

MOR97UNW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: DALE B. MORTON AND ALICE M.
MORTON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2713 UNAWEEP
AVENUE UNAWEEP AVENUE IMPROVEMENTS PROJECT 2945-252-00-016

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

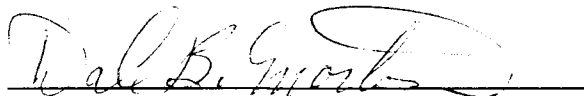
1790250 1104AM 03/05/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

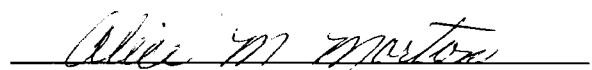
Dale B. Morton and Alice M. Morton, Grantors, for and in consideration of the sum of One Thousand Three Hundred Sixty Five and 00/100 Dollars (\$1,365.00), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northeast Corner of the West 3/4 of the North 1/2 of the Northwest 1/4 Northwest 1/4 (W3/4 N1/2 NW1/4 NW1/4) of Section 25, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of NW1/4 NW1/4 of said Section 25 to bear N 90°00'00" W with all bearings contained herein being relative thereto; thence N 90°00'00" W along the North line of said NW1/4 NW1/4 a distance of 287.00 feet; thence S 90°00'00" W a distance of 16.00 feet to a point on the South right-of-way line for Unaweep Avenue and the True Point of Beginning; thence leaving said South line, S 00°00'00" W a distance of 14.00 feet; thence N 90°00'00" W a distance of 78.00 feet; thence N 00°00'00" E a distance of 14.00 feet to a point on the South right-of-way line for Unaweep Avenue; thence S 90°00'00" E along said South line a distance of 78.00 feet to the Point of Beginning, containing 1,092.00 square feet as described herein and as depicted on the **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that she 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.

Executed and delivered this 15th day of February, 1997.


Dale B. Morton

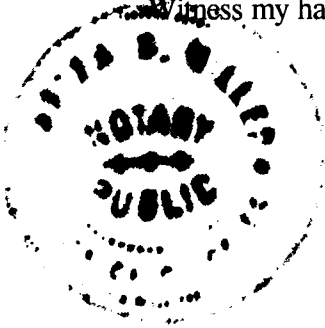

Alice M. Morton

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of February, 1997, by Dale B. Morton and Alice M. Morton.

My commission expires 6.7.1999.

Witness my hand and official seal.



Martha S. Miller
Notary Public

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



UNAWEEP (C ROAD)

NE CORNER
W 3/4 N 1/2 NW 1/4 NW 1/4
SECTION 25 T 1 S, R 1 W, U.M.

STA. 47+00.00

SURVEY LINE

CENTERLINE CONSTRUCTION LINE

EXISTING EDGE OF ROAD

S90°00'00"E

78.00'

N90°00'00"W

287.00'

R.O.W. BY RIGHT OF USE

78.00'

R.O.W.

78.00'

PROPOSED SIDEWALK, CURB & GUTTER

N00°00'00"E
200.00'

S00°00'00"W
200.00'

N90°00'00"W
78.00'

2945-252-00-016
DALE B. & ALICE M. MORTON
2713 UNAWEEP AVENUE
R.O.W. BY RIGHT OF USE AREA = 1248.00 SQFT.
RIGHT-OF-WAY AREA = 1092.00 SQFT.

DRAWN BY: SRP
DATE: 1-31-97
SCALE: 1" = 40'
APPR. BY: IW
FILE NO: WEEP63.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (163)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION