

MIT95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: MITCHELL KRAKOWSKI AND LILA HUGHES

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 537 28 1/4 ROAD, PARCEL NO. 2943-073-00-012 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1712582 08:58 AM 03/27/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

THIS INDENTURE is made and entered into this 23 day of MARCH, 1995, by and between MITCHELL KRAKOWSKI and LILA HUGHES, (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 Nine Hundred Twenty Eight and 10/100 Dollars (\$928.10) 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. 135 of City of Grand Junction 28 $\frac{1}{4}$  Road Improvement Project for Roadway and Utilities Right-of-Way purposes, situated in the SE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  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:

Commencing at the Southeast corner of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 7, thence N 02°07'08" E along the East line said SE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  a distance of 528.00 feet, with all bearings contained herein being relative thereto, to the True Point of Beginning.

Thence N 02°07'08" E along the East line of said SE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  a distance of 123.80 feet;

Thence N 87°52'52" W a distance of 26.00 feet;

Thence S 02°07'08" W a distance of 123.80 feet;

Thence S 87°52'52" E a distance of 26.00 feet to the True Point of Beginning,

containing 3,218.80 square feet, of which 1,361.80 square feet is right-of-way for 28 $\frac{1}{4}$  Road by right of use, as described herein and depicted on the attached Exhibit "A".

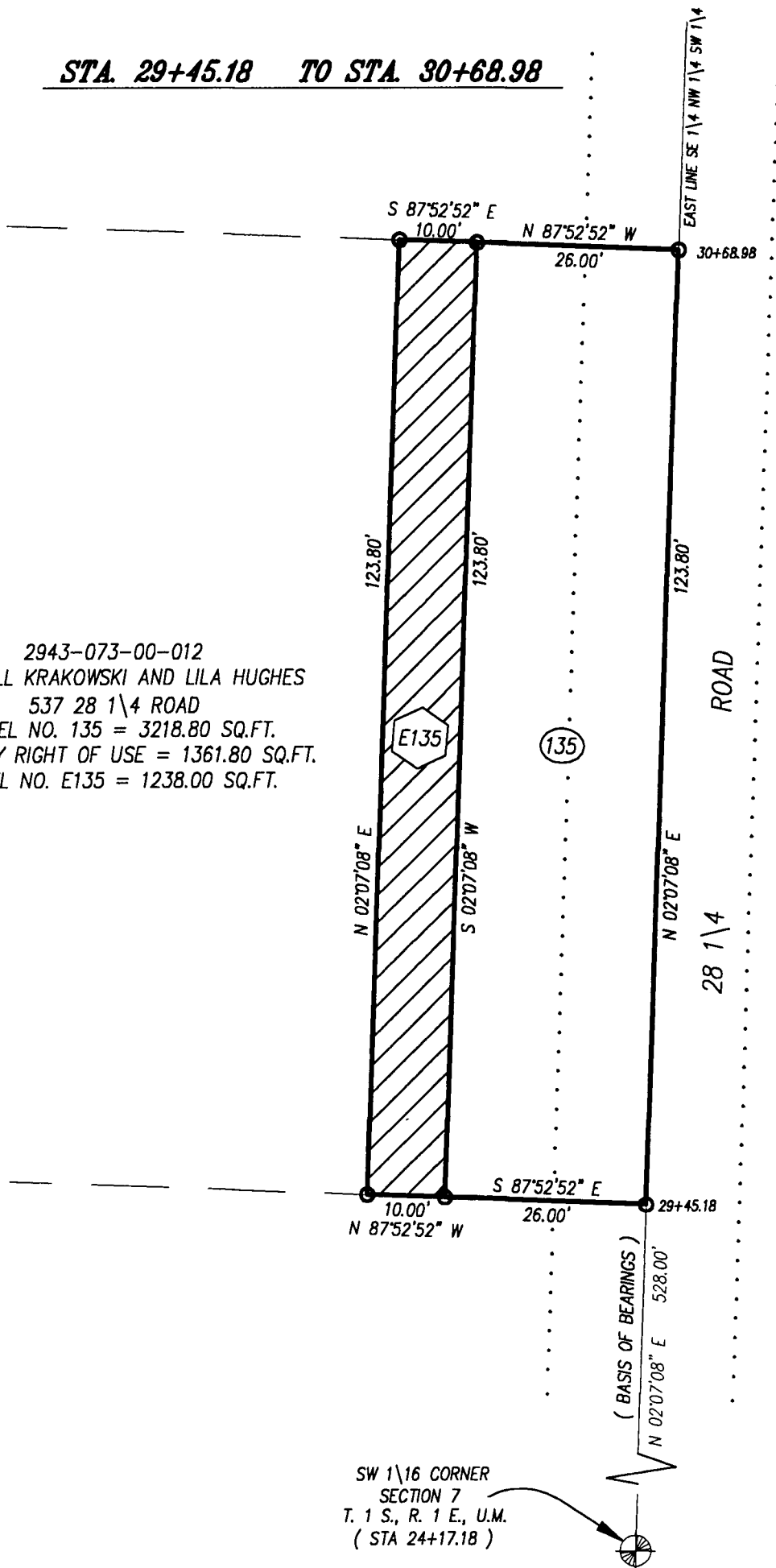
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.



# EXHIBIT "A"

STA. 29+45.18 TO STA. 30+68.98

2943-073-00-012  
 MITCHELL KRAKOWSKI AND LILA HUGHES  
 537 28 1/4 ROAD  
 PARCEL NO. 135 = 3218.80 SQ.FT.  
 R.O.W. BY RIGHT OF USE = 1361.80 SQ.FT.  
 PARCEL NO. E135 = 1238.00 SQ.FT.



SW 1/16 CORNER  
 SECTION 7  
 T. 1 S., R. 1 E., U.M.  
 ( STA 24+17.18 )

DRAWN BY: SRP  
 DATE: 01\18\95  
 SCALE: 1" = 20'  
 APPR. BY: [Signature]  
 FILE NO: ROW135.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**