

OBR95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: ROGER S. O'BRIEN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 522 28 1/4
ROAD, PARCEL NO. 2943-073-00-161 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

THIS INDENTURE is made and entered into this 10 day of February, 1995, by and between ROGER S. O'BRIEN (hereinafter referred to as "Grantor") 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 "Grantees").

WITNESSETH:

That said Grantor, for and in consideration of the sum of Six Hundred Fifty-Seven and 53/100 Dollars (\$657.53) 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. 116 City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, being situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

A tract or parcel of land No. 116 of City of Grand Junction 28 $\frac{1}{4}$ Road Project situated in the W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ 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, said tract or parcel being more particularly described as follows:

Beginning at a point on the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 from whence the Northwest Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 bears N 02°05'00" E a distance of 299.83 feet with all bearings contained herein being relative thereto;

Thence S 87°56'30" E a distance of 24.47 feet;

Thence N 01°15'54" E a distance of 32.64 feet;

Thence N 02°05'00" E a distance of 17.36 feet

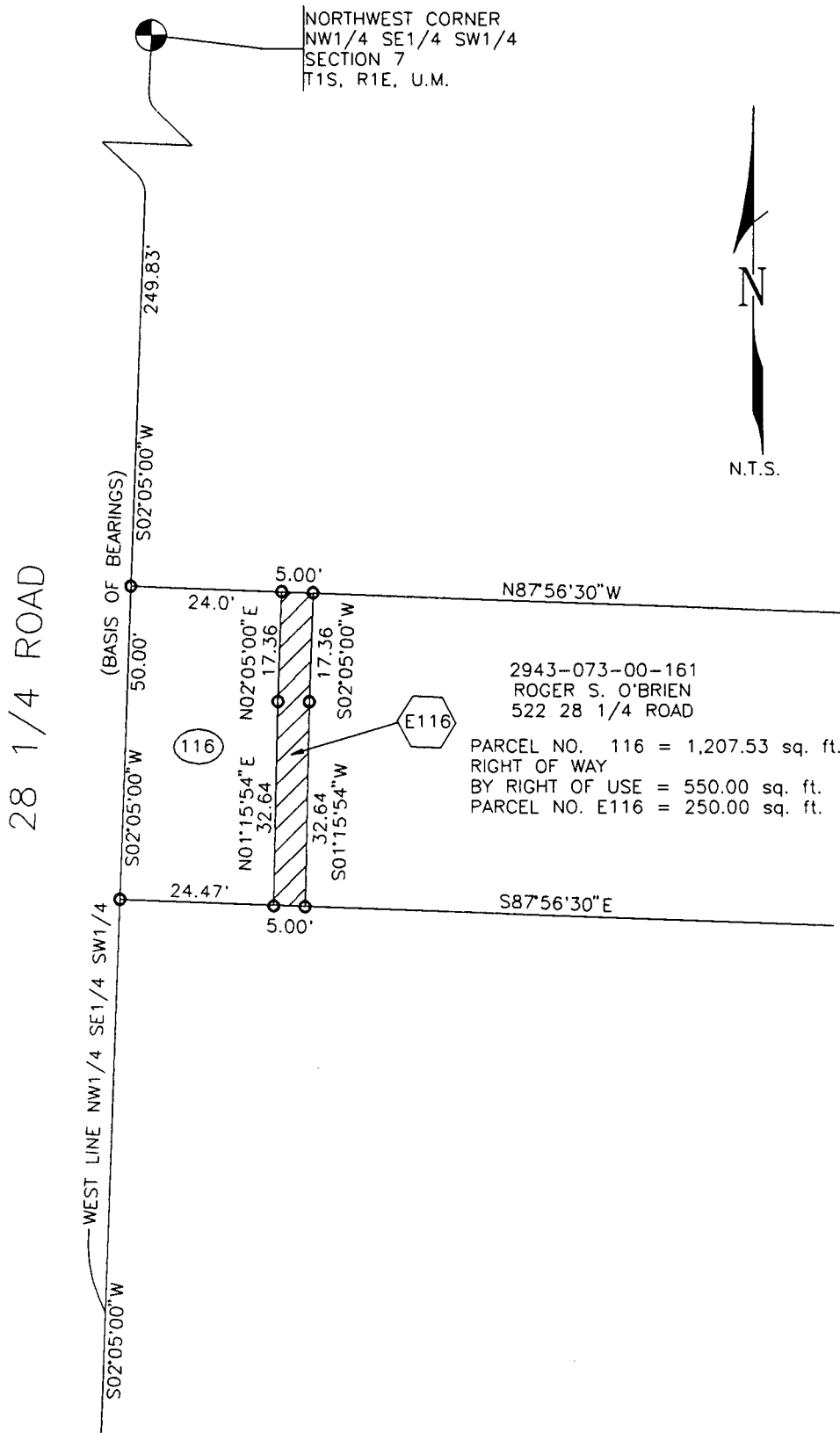
Thence N 87°56'30" W a distance of 24.00 feet to a point on the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7;

Thence S 02°05'00" W along the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 a distance of 50.0 feet to the True Point of Beginning.

The above described parcel of land contains 1,207.53 square feet (0.028+- acres), of which 550.00 square feet (0.013 +-acres) is right of way for 28 $\frac{1}{4}$ Road by right of use.

EXHIBIT "A"

STA. 21+17.36 to 21+67.36 RT.



R.O.W. DESCRIPTION MAP
 114 & E114
 PARCEL NO. STA. 20+37.36 to 21+17.36 RT.
 APPROVED _____
 DATE _____ DRAWN BY C.L.M. 12/28/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
 28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.