

MSR98N1S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

**NAME OF AGENCY OR CONTRACTOR: MICHAEL J. RADOSEVICH AND
SUSAN L. RADOSEVICH**

**STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2209 NORTH 1ST
STREET, RIGHT OF WAY NORTH FIRST STREET ORCHARD AVENUE TO
PATTERSON, PARCEL NO. 2945-101-00-023**

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Michael J. Radosevich and Susan L. Radosevich, Grantors, for and in consideration of the sum of Three Thousand Six Hundred Eighty Four and 80/100 Dollars (\$3,684.80), the receipt and sufficiency of which is hereby acknowledged, hereby sell, 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 Southeast Corner of the North 1/4 of the Southeast 1/4 of the Northeast 1/4 (N1/4 SE1/4 NE1/4) of Section 10, 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 East line of the SE1/4 NE1/4 of said Section 10 to bear S 00°00'00" W with all bearings contained herein being relative thereto; thence S 89°44'06" W along the South line of the N1/4 SE1/4 NE1/4 of said Section 10 a distance of 11.23 feet to a point on the West line of the open, used and historical right-of-way for North First Street and the **True Point of Beginning**;

thence along the West line of the open, used and historical right-of-way for North First Street the following seven (7) courses and distances:

1. N 00°17'58" W a distance of 50.53 feet;
2. N 00°50'03" W a distance of 33.86 feet;
3. N 02°48'32" W a distance of 15.88 feet;
4. N 07°45'46" E a distance of 5.60 feet;
5. N 00°46'46" E a distance of 9.48 feet;
6. N 31°01'44" W a distance of 10.26 feet;
7. N 63°12'00" W a distance of 9.40 feet;

thence leaving said right-of-way line, N 90°00'00" W a distance of 14.94 feet;

thence S 00°00'00" W a distance of 1.03 feet;

thence S 76°59'24" E a distance of 10.26 feet;

thence S 00°00'00" W a distance of 4.98 feet;

thence S 14°02'10" E a distance of 6.31 feet;

thence S 07°31'31" E a distance of 3.64 feet;

thence S 21°23'07" E a distance of 8.21 feet;

thence S 00°00'00" W a distance of 16.01 feet;

thence along the arc of a curve to the right having a radius of 6.50 feet, a central angle of 25°50'29", and a long chord which bears S 12°55'14" W a distance of 2.91 feet;

thence along the arc of a curve to the left having a radius of 13.50 feet, a central angle of 21°35'35", and a long chord which bears S 15°02'42" W a distance of 5.06 feet;

thence S 00°00'00" W a distance of 5.50 feet;

thence along the arc of a curve to the left having a radius of 13.50 feet, a central angle of 21°35'37", and a long chord which bears S 15°02'42" E a distance of 5.06 feet;

thence along the arc of a curve to the right having a radius of 6.50 feet, a central angle of 25°50'31", and a long chord which bears S 12°55'16" E a distance of 2.91 feet;

thence S 00°00'00" W a distance of 65.73 feet to a point on the South line of the N1/4 SE1/4 NE1/4 of said Section 10;

thence N89°44'06" E along the South line of said N1/4 SE1/4 NE1/4 a distance of 14.27 feet to the Point of Beginning,

containing 1,842.40 square feet as described herein and as depicted on **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 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.

Executed and delivered this 5th day of January, ~~1997~~ ¹⁹⁹⁸

Michael J. Radosevich
Michael J. Radosevich

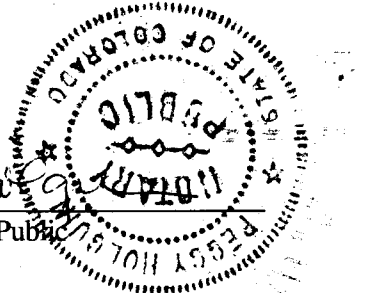
Susan L. Radosevich
Susan L. Radosevich

State of Colorado)
)ss.
County of Mesa)

~~1997~~ The foregoing instrument was acknowledged before me this 5th day of January, ~~1997~~, by Michael J. Radosevich and Susan L. Radosevich.

My commission expires 3.3.01.
Witness my hand and official seal.

