. MAHLERES

Recorder's Stamp

1359262 No Due Fee 12:21 PM
APR 18 1984 E. SAWYER, CLK & REC MESA CITY, CO

whose address is GRAND JUNCTION
SAID County of MESA and State of
COLORADO for the consideration of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION Dollars,
in hand paid, hereby sell(s) and convey(s) to
THE CITY OF GRAND JUNCTION

a Municipal Corporation, whose address is

GRAND JUNCTION County of MESA and State of
COLORADO, ~~in joint tenancy~~ the following real property situate
in the SAID County of MESA and State of Colorado, to-wit:

SEE EXHIBIT "A", "B", "C", "D" and "E" ATTACHED AND MADE A PART HEREOF.

with all its appurtenances and warrant(s) the title to the same, subject to easements,
restrictions, rights-of-way of record; 1984 taxes due and payable in 1985
and all subsequent taxes and assessments thereafter.

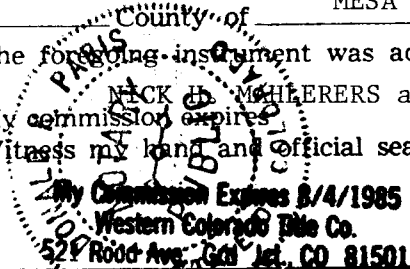
Signed this 16 day of April, 1984

Nick H. Mahlerers
NICK H. MAHLERERS

Helen C. Mahlerers
HELEN C. MAHLERERS

STATE OF COLORADO }
County of MESA } ss

The foregoing instrument was acknowledged before me this 16 day of April
1984 by NICK H. MAHLERERS and HELEN C. MAHLERES
My commission expires _____, 19____
Witness my hand and official seal.



Donald K. Paris
Notary Public

NO CONSID.

"EXHIBIT A"

Parcel Number 1

A parcel of land for Road and Utility right of way purposes being a portion of the N1/2 SW 1/4 SE 1/4 and the S1/2 NW1/4 SE1/4 lying south and west of the main line of the Canal of the Grand Valley Irrigation Company in Section 2, Township 1 South, Range 1 West of the Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the found Mesa County Brass Cap #112-1 set for the SW Corner of the NW 1/4 SE 1/4 of said Section 2, with all bearings wherein being relative to North between found Mesa County Brass Caps #112-1 and #55 set for the S1/16 Corner and S 1/4 Corner of said Section 2 as the bases of bearings;

Thence S 06°20'47" E, 361.86 feet to the True Point of Beginning, said point also being on the east right of way line of 7th Street as described and recorded in Book 885 Page 100 filed in the office of the Mesa County Clerk and Recorder;

Thence along said east right of way line North 348.46 feet to the Southerly right of way line of Horizon Drive as described and recorded in Book 877 Page 364 filed in said office;

Thence along said Southerly right of way line N53°56'00" E, 452.45 feet;

Thence leaving said right of way line S 36°32'41" W, 19.41 feet;

Thence S 48°36'04" W 120.52 feet;

Thence S 53°56'00" W, 207.81 feet;

Thence Southwesterly, 99.64 feet on the arc of a curve deflecting to the left, having a radius of 185.50 feet, a central angle of 30°46'34" and a chord that bears S 38°32'43" W, 98.45 feet;

Thence Southwesterly, 74.97 feet on the arc of a curve deflecting to the left, having a radius of 185.50 feet, a central angle of 23°09'26" and a chord that bears S 11°34'41" W, 74.46 feet;

Thence South, 73.35 feet;

Thence S 38°30'00" E, 71.32 feet;

Thence S 45°28'10" W, 70.00 feet;

Thence S 11°28'10" W, 70.40 feet to the True Point of Beginning.

The above described parcel contains 16,031 Sq. Ft., more or less.

"EXHIBIT B"

Parcel Number 2

A parcel of land for Road and Utility right of way purposes being a portion of the S 1/2 NW 1/4 SE 1/4 at Horizon Drive on the South side lying south and west of the main line of the Canal of the Grand Valley Irrigation Company, in said Section 2, aforementioned in Parcel Number 1 description, more particularly described as follows:

Commencing at the found Mesa County Brass Cap #112-1 set for the SW Corner of the NW 1/4 SE 1/4 of said Section 2, with all bearings herein being relative to North between found Mesa County Brass Caps #112-1 and #55 set for the S 1/16 Corner and S 1/4 Corner of said Section 2 as the bases of bearings;

Thence N 57°37'56" E, 505.14 feet to the True Point of Beginning, said point being on the Southerly right of way line of Horizon Drive as described and recorded in Book 877 Page 364 filed in the office of the Mesa County Clerk and Recorder;

Thence along said Southerly right of way line N 53°56'00" E, 27.58 feet to the Easterly boundary line of the property owned by the undersigned as described and recorded in Book 994 Page 571 filed in said office;

Thence along said Easterly boundary line S 61°04' E, 20 feet;

Thence S 28°56' W, 25 feet;

Thence N 61°04' W, 31.66 feet to the True Point of Beginning.

The above described parcel contains 646 Sq. Ft., more or less.

"EXHIBIT C"

Parcel Number 3

A parcel of land for Road and Utility right of way purposes being a portion of the S 1/2 NW 1/4 SE 1/4 at 7th Street on the east side, and the Canal of the Grand Valley Irrigation Company in said Section 2, aforementioned in parcel number 1 description, more particularly described as follows:

Commencing at the found Mesa County Brass Cap #112-1 set for the SW Corner of the NW 1/4 SE 1/4 of said Section 2, with all bearings herein being relative to North between found Mesa County Brass Caps #112-1 and #55 set for the S 1/16 Corner and S 1/4 Corner of said Section 2 as the bases of bearings;

Thence N 19°36'05" E, 119.23 feet to the True Point of Beginning, said point being at the intersection of the East right of way line of 7th Street as described and recorded in Book 885 Page 100 and the Northerly right of way line of Horizon Drive as described and recorded in Book 877 Page 364, both filed in the office of the Mesa County Clerk and Recorder;

Thence along said East right of way line North, 32.22 feet to the Northerly boundary line of the property owned by the undersigned as described and recorded in Book 994 Page 571 filed in said office;

Thence along said Northerly boundary line N 59°30' E, 28.39 feet;

Thence S 42°00'35" E, 22.60 feet to said Northerly right of way line for Horizon Drive;

Thence along said Northerly right of way line S 53°56' W, 48.98 feet to the True Point of Beginning.

The above described parcel contains 932 Sq. Ft., more or less.

"EXHIBIT D"

Permanent Easement A

A permanent easement for Roadway Slope and Drainage purposes being a portion of the N 1/2 SW 1/4 SE 1/4 and the S 1/2 NW 1/4 SE 1/4 of said Section 2, aforesaid in Parcel Number 1 description, lying adjacent to the South and West side of said Parcel Number 1, more particularly described as follows:

Commencing at the found Mesa County Brass Cap #112-1 set for the SW Corner of the NW 1/4 SE 1/4 of said Section 2, with all bearings herein being relative to North between found Mesa County Brass Caps #112-1 and #55 set for the S 1/16 Corner and S 1/4 Corner of said Section 2 as the bases of bearings;

Thence N 57°37'56" E, 505.14 feet to the True Point of Beginning, being on the Southerly right of way line of Horizon Drive as described and recorded in Book 877 Page 364 filed in the office of the Mesa County Clerk and Recorder;
 Thence along said Southerly right of way line S 53°56'00" W, 25.89 feet;
 Thence leaving said right of way line along the Southerly boundary line of said parcel number 1 S 36°32'41" W, 19.41 feet;
 Thence continuing along said Southerly boundary line S 48°36'04" W, 120.52 feet;
 Thence continuing along said boundary line S 53°56'00" W, 207.81 feet;
 Thence continuing along said boundary line southwesterly 99.64 feet on the arc of a curve deflecting to the left, having a radius of 185.50 feet, a central angle of 30°46'34" and a chord that bears S 38°32'43" W, 98.45 feet;
 Thence continuing along said boundary line southwesterly 74.97 feet on the arc of a curve deflecting to the left, having a radius of 185.50 feet, a central angle of 23°09'26" and a chord that bears S 11°34'41" W, 74.46 feet;
 Thence along the east boundary line of said parcel number 1 South 73.35 feet;
 Thence along the easterly boundary line of said parcel number 1 S 38°30' E, 16.06 feet;
 Thence leaving said boundary line North, 78.19 feet;
 Thence Northeasterly 74.52 feet on the arc of a curve deflecting to the right, having a radius of 183.40 feet, a central angle of 23°16'52" and a chord that bears N 11°38'23" E, 74.00 feet;
 Thence Northeasterly 98.12 feet on the arc of a curve deflecting to the right, having a radius of 183.40 feet, a central angle of 30°39'08" and a chord that bears N 38°36'26" E, 96.95 feet;
 Thence N 53°56'00" E, 205.98 feet;
 Thence N 48°36'04" E, 171.70 feet to the Westerly boundary of the aforesaid Parcel Number 3;
 Thence along said boundary line N 61°04' W, 15.49 feet to the True Point of Beginning.

The above described easement contains 7,873 Sq. Ft., more or less.

"EXHIBIT E"

Permanent Easement B

A permanent easement for Roadway Slope and Drainage purposes being a portion of the N 1/2 SW 1/4 SE 1/4 of said Section 2, aforementioned in Parcel Number 1 description, lying adjacent to the east right of way line of 7th Street, as described and recorded in Book 885 Page 100 filed in the office of the Mesa County Clerk and Recorder, South of Horizon Drive, more particularly described as follows:

Commencing at the found Mesa County Brass Cap #112-1 set for the SW Corner of the NW 1/4 SE 1/4 of said Section 2, with all bearings herein being relative to North between found Mesa County Brass Caps #112-1 and #55 set for the S 1/16 Corner and S 1/4 Corner of said Section 2 as the bases of bearings;

Thence S 06°20'47" E, 361.86 feet to said east right of way line of 7th Street;
Thence along said right of way line South, 105 feet to the True Point of Beginning;
Thence continuing along said right of way line South, 193.25 feet;
Thence East, 5 feet;
Thence North, 193.25 feet;
Thence West, 5 feet to the True Point of Beginning.

The above described easement contains 966 Sq. Ft., more or less.