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

Recorder's Stamp J. EARL SHAW and MILDRED H. SHAW J. J. 1935 E. SAWYER' CLKARE BLOOK J. 1546 PAGE AND COUNTY OF MESA And State of for the consideration of for the consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION—Dollars, and and paid, hereby sell(s) and convey(s) to THE CITY OF GRAND JUNCTION A MUNICIPAL CORPORATION STH AND ROOD GRAND JUNCTION SHAW AND COLORADO J. J
The Colorado Grand Junction SAID County of MESA and State of COLORADO for the consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONDollars, in hand paid, hereby sell(s) and convey(s) to THE CITY OF GRAND JUNCTION A MUNICIPAL CORPORATION STH AND ROOD GRAND JUNCTION County of MESA and State of COLORADO //TANJAMAY/7, the following real property situa 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 subsequences and assessments thereafter.
whose address is GRAND JUNCTION and State of COLORADO for the consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONDollars, and hand paid, hereby sell(s) and convey(s) to THE CITY OF GRAND JUNCTION A MUNICIPAL CORPORATION 5TH AND ROOD GRAND JUNCTION County of MESA and State of COLORADO //in/pipit/19/pa/py/7, the following real property situal 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 subsequences and assessments thereafter.
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MILDRED H. SHAW
STATE OF COLORADO uses (ss
County of MESA SS
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County of MESA The foregoing instrument was acknowledged before me this 10TH day of JULY State of St
The foregoing instrument was acknowledged before me this 10TH day of JULY 9 85 by EARL SHAW and MILDRED H. SHAW My commission expires , 19

Statuted Deed with warrathies—to int tenancy (Section 118-1-13 and 1 Statutes 1951, abdamended 1961).

*If joint tenancy is not desired, strike the phrase between the asterisks.

EXHIBIT "A"

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 SEI/4SEI/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 Mess County Clerk and Recorder:

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 SWI/4SEI/4SEI/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 SWI/4SEI/4SEI/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 $N = 66^{\circ}40^{\circ}55^{\circ}$ 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.