

PES85FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED**

PURPOSE: RIGHT-OF-WAY FOR PRESENT F ROAD

NAME OF PROPERTY OWNER OR GRANTOR: THELMA M., BILLEY LEE AND BUDDY RAY PEASE

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): F ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorded at _____ o'clock _____ M.,
Reception No. _____

Recorder

Recorder's Stamp

THELMA M. PEASE, BILLY LEE PEASE and

BUDDY RAY PEASE

1392340 DDC EXEMPT 01:34 PM
AUG 22, 1985 E. SAWYER, CLK&REC MESA CTY, CO

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whose address is GRAND JUNCTION
SAID County of MESA and State of
COLORADO for the consideration of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION Dollars,
in hand paid, hereby sell(s) and convey(s) to

THE CITY OF GRAND JUNCTION

A MUNICIPAL CORPORATION

, whose address is

5TH AND ROOD, GRAND JUNCTION
COLORADO

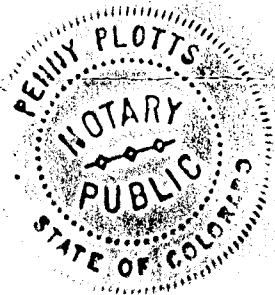
County of MESA and State of

in the SAID County of MESA and State of Colorado, to-wit:

SEE ATTACHED EXHIBIT "A"

with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions,
rights of way of record; 1985 taxes due and payable in 1986 and all subsequent
taxes and assessments thereafter.

Signed this 21ST day of AUGUST, 19 85



Thelma M Pease
THELMA M. PEASE
Billy Lee Pease
BILLY LEE PEASE
Buddy R Pease
BUDDY RAY PEASE

STATE OF COLORADO }
County of MESA } ss

The foregoing instrument was acknowledged before me this 21ST day of AUGUST
1985, by THELMA M. PEASE, BILLY LEE PEASE and BUDDY RAY PEASE

My commission expires 8-18-89
Witness my hand and official seal.

Penny Plotts
Notary Public

A parcel of land for Road and Utility right of way purposes being a portion of the NE1/4NW1/4NE1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

The North 44.5 feet of the following described tract of land owned by the undersigned as described in Book 1473, page 554 and recorded in the office of the Mesa County Clerk and Recorder, to wit: Beginning at the NE corner of the NW1/4NE1/4 of said Section 12; Thence South 1123.3 feet; Thence N 74°27' W, 170.9 feet; Thence North 758.64 feet; Thence East 84.75 feet; Thence North 315.0 feet; Thence East 80.25 feet to the True Point of Beginning.

The above described parcel of land contains 3571 sq. ft., more or less, of which 2407 sq. ft., more or less, is right of way for the present F Road.

PE-#229 Description

A Permanent Easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the NE1/4NW1/4NE1/4 of said Section 12, lying adjacent to the South of the present F Road, more particularly described as follows:

Commencing at the found Mesa County Survey Marker #279 set for the NE corner of the NW1/4NE1/4 of said Section 12, and considering the Northerly boundary line of said Section 12 to bear N 90°00' E, with all bearings herein being relative between said found Mesa County Survey Marker #279 and found Mesa County Survey Marker #7-1 set for the North 1/4 corner of said Section 12, as the basis of bearings:

Thence along the Easterly boundary line of the above described tract of land South, 44.5 feet to the True Point of Beginning;

Thence along the Easterly boundary line of said tract of land South,

13.0 feet;

Thence West, 5.0 feet;

Thence North, 10.0 feet;

Thence West, 75.25 feet to the intersection of the Westerly boundary line of said tract of land;

Thence along the Westerly boundary line of said tract of land North, 3.0 feet;

Thence along a line which abuts and lies adjacent to the South of the Road right of way description above East, 80.25 feet to the True Point of Beginning.

The above described Permanent Easement contains 290 sq. ft., more or less.