

RYA86PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: RONALD E. RYAN AND ROSEMARY RYAN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON ROAD 7TH STREET TO 12TH STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1986

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

RONALD E. RYAN and

ROSEMARY RYAN

1439404 DDC EXEMPT 11:28 AM
DEC 11, 1986 E. SAWYER, CLK & REC MESA, CO
BOOK 1617 PAGE 443

Recorder's Stamp

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 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 24th day of November, 1986

Ronald E. Ryan

RONALD E. RYAN

Rosemary Ryan

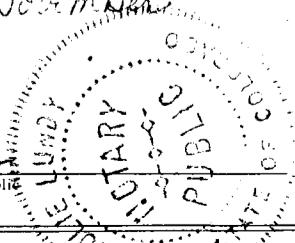
ROSEMARY RYAN

STATE OF COLORADO } ss
County of MESA }

The foregoing instrument was acknowledged before me this 24th day of November
1986, by RONALD E. RYAN and ROSEMARY RYAN
My commission expires April 1, 1990
Witness my hand and official seal.

John Lundberg

Notary Public



Exempt

A parcel of land for Road and Utility right of way purposes being a portion of the NE1/4NE1/4 of Section 11, 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 #60 set for the Northeast corner of said Section 11, and considering the Northerly boundary line of the NE1/4 of said Section 11 to bear N 90°00' W, with all bearings herein being relative between said found Mesa County Survey Marker #60 and found Mesa County Survey Marker #800 set for the Northwest corner of the NE1/4NE1/4 of said Section 11, as the basis of bearings:

Thence along the Northerly boundary line of said Section 11 N 90°00' W, 691.4 feet to the Point of Beginning, said point also being the Northwest corner of a tract of land owned by the undersigned as described in Book 920, page 599 and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the West boundary line of said tract of land South, 32.5 feet;

Thence S 89°02'43" E, 150.01 feet to the East boundary line of said tract of land;

Thence along the East boundary line of said tract of land North, 34.0 feet to the Northeast corner of said tract of land;

Thence along the Northerly boundary line of said Section 11 West, 150.0 feet to the Point of Beginning.

The above described parcel of land contains 4988 sq. ft., more or less, of which 4,500 sq. ft., more or less, is right of way for the present F Road.

PE-#200 Description

A Permanent Easement for Roadway Slope, Utilities and Drainage purposes being a portion of the NE1/4NE1/4 of said Section 11, lying adjacent to the South of the present F Road, more particularly described as follows:

Commencing at said found Mesa County Survey Marker #60 as described in Road right of way description above;

Thence along the Northerly boundary line of said Section 11 N 90°00' W, 691.4 feet to the Northwest corner of the aforesaid tract of land in the preceding Road right of way description;

Thence along the West boundary line of said tract of land South, 32.5 feet to the Point of Beginning;

Thence continuing along said West boundary line South, 9.5 feet;

Thence East, 150 feet;

Thence North, 3 feet;

Thence along a line which abuts and lies adjacent to the South of the Road right of way description above, N 89°02'43" W, 150.01 feet to the Point of Beginning.

The above described Permanent Easement contains 1313 sq. ft., more or less.