

PEN97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: VICTORIANO AND SUELLYN M. PENA

STREET ADDRESS/PARCEL NAME/SUBDIVISION: ORCHARD MESA  
HEIGHTS, TEMPORARY CONSTRUCTION EASEMENT FOR ROADWAY AND  
UTILITIES RIGHT-OF-WAY, 2945-261-19-001 1075 UNAWEEP AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3 RECEIVED

1804855 0339PM 07/07/97  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

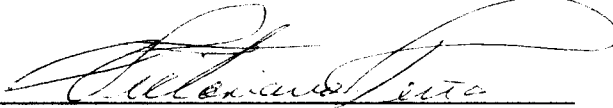
WARRANTY DEED

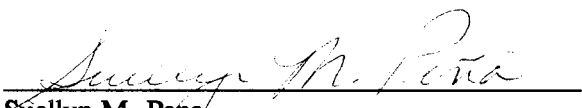
Victoriano Pena and Suellyn M. Pena, Grantors, for and in consideration of the sum of One Thousand Three Hundred Fifty Five and 13/100 Dollars (\$1,355.13), the receipt and sufficiency of which is hereby acknowledged, hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, 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 Northeast Corner of Lot 38, Block 16 of Orchard Mesa Heights, a subdivision situate in the Northeast 1/4 (NE1/4) of Section 26, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 1 at Page 16 in the office of the Mesa County Clerk and Recorder, and considering the North line of the NE1/4 of said Section 26 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 00°00'00" E along the East boundary line of said Block 16 a distance of 30.00 feet to the **True Point of Beginning**;  
thence S 00°00'00" E along the East boundary line of Block 16 of said Orchard Mesa Heights a distance of 23.50 feet;  
thence leaving said East boundary line, N 90°00'00" W a distance of 9.65 feet;  
thence N 24°01'00" W a distance of 17.20 feet;  
thence S 90°00'00" W a distance of 5.35 feet;  
thence N 00°00'00" W a distance of 16.00 feet;  
thence N 40°54'24" W a distance of 24.22 feet;  
thence N 81°06'13" W a distance of 22.56 feet to a point on the North line of the NE1/4 of said Section 26;  
thence S 90°00'00" E along the North line of said NE1/4 a distance of 30.14 feet;  
thence 47.12 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 90°00'00", and a long chord bearing S 45°00'00" E a distance of 42.43 feet to the Point of Beginning, containing 1,084.10 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 30 day of June, 1997.

  
Victoriano Pena

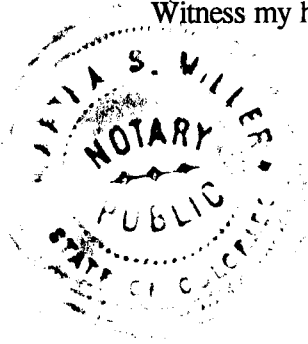
  
Suellyn M. Pena

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 1997, by Victoriano Pena and Suellyn M. Pena.

My commission expires 6-7-1999.

