

PSS97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: PHILLIP L. SMITH AND SUSAN E. SMITH

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2743 UNAWEEP AVENUE, EASEMENT, PARCEL NO. 2945-252-00-084

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

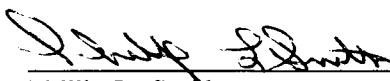
**WARRANTY DEED**

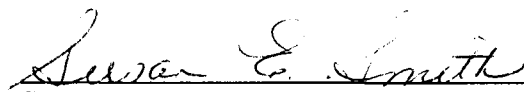
Phillip L. Smith and Susan E. Smith, Grantors, for and in consideration of the sum of Three and 71/100 Dollars (\$3.71), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th 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 North 1/4 Corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of the NW1/4 of said Section 25 to bear N 90°00'00" W with all bearings contained herein being relative thereto; thence N 90°00'00" W along the North line of said NW1/4 a distance of 205.36 feet; thence S 00°00'00" E a distance of 30.00 feet to a point which is the intersection of the South right-of-way line for UnawEEP Avenue with the West right-of-way line for East Parkview Drive, said point being the True Point of Beginning;  
 thence S 00°08'00" E along the West right-of-way line for East Parkview Drive a distance of 1.48 feet;  
 thence leaving said right-of-way line, N 69°49'05" W a distance of 4.28 feet to a point on the South right-of-way line for UnawEEP Avenue;  
 thence N 90°00'00" E along the South right-of-way line for UnawEEP Avenue a distance of 4.02 feet to the True Point of Beginning,  
 containing 2.97 square feet as described herein and as depicted on the **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 14<sup>TH</sup> day of APRIL, 1997.

  
 Phillip L. Smith

  
 Susan E. Smith

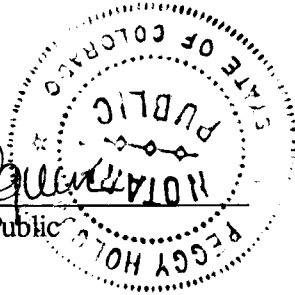
State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 14<sup>TH</sup> day of APRIL, 1997, by Phillip L. Smith and Susan E. Smith.

My commission expires 3.3.01.

Witness my hand and official seal.

Reggy Holcomb  
Notary Public



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

**EXHIBIT "A"**



**UNAWEEP (C ROAD)**

N 1/4 CORNER  
SECTION 25 T 1 S, R 1 W, U.M.  
205.36'

STA. 64+00.00

SURVEY LINE  
CENTERLINE CONSTRUCTION LINE

N90°00'00"W

30.00'

30.00'

N90°00'00"E  
4.02'

R.O.W.

S00°08'00"E  
1.48'

EXISTING EDGE OF ROAD

PROPOSED FOR WALK, CURB & GUTTER

10.00'

110.98'

S90°00'00"W

UTILITY EASEMENT  
S00°08'00"E 50.00'

50.00'

10.00'  
S90°00'00"W

N69°49'05"W  
4.28'

S00°08'00"E  
148.52'

**EAST PARK VIEW**

N90°00'00"W

125.00'

OVERVIEW SUBDIVISION

BLOCK 2

LOT 3

EXISTING 10' MULTI-PURPOSE EASEMENT

2945-252-00-084  
PHILLIP L. & SUSAN E. SMITH  
2743 UNAWEEP AVENUE  
RIGHT-OF-WAY AREA = 2.97 SQ.FT.  
UTILITY EASEMENT AREA = 500.00 SQ.FT.

DRAWN BY: SRP  
DATE: 4-03-97  
SCALE: 1" = 40'  
APPR. BY: TW  
FILE NO: WEEP80.DWG

**EASEMENT DESCRIPTION MAP**

UNAWEEP ( 193 )

**DEPARTMENT OF PUBLIC WORKS**  
ENGINEERING DIVISION  
**CITY OF GRAND JUNCTION**