

MFS85FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED**

PURPOSE: RIGHT-OF-WAY FOR PRESENT F ROAD

NAME OF PROPERTY OWNER OR GRANTOR: MODERN FEDERAL SAVINGS AND LOAN ASSOCIATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): F ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_

Reception No. \_\_\_\_\_

Recorder \_\_\_\_\_

MODERN FEDERAL SAVINGS AND LOAN ASSOCIATION

Recorder's Stamp

1407606 DOC EXEMPT 11:23 AM  
DEC 11, 1985 E. SAWYER, CLK & REC MESA CITY, CO  
BOOK 1567 PAGE 226

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

5TH AND ROOD 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:

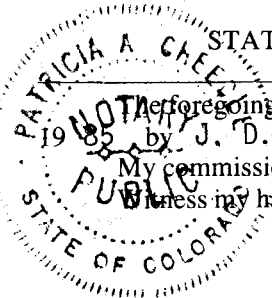
SEE ATTACHED EXHIBIT "A"

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

Signed this 6th day of December, 19 85

MODERN FEDERAL SAVINGS AND LOAN  
ASSOCIATION

*J. D. Walters*  
J. D. Walters, President



STATE OF COLORADO } ss  
County of MESA

The foregoing instrument was acknowledged before me this 6th day of December  
19 85 by J. D. Walters, President of MODERN FEDERAL SAVINGS AND LOAN ASSOCIATION.  
My commission expires March 21, 1987  
Witness my hand and official seal.

*Patricia A. Cheedle*  
Patricia A. Cheedle, Notary Public  
3315 Applewood Street, Grand Junction, CO

R/W 103 Description

A parcel of land for Road and Utility right of way purposes being a portion of the SW1/4SW1/4 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:

Commencing at the found Mesa County Survey Marker #60 set for the SW Corner of said Section 1, and considering the southerly boundary line of said Section 1 to bear East, with all bearings herein being relative between said found Mesa County Survey Marker #60 and found Mesa County Survey Marker #715 set for the SE Corner of the SW1/4SW1/4 of said Section 1, as the basis of bearings:

Thence along the southerly boundary line of said Section 1 East, 643.28 feet;

Thence North 30 feet to the True Point of Beginning, said point also being the southwest corner of a tract of land owned by the undersigned as described in Book 1176, Page 257, and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the westerly boundary of said tract of land North, 10.5 feet;

Thence East, 130.35 feet to the easterly boundary of said tract of land;

Thence along the easterly boundary of said tract of land South, 10.5 feet to the southerly boundary of said tract of land;

Thence along the southerly boundary of said tract of land West, 130.35 feet to the True Point of Beginning.

The above described parcel of land contains 1369 sq. ft., more or less.

PE 203 Description

A Permanent easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the SW1/4SW1/4 of the said Section 1, lying adjacent to the north side of F Road, more particularly described as follows:

Commencing at said found Mesa County Survey Marker #60 as described in Road right of way description above;

Thence along the southerly boundary line of said Section 1 East, 643.28 feet;

Thence North, 40.5 feet to the True Point of Beginning, said point being on the westerly boundary of a tract of land owned by the undersigned as described in Book 1176, Page 257, and recorded in the office of the Mesa County Clerk and Recorder;

Thence continuing along the westerly boundary of said tract of land North, 5 feet;

Thence East, 130.35 feet to the easterly boundary of said tract of land;

Thence along the easterly boundary of said tract of land South, 5 feet;

Thence along a line which abuts and lies adjacent to the north of the above Road right of way description West, 130.35 feet to the True Point of Beginning.

The above described permanent easement contains 652 sq. ft., more or less.