

SHW85FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED**

PURPOSE: RIGHT-OF-WAY FOR PRESENT F ROAD

NAME OF PROPERTY OWNER OR GRANTOR: J. EARL AND MILDRED H. SHAW

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): NORTH SIDE OF
PATTERSON ROAD - 27 ½ TO 28

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

J. EARL SHAW and MILDRED H. SHAW

Recorder's Stamp

1394684 DOC EXEMPT 12:04 PM
JUL 11, 1985 E. SAWYER, CLK & REC MESA CTY, CO
BOOK 1546 PAGE 274

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 County of MESA and State of
COLORADO
in the SAID County of MESA and State of Colorado, to-wit:
~~in joint tenancy~~

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 10TH day of JULY, 19 85

J. Earl Shaw
J. EARL SHAW

Mildred H. Shaw
MILDRED H. SHAW

STATE OF COLORADO } ss
County of MESA

The foregoing instrument was acknowledged before me this 10TH day of JULY
19 85 by EARL SHAW and MILDRED H. SHAW

My commission expires _____, 19

Witness my hand and official seal.

NOTARY PUBLIC
My Commission Expires 5/27/88
Western Colorado Title Co.
521 Rood Ave., Grd Jct., CO 81501

[Signature]
Notary Public

A parcel of land for Road and Utility right of way purposes being a portion of the SW1/4SE1/4SE1/4 of Section 1, 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 set for the Southwest corner of the SE1/4SE1/4 of said Section 1, and considering the Southerly boundary line of said Section 1 to bear S 89°46' E, with all bearings herein being relative between aforesaid Mesa County Survey Marker and found Mesa County Survey Marker #36 set for the Southeast corner of said Section 1, as the basis of bearings:

Thence along the Westerly boundary line of the SW1/4SE1/4SE1/4 of said Section 1 North, 30.0 feet to the True Point of Beginning, said point also being the Southwest corner of a tract of land owned by the undersigned as described in Book 924, page 314 and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the Westerly boundary line of said tract of land North, 20.0 feet;

Thence S 89°46' E, 230.24 feet to the intersection of the Easterly boundary line of said tract of land;

Thence along the Easterly boundary line of said tract of land S 25°58' E, 22.29 feet to the Southeast corner of said tract of land;

Thence along the Northerly right of way line of the present F Road as described in Book 924, page 314 and recorded in the above said office N 89°46' W, 240.0 feet to the True Point of Beginning.

The above described parcel of land contains 4702 sq. ft., more or less.

PE-#211 Description

A Permanent Easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the SW1/4SE1/4SE1/4 of said Section 1, lying adjacent to the North of the present F Road, more particularly described as follows:

Commencing at the said found Mesa County Survey Marker set for the Southwest corner of the SE1/4SE1/4 as described in Road right of way description above;

Thence along the Westerly boundary line of the SW1/4SE1/4SE1/4 of said Section 1 North, 50.0 feet to the True Point of Beginning, said point also lying on the Westerly boundary line of a tract of land owned by the undersigned as described in Book 924, page 314 and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the Westerly boundary line of said tract of land North, 10.0 feet;

Thence S 85°22'10" E, 130.42 feet;

Thence along a line which abuts and lies adjacent to the North of the Road right of way description above N 89°46' W, 130.0 feet to the True Point of Beginning.

The above described Permanent Easement contains 650 sq. ft., more or less.

PE-#221A Description

A Permanent Easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the SW1/4SE1/4SE1/4 of said Section 1, lying adjacent to the North of the present F Road, more particularly described as follows:

Commencing at the said found Mesa County Survey Marker set for the Southwest corner of the SE1/4SE1/4 as described in Road right of way description above;

Thence along the Westerly boundary line of the SW1/4SE1/4SE1/4 of said Section 1 North, 50.0 feet;

Thence along a line which abuts and lies adjacent to the North of the Road right of way description above S 89°46' E, 205.24 feet to the True Point of Beginning;

Thence N 66°40'55" E, 22.46 feet to the intersection of the Easterly boundary line of the above described tract of land;

Thence along the Easterly boundary line of said tract of land S 25°58' E, 10.0 feet;

Thence along a line which abuts and lies adjacent to the North of the Road right of way description above N 89°46' W, 25.0 feet to the True Point of Beginning.

The above described Permanent Easement contains 112 sq. ft., more or less.