

RAS95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: ROLAND A. RASO AND SHARI ANN  
RASO

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 504 28 1/4  
ROAD, PARCEL NO. 2943-073-00-131 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## WARRANTY DEED

1714078 09:49 AM 04/12/95  
 MONIKA TODD CLK&REC MESA COUNTY CO  
 DOC EXEMPT

THIS INDENTURE is made and entered into this 10th day of March, 1995, by and between Roland A. Raso, as Trustee of the Roland A. Raso Trust and Shari Ann Raso (hereinafter referred to as "Grantors") 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 Grantors, for and in consideration of the sum of Two Thousand Forty-Two and 80/100 Dollars (\$2,042.80) 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.102 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. 102 City of Grand Junction 28 $\frac{1}{4}$  Road Project situated in the SW $\frac{1}{4}$  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:

Commencing at the Mesa County Brass Cap for the Southwest Corner of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 7, and considering the West line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  to bear N02°05'00" E with all bearings contained herein being relative thereto; thence N 02°05'00" E along said West line a distance of 50.0 feet; thence S 87°56'30" E a distance of 30.0 feet to a point on the East right-of-way for 28 $\frac{1}{4}$  Road as described in Book 1161 at Page 679 in the office of the Mesa County Clerk and Recorder to the True Point of Beginning;

Thence N 02°05'00" E along the West right-of-way for 28 $\frac{1}{4}$  Road a distance of 180.01 feet;

Thence S 00°46'43" E a distance of 60.08 feet;

Thence S 02°05'00" W a distance of 106.30 feet;

Thence S 02°19'42" E a distance of 2.97 feet;

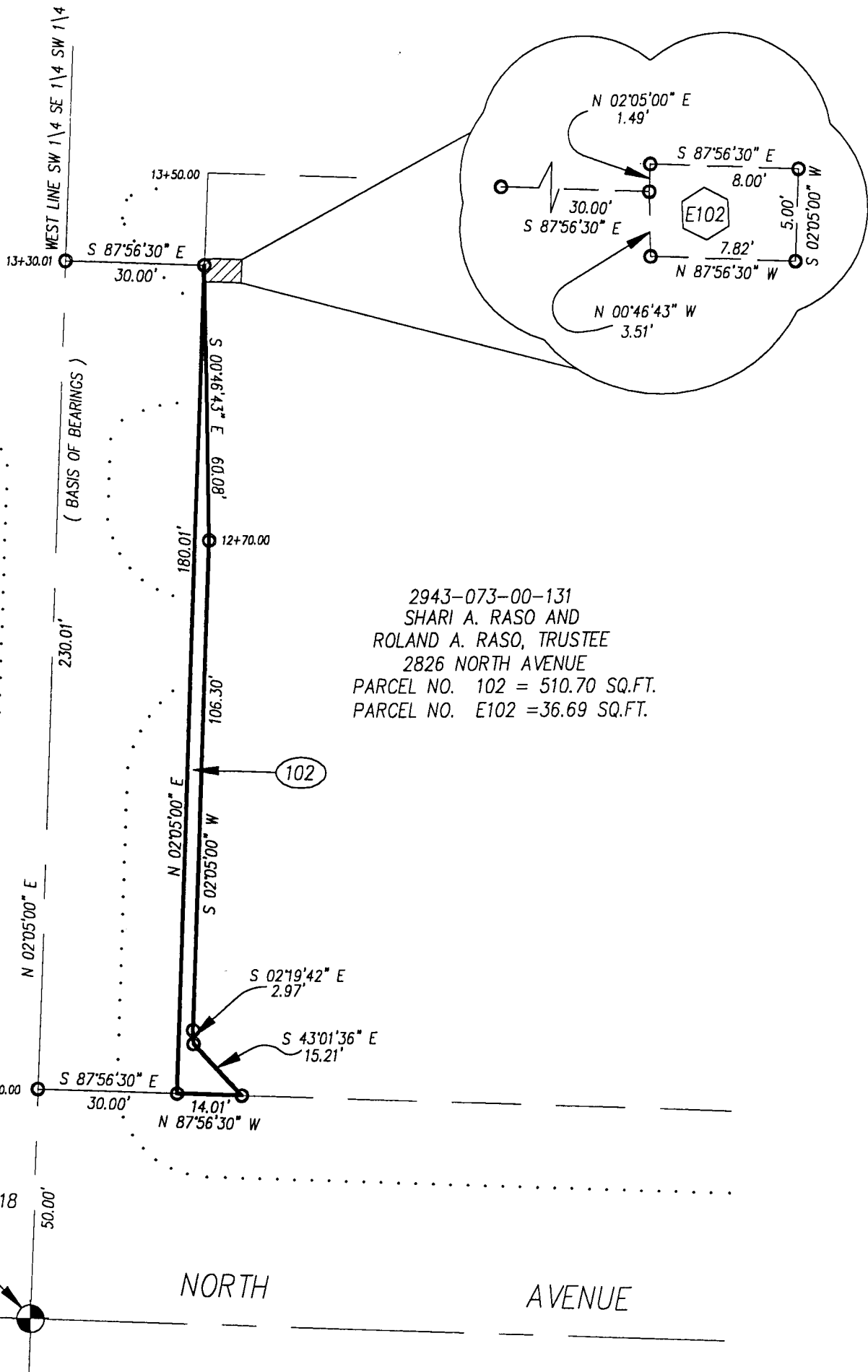
Thence S 43°01'36" E a distance of 15.21 feet to a point on the North right-of-way for North Avenue as recorded in Book 1161 at Page 679 in the office of the Mesa County Clerk and Recorder;

Thence N 87°56'30" W along the North right-of-way for North Avenue a distance of 14.01 feet to the True Point of Beginning.



# EXHIBIT "A"

STA. 11+50.00 TO STA. 13+30.01



2943-073-00-131  
SHARI A. RASO AND  
ROLAND A. RASO, TRUSTEE  
2826 NORTH AVENUE  
PARCEL NO. 102 = 510.70 SQ.FT.  
PARCEL NO. E102 = 36.69 SQ.FT.

WEST 1/16 COR. S.7/S.18  
T. 1 S., R. 1 E., U.M.  
( STA 11+00.00 )

DRAWN BY: SRP  
DATE: 01\27\95  
SCALE: 1" = 30'  
APPR. BY:  
FILE NO: ROW102.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION