

NOE84POP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: SYLVIA E. NOELL AND JAY A.  
FRANSEN, PIONEER PARTNERS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: POPLAR DRIVE  
NORTH OF INDEPENDENT AVENUE NORTH OF INDEPENDENT, WEST SIDE  
2945-104-25-101

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorded at  
Reception No.

o'clock M,

Recorder.

PIONEER PARTNERS, a Colorado general partnership, as to their undivided 2/3 interest; and JAY A. FRANSEN, as to his undivided 1/3 interest whose address is P.O. Box 827, Meeker, Colorado

County of Rio Blanco, State of Colorado

for the consideration of one dollar (\$ 1.00) and other consideration dollars, in hand paid, hereby sell(s) and convey(s) to

1367109 DOC EXEMPT 04:19 PM  
JUL 13 1984 E. SAWYER, CLK&REC MESA CTY, CO  
BOOK 1502 PAGE 581

THE CITY OF GRAND JUNCTION, a municipal corporation whose legal address is 250 North 5th Street, Grand Junction, CO County of Mesa, and State of Colorado the following real property in the City of Grand Junction County of Mesa, and State of Colorado, to wit:

a parcel of land for road and utility right of way purposes being a portion of Lot 1 of Monument View Estates located in the NW 1/4 SE 1/4 of Section 10, Township 1 South, Range 1 West, Ute Meridian as more particularly described in the attached Exhibit A

~~also known as street and number~~

with all its appurtenances, and warrant(s) the title to the same, ~~subject to~~

Signed this 13th day of July, 1984

PIONEER PARTNERS

by Sylvia E. Noell  
Jay A. Fransen

Jay A. Fransen



STATE OF COLORADO,  
County of MESA

} ss.

foregoing instrument was acknowledged before me this 13th day of July, 1984, by JAY A. FRANSEN

My commission expires 3/19/87  
Witness my hand and official seal.

John A. Bare  
Notary Public

address of Notary Public: 2184 Lassey Ct.  
Grand Junction, Co 81503

EXHIBIT A

RIGHT OF WAY TO BE ACQUIRED

TO: City of Grand Junction, Public Works Street  
Improvement District Phase A, Poplar Drive North  
of Independent Avenue.  
Location - North of Independent, West side  
Parcel No. - R/W-1

FROM: Jay A. Fransen and Pioneer Partners  
P. O. Box 827  
Meeker, CO  
Tax Schedule No. - 2945-104-25-001

R/W-1 Description

A parcel of land for Road and Utility right of way purposes being a portion of Lot 1 of Monument View Estates located in the NW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 10, Township 1 South, Range 1 West of the Ute Meridian more particularly described as follows:

Commencing at the found Mesa County Brass Cap #1058 set for the Southeast Corner of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 10, with all bearings herein being relative to N89°47'00"W between said brass cap and found Mesa County Brass Cap #204-1 set for the Southwest Corner of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 10 as basis of bearings;

Thence N89°47'00"W, 40 feet;  
Thence, along the West right of way line of present Poplar Drive, N00°00'00"E, 200 feet;  
Thence, along the Westerly right of way line of said Drive, N08°45'04"E, 5.06 feet to the True Point of Beginning, said point also being the Southeast Corner of said Lot 1;  
Thence, continuing along said Westerly right of way line, N08°45'04"E, 126.4 feet to the Northeast corner of said Lot 1;  
Thence, along the Northerly boundary line of said Lot 1, N89°47'00"W, 4.28 feet;  
Thence S04°30'07"W, 23.85 feet;  
Thence S08°44'46"W, 91.05 feet;  
Thence S00°00'00"W, 11.17 feet to the Southerly boundary line of said Lot 1;  
Thence, along said line, S89°47'00"E, .77 feet to the True Point of Beginning.

The above described parcel contains 323 sq. ft., more or less.