Peggy Holquist
Notary Public



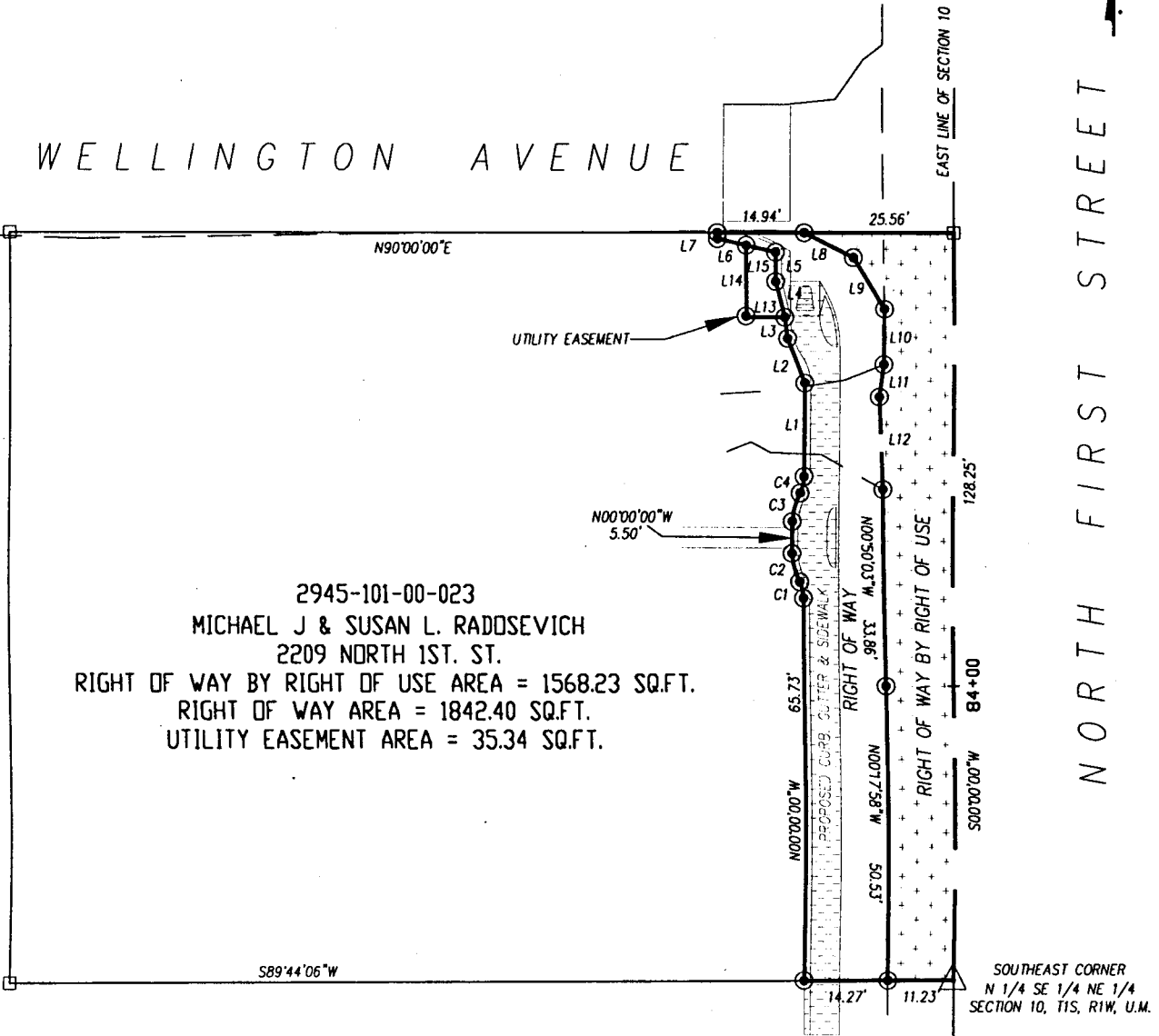
The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD BEARING	CHORD
C1	2.93	6.50	25°50'31"	N12°55'16"W	2.91
C2	5.09	13.50	21°35'37"	N15°02'43"W	5.06
C3	5.09	13.50	21°35'35"	N15°02'42"E	5.06
C4	2.93	6.50	25°50'29"	N12°55'14"E	2.91

WELLINGTON AVENUE

NORTH FIRST STREET



2945-101-00-023
 MICHAEL J & SUSAN L. RADOSEVICH
 2209 NORTH 1ST. ST.
 RIGHT OF WAY BY RIGHT OF USE AREA = 1568.23 SQ.FT.
 RIGHT OF WAY AREA = 1842.40 SQ.FT.
 UTILITY EASEMENT AREA = 35.34 SQ.FT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.01	S00°00'00"E
L2	8.21	N21°23'07"W
L3	3.64	S07°31'31"E
L4	6.31	N14°02'10"W
L5	4.98	S00°00'00"W
L6	5.07	S76°59'24"E
L7	1.03	S00°00'00"W
L8	9.40	S63°12'00"E
L9	10.26	S31°01'44"E
L10	9.48	S00°46'46"W
L11	5.60	N07°45'46"E
L12	15.88	N02°48'32"W
L13	6.59	N90°00'00"W
L14	12.27	S00°00'00"W
L15	5.19	S76°59'24"E

DRAWN BY: SRP
 DATE: 9-11-97
 SCALE: 1" = 30'
 APPR. BY: TKH
 FILE NO: F115.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
 (115)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION