

MES05COL

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (RIGHT OF WAY)
NAME OF PROPERTY OWNER OR GRANTOR:	MESA STATE COLLEGE
PURPOSE:	RIGHT-OF-WAY SOLELY FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A RIGHT HAND TURN LANE FOR VEHICLES TURNING FROM WESTBOUND NORTH AVENUE ONTO NORTH BOUND COLLEGE PLACE
ADDRESS:	COLLEGE PLACE AND NORTH AVENUE
PARCEL NO:	2945-114-00-921
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

RIGHT-OF-WAY DEED

MESA STATE COLLEGE, 1100 North Avenue, Grand Junction, CO 81501, in consideration of the payment of Ten Dollars and other good and valuable consideration, sells and conveys to **CITY OF GRAND JUNCTION, COLORADO**, a Colorado home rule municipality ("City"), 250 N. Fifth Street, Grand Junction, CO 81501, ONLY FOR SO LONG AS IT IS USED FOR A RIGHT TURN LANE FOR VEHICLES TURNING FROM WESTBOUND NORTH AVENUE ONTO NORTHBOUND COLLEGE PLACE, a right-of-way solely for the purpose of construction, operation, maintenance, repair and replacement of a right turn lane for vehicles turning from westbound North Avenue onto northbound College Place, which right-of-way shall be over and across the following real property:

An area situate in the Southeast ¼ of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, said parcel being more particularly described as follows:

Beginning at a standard City of Grand Junction monument for the block corner at the intersection of College Place and North Avenue, from whence a Mesa County Survey Marker for the southeast corner of said Section 11 bears S89°51'30"E, according to the Mesa County LCS, a distance of 669.85 feet; thence N00°00'59"W a distance of 40.00 feet; thence S89°51'30"E a distance of 50.00 feet to the Point of Beginning; thence S89°51'30"E a distance of 200.00 feet along the existing northerly right of way line of North Avenue; thence N78°32'54"W a distance of 61.19 feet; thence N89°51'30"W a distance of 140.03 feet to a point on the easterly right of way line of College Place; thence S00°00'59"E a distance of 12.00 feet along the said right of way line to the point of beginning.

SIGNED: June 29, 2005.

MESA STATE COLLEGE

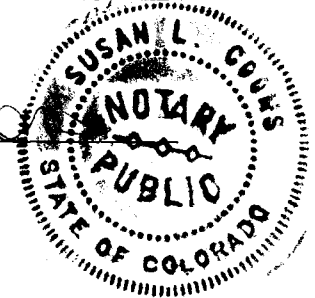
By Tim Foster
 Tim Foster, President

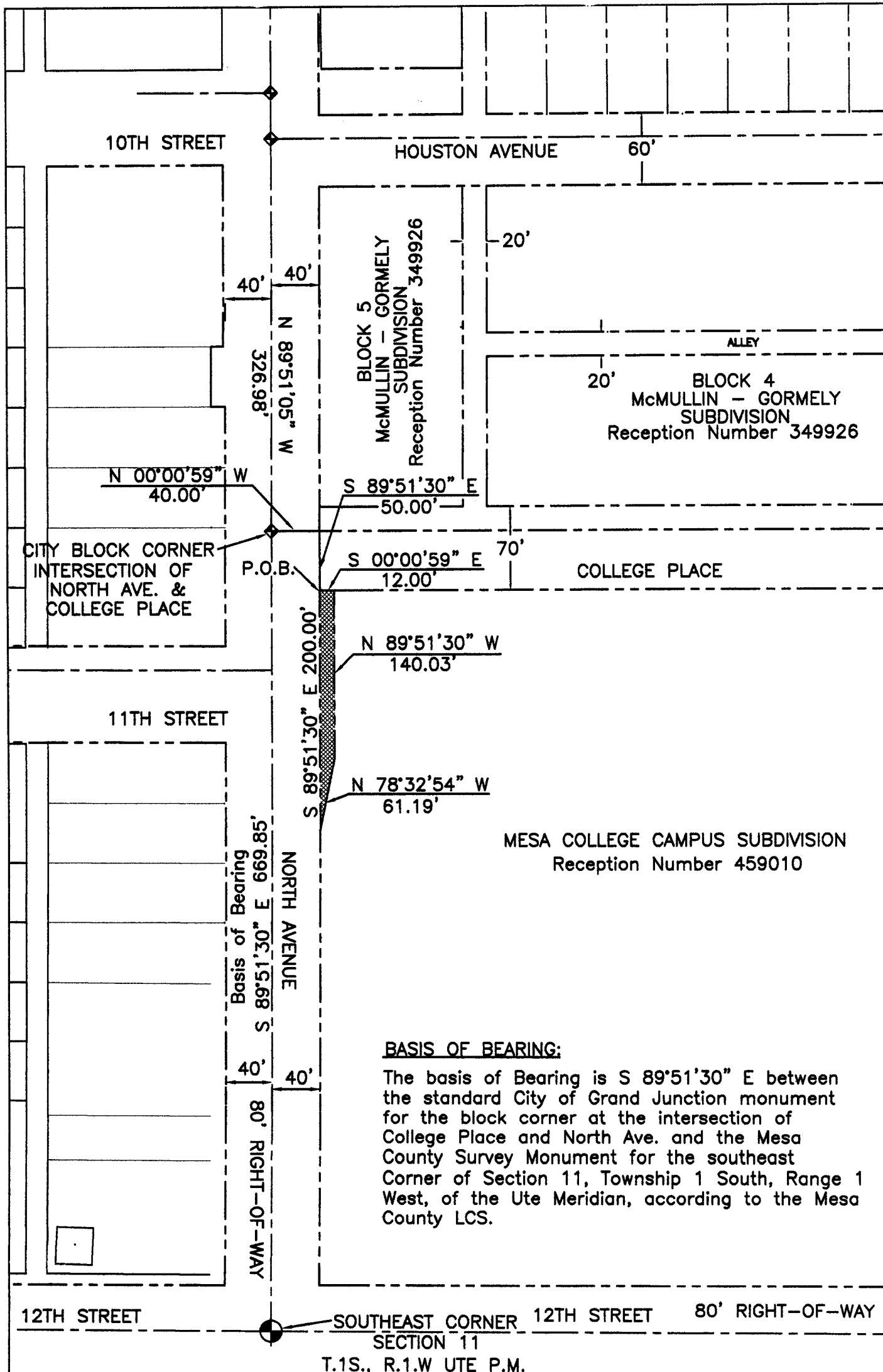
STATE OF COLORADO)
) ss.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 29 day of June, 2005, by Tim Foster as President of Mesa State College.

WITNESS my hand and official seal.
 My commission expires: 09-09-06

Susan L Coons
 Notary Public

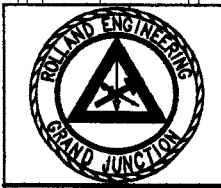
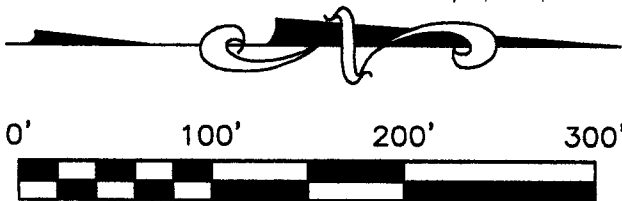




MESA COLLEGE CAMPUS SUBDIVISION
Reception Number 459010

BASIS OF BEARING:

The basis of Bearing is S 89°51'30" E between the standard City of Grand Junction monument for the block corner at the intersection of College Place and North Ave. and the Mesa County Survey Monument for the southeast Corner of Section 11, Township 1 South, Range 1 West, of the Ute Meridian, according to the Mesa County LCS.



ROLLAND ENGINEERING
405 Ridge Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\4042\4042ROWEXIB.DWG

EXHIBIT

Designed PG	Checked PG	Proj 4042	Sheet 1
Drawn JLG	Date 3/30/05	Rev	Of 1