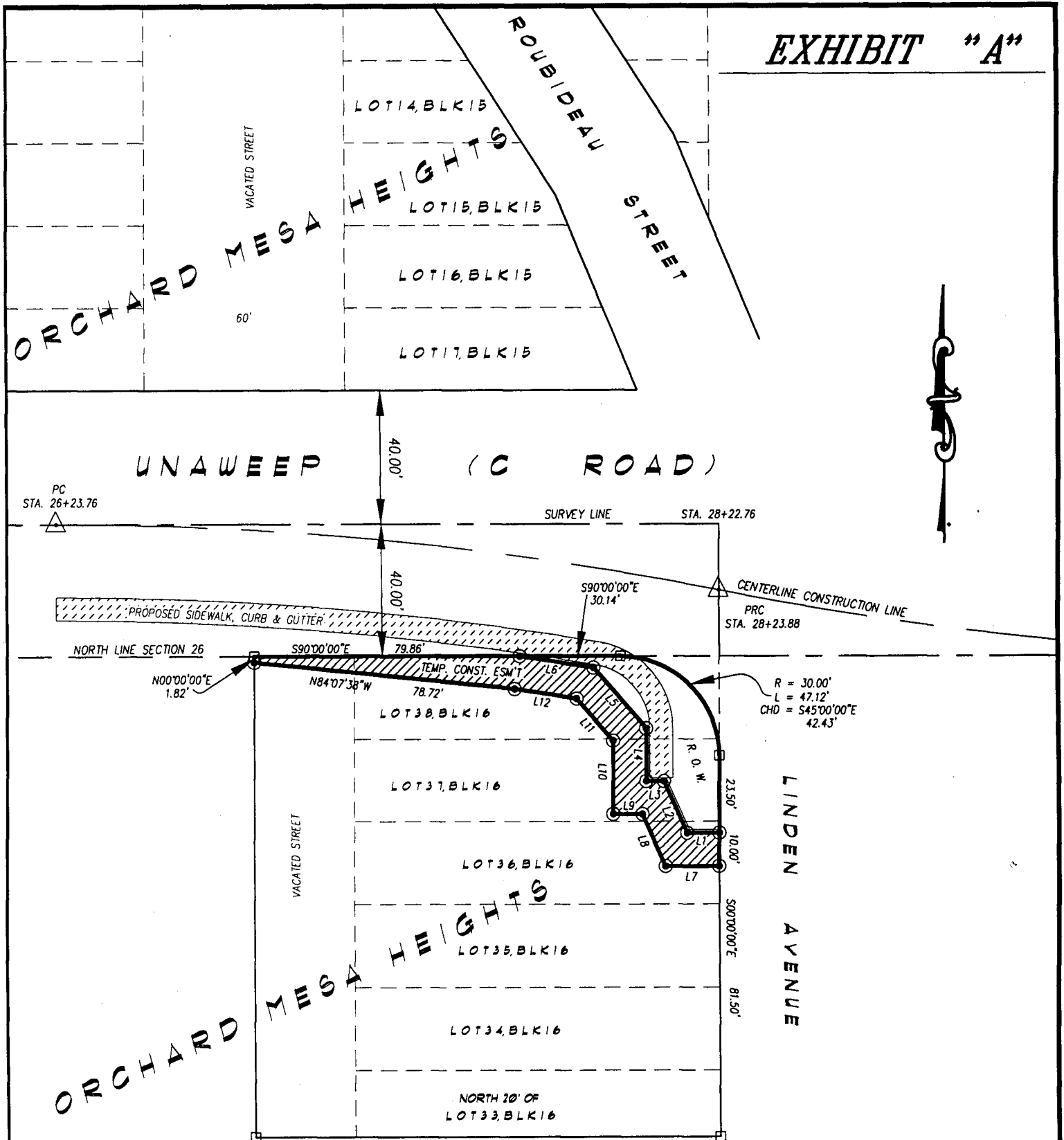
Witness my hand and official seal.



Sylvia S. Miller  
Notary Public

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

EXHIBIT "A"



2945-261-19-001  
 VICTORIANO & SUELLYN M. PENA  
 1075 UNAWEEP AVENUE  
 RIGHT-OF-WAY AREA = 1084.10 SQFT.  
 TEMPORARY CONSTRUCTION EASEMENT AREA = 1441.75 SQFT.

| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| L1   | N90°00'00"E | 9.65'    |
| L2   | N24°01'00"W | 17.20'   |
| L3   | S90°00'00"W | 5.35'    |
| L4   | N00°00'00"W | 16.00'   |
| L5   | N40°54'24"W | 24.22'   |
| L6   | N81°06'13"W | 22.56'   |
| L7   | N90°00'00"W | 16.14'   |
| L8   | N24°01'00"W | 17.20'   |
| L9   | S90°00'00"W | 8.86'    |
| L10  | N00°00'00"W | 22.27'   |
| L11  | N40°54'24"W | 16.83'   |
| L12  | N81°06'13"W | 18.90'   |

DRAWN BY: SRP  
 DATE: 8-22-96  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: WEEP11.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP ( 131 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION