

PRI85FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED**

PURPOSE: RIGHT-OF-WAY FOR PRESENT F ROAD

NAME OF PROPERTY OWNER OR GRANTOR: T. DENNIS AND NANCY L. PRICE

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

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorder's Stamp

T. DENNIS PRICE and

NANCY L. PRICE

BOOK 1555 PAGE 172

1400170 DOC EXEMPT 04:14 PM
SEP 12, 1985 E. SAWYER, CLK & REC MESA CTY, CO

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

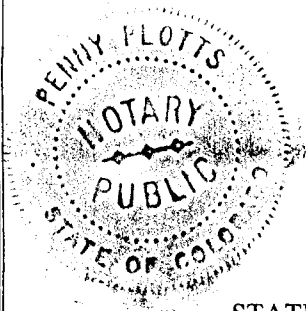
in the SAID County of MESA and State of Colorado, to-wit:

~~in joint tenancy~~, the following real property situate

SEE EXHIBIT "A" ATTACHED

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 3rd day of SEPTEMBER, 19 85



Nancy L. Price
NANCY L. PRICE

T. Dennis Price
T. DENNIS PRICE

STATE OF COLORADO } ss
County of MESA

The foregoing instrument was acknowledged before me this 3RD day of SEPTEMBER 19 85, by NANCY L. PRICE and T. DENNIS PRICE

My commission expires 8-18-89, 19
Witness my hand and official seal.

Penny Plotts
Notary Public

R/W-#118 Description

A parcel of land for Road and Utility right of way purposes being a portion of the NE1/4NE1/4NE1/4 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:

Commencing at the found Mesa County Survey Marker #36 set for the Northeast corner of said Section 12, and considering the Northerly boundary line of said Section 12 to bear N 89°56'W , with all bearings herein being relative between said found Mesa County Survey Marker #36 and found Mesa County Survey Marker #279 set for the Northwest corner of the NE1/4NE1/4 of said Section 12, as the basis of bearings:

Thence along the Northerly boundary line of said Section 12 N 89°56' W, 9.90 feet;

Thence S 00°04' W, 30.0 feet to the True Point of Beginning, said point also being the Northeast corner of a tract of land owned by the undersigned as described in Book 1286, page 97 and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the Easterly boundary line of said tract of land S 00°11' W, 1.5 feet;

Thence N 89°56' W, 18.01 feet;

Thence S 00°04' W, 7.0 feet;

Thence N 89°56' W, 14.0 feet;

Thence N 00°04' E, 7.0 feet;

Thence N 89°56' W, 128.15 feet to the intersection of a curve;

Thence Northeasterly, 9.53 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of 18°11'38", and a chord that bears N 80°58'09" E, 9.49 feet;

Thence along the Southerly right of way line of the present F Road, as described in Plat Book 7, page 26A and recorded in the above said office, S 89°56' E, 150.78 feet to the True Point of Beginning.

The above described parcel of land contains 333 sq. ft., more or less.

PE-#221 Description

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

Commencing at said found Mesa County Survey Marker #36 as described in Road right of way description above;
 Thence along the Northerly boundary line of said Section 12 N 89°56' W, 9.9 feet;
 Thence S 00°04' W, 30.0 feet;
 Thence along the Easterly boundary line of the above described tract of land S 00°11' W, 1.5 feet to the True Point of Beginning
 Thence S 00°11' W, 2.5 feet;
 Thence N 89°56' W, 8.02 feet;
 Thence S 00°04' W, 4.5 feet;
 Thence N 89°56' W, 10.0 feet;
 Thence N 00° 04' E, 7.0 feet;
 Thence along a line which abuts and lies adjacent to the South of the above described Road right of way description S 89°56' E, 18.01 feet to the True Point of Beginning.

The above described Permanent Easement contains 90 sq. ft., more or less.

PE-#221A Description

Commencing at said found Mesa County Survey Marker #36 as described in Road right of way description above;
 Thence along the Northerly boundary line of said Section 12 N 89°56' W, 9.9 feet;
 Thence S 00°04' W, 30.0 feet;
 Thence along the Southerly boundary line of the present F Road as described above N 89°56' W, 32.01 feet;
 Thence S 00°04' W, 1.5 feet to the True Point of Beginning;
 Thence S 00°04' W, 2.5 feet;
 Thence N 89°56' W, 133.74 feet to the intersection of a curve;
 Thence Northeasterly, 6.14 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of 11°43'54", and a chord that bears N 66°00'22" E, 6.13 feet;
 Thence along a line which abuts and lies adjacent to the South of the above described Road right of way description S 89°56' E, 128.15 feet to the True Point of Beginning.

The above described Permanent Easement contains 328 sq. ft., more or less.