

MIL04PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF PROPERTY OWNER OR GRANTOR: WYLIE R MILLER AND CARRIE  
J MILLER – PATTERSON  
CENTER CONDOMINIUMS

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-  
OF-WAY PURPOSES

ADDRESS: 2470 PATTERSON ROAD

PARCEL NO: 2945-044-00-063

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION: NONE

DESTRUCTION: NONE

2186093 BK 3626 PG 570-572  
04/08/2004 02:33 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$15.00 SurChg \$1.00  
DocFee NO FEE

WARRANTY DEED

This agreement is made this 2nd day of April 2004, between Wylie R. Miller and Carrie J. Miller ("Grantors") and the City of Grand Junction ("City").

250 N. 5th St Grand Junction, Co 81501

Grantors are the fee owners of certain real estate situated in the City of Grand Junction, County of Mesa, State of Colorado, which is more specifically described as follows:

The E $\frac{1}{2}$  W $\frac{1}{2}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Except that part conveyed to the City of Grand Junction by instrument recorded July 7, 1988 in Book 1700 at Page 585, and rerecorded October 3, 1988 in Book 1712 at Page 331, Mesa County, Colorado.

Also known by street and number as 2470 Patterson Road, Grand Junction, Colorado, with parcel number 2945-044-00-063.

The parties hereto have determined that it is in the best interests of the parties for the Grantor to dedicate to the City, for streets, roads, and right-of-way, for the use of the public forever the following portion of the above property, the property dedicated is more particularly described as follows:

A tract or parcel of land for Public Roadway and Utilities Right of Way purposes lying in Section 4, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

THE SOUTH 8.50 FEET of: THE East Half of the West Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter (E 1/2 W 1/2 SE 1/4 SW 1/4 SE 1/4) of said Section 4, LESS HOWEVER, that part conveyed to the City of Grand Junction by instrument recorded July 7, 1988 in Book 1700 at Page 585, and rerecorded October 3, 1988 in Book 1712 at Page 331.

CONTAINING 1,402 square feet, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

Grantors hereby warrant the title of said property against all persons.

In WITNESS WHEREOF said owners have caused their names to be subscribed this 2nd day of April 2004.

Wylie R. Miller  
Wylie R. Miller

Carrie J. Miller 4/2/04  
Carrie J. Miller Date

STATE OF COLORADO : ss


COUNTY OF MESA :

The foregoing instrument was acknowledged before me this 2nd day of April

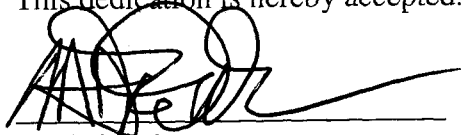
2004, by Wylie R. Miller and Carrie J. Miller.

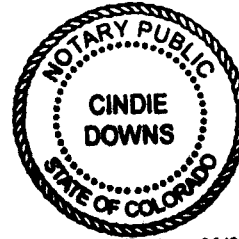
Witness my hand and official seal.

My commission expires: 9-29-2007

  
Notary Public

This dedication is hereby accepted.

  
Mark Reiph  
Public Works & Utilities Director



My Commission Expires 09/29/2007

# EXHIBIT "A"

LOT 1

CLM MINOR SUBDIVISION  
(PLAT BOOK 15, PG 271)

LOT 1

LOT 2

CLM MINOR SUBDIVISION  
(PLAT BOOK 15, PG 271)

E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4  
SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST  
UTE PRINCIPAL MERIDIAN  
(BOOK 2917, PG 59)

2945-044-00-063  
WYLIE R. MILLER  
AND  
CARRIE J. MILLER



2945-044-00-060  
NORICE ANN BISHOP

2945-044-10-002  
DAVID MAUCH  
AND  
ROBIN MAUCH

REMAINING 6' OF PLATTED  
15' MULTI-PURPOSE EASEMENT

8.50' ADDITIONAL RIGHT OF WAY

2945-044-00-064  
TRUST OF AUDRE L. BALL  
AUDRE L. BALL AS TRUSTEE

4.50' UTILITY AND SLOPE EASEMENT  
PER BK 1699, PG 484

4.50' U  
PER BK

R/W PER BK 1712, PG 331

9' ADD'L R/W PER BK 2899, PG 596

R/W PER BK 1712, PG 331

R/W PER BK 1699, PG 484

R/W

46.50'

55.50'

4.50' UTILITY AND SLOPE EASEMENT  
PER BK 1712, PG 331

46.50'

50.00'

30'

15' IRR DITCH R/W EASEMENT

2945-091-13-004  
EDWARD L. KOLB  
AND  
RAEHEL G. KOLB

2945-091-13-005  
A CHIP AND A PUTT LLC

COMMERCE  
BOULEVARD

2945-091-00-078  
RODNEY G. HUSKEY  
AND  
LINDA E. HUSKEY  
C/O AVATAX, INC



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.  
DATE: 03-09-2004  
SCALE: 1" = 100'  
APPR. BY: JW

2470 F (PATTERSON) ROAD  
ADD'L R.O.W. DESCRIPTION MAP

2945-044-00-063

CITY OF **grand junction**  
COLORADO  
serving the community together

