

SIS847TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: SISTERS OF CHARITY OF  
LEAVENWORTH HEALTH SERVICES CORPORATION AKA SISTERS OF CHARITY  
OF LEAVENWORTH SISTER MACRINA RYAN, PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ROAD AND  
UTILITY RIGHT OF WAY 7TH STREET INTERSECTION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

7th & ~~1st~~ intersections

Recorder's Stamp

SISTERS OF CHARITY OF LEAVENWORTH HEALTH SERVICES CORPORATION, aka  
SISTERS OF CHARITY OF LEAVENWORTH

1368426 REC EXEMPT 11:37 AM  
JUL 10 1984 E. SAWYER-CLK REC'D MESA CITY CO

whose address is 4200 SOUTH 4TH STREET  
SAID County of \_\_\_\_\_ and State of  
KANSAS for the consideration of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION Dollars,  
in hand paid, hereby sell(s) and <sup>quit claims</sup> convey(s) to  
THE CITY OF GRAND JUNCTION

a Municipal Corporation \_\_\_\_\_, whose address is

GRAND JUNCTION County of MESA and State of  
COLORADO, <sup>\*in joint tenancy\*</sup> the following real property situate  
in the SAID County of MESA and State of Colorado, to-wit:

Six parcels of land for Road and Utility Right of Way purposes being portions of the N1/2 of the NW1/4 and the NE1/4 of Section 11 in Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

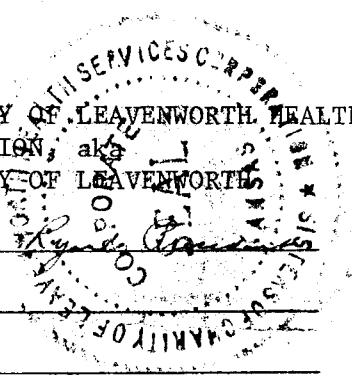
SEE EXHIBIT "A" and EXHIBIT "B" HEREBY MADE A PART OF:

with all its appurtenances and ~~warrant(s) the title to the same~~, subject to easements, restrictions, rights of way of record; 1984 taxes due and payable in 1985 and all subsequent taxes and assessments thereafter.

Signed this 29th day of May, 1984

SISTERS OF CHARITY OF LEAVENWORTH HEALTH SERVICES CORPORATION, aka  
SISTERS OF CHARITY OF LEAVENWORTH

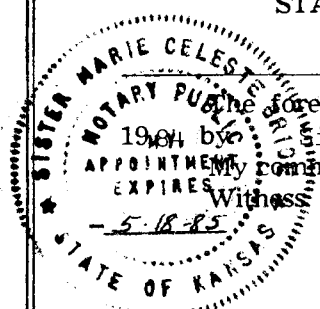
Sister Macrina Ryan, President



STATE OF ~~COLORADO~~/ KANSAS }  
County of Leavenworth } ss

The foregoing instrument was acknowledged before me this 29th day of May 1984 by Sister Macrina Ryan, President of Sisters of Charity of Leavenworth Health Services Corporation, Commission expires May 18, 1985. Witness my hand and official seal. aka Sisters of Charity of Leavenworth

Sister Marie Celeste Briede  
Notary Public



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

AD COPY

✓ Parcel Number 1

Commencing at the found Mesa County Brass Cap #55 set for the NW Corner of said Section 11, with all bearings herein being relative to North between said brass cap and found City of Grand Junction lead square monument set for the center of said Section 11 as the bases of bearings;  
Thence along the West boundary line of the NE¼ of said Section 11 South, 346 feet to the True Point of Beginning, said point also being the Northwest Corner of a tract of land owned by the undersigned and described in Book 1094 Page 267 (tract 2) recorded in the office of the Mesa County Clerk and Recorder;  
Thence along the Northerly boundary line of said tract of land N 75°15' E, 49.16 feet;

Thence Southeasterly, 77.64 feet on the arc of a curve deflecting to the left, having a radius of 371.14 feet, a central angle of 11°59'07" and a chord that bears S 14°58'03" E, 77.49 feet to the Southerly boundary line of said tract of land;

Thence along said Southerly boundary line S 77°10' W, 41.65 to the Southwesterly corner of said tract of land;

Thence along the Westerly boundary line of said tract of land N 26°19' W, 60.80 feet to the West boundary line of the NE¼ of said Section 11;

Thence along said West boundary line North, 17.10 feet to the True Point of Beginning;

The above described parcel contains 2,499 sq.ft., more or less, of which 2,159 sq. ft., more or less, is road right of way for present 7th Street (East side).

✓ Parcel Number 2

Commencing at said Mesa County Brass Cap #55 and using said basis of bearings aforementioned in Parcel Number 1 description;

Thence along the West boundary line of the NE¼ of said Section 11 South, 255 feet;

Thence East, 30 feet to the True Point of Beginning, said point also being on the Easterly right of way line of present 7th Street described in Book 900 Page 9 recorded in the office of the Mesa County Clerk and Recorder;

Thence along said right of way line Southeasterly, 81.02 feet on the arc of a curve deflecting to the left, having a radius of 477.46 feet, a central angle of 9°43'22" and a chord that bears S 07°59'13" E, 80.93 feet to the Southerly boundary line of a tract of land owned by the undersigned and described in Book 1004 Page 269 (tract B) recorded in said office;

Thence along said boundary line N 75°15' E, 6.51 feet;

Thence Northwesterly, 58.14 feet on the arc of a curve deflecting to the right, having a radius of 371.14 feet, a central angle of 8°58'32" and a chord that bears N 04°29'15" W, 58.08 feet to the North boundary line of said tract of land;

Thence along said North boundary line West 13 feet to the True Point of Beginning;

The above described parcel Number 2 contains 744 sq.ft., more or less, and is intended to abutt present road right of way for 7th Street (East side).

✓ Parcel Number 3

Commencing at the found Mesa County Brass Cap #55 set for the NW Corner of said Section 11, with all bearing herein being relative to N 89°58' W between said brass cap and found Mesa County Brass Cap #54 set for the NW Corner of said Section 11 as basis of bearings;

Thence along the Northerly boundary line of said Section 11 N 89°58' W, 40 feet;

Thence S 00°02' W, 30 feet to the True Point of Beginning;

Thence N 89°58' W, 23 feet;

Thence S 44°58' E, 28.28 feet;

Thence S 00°02' W, 210 feet;

Thence S 89°58' E, 3 feet to the Westerly right of way line of present 7th Street as described in Book 1332 Page 62 recorded in the office of the Mesa County Clerk and Recorder;

Thence along said Westerly right of way line N 00°02' E, 230 feet to the True Point of Beginning;

The above described parcel Number 3 contains 890 sq. ft., more or less, of which 66 sq. ft., more or less, is road right of way for present 7th Street as described in Book 1247 Page 101 recorded with said office.

said quality when recorded

✓ Parcel Number 4

BOOK 1501 PAGE 440

Beginning at the found Mesa County Brass Cap #55 set for the NW Corner of said Section 11, with all bearings herein being relative to East between said Brass Cap and found Mesa County Brass Cap #60-1 set for the NE Corner of said Section 11 as bases of bearings; said NW Corner also being the NW Corner of a tract of land owned by the undersigned and described in Book 1004 Page 269 (tract 6) recorded with the office of the Mesa County Clerk and Recorder;

Thence along the North boundary line of said tract of land and said Section 11 East, 205 feet;

Thence S 03°18'54" E, 50.08 feet;

Thence parallel with said North boundary lines West 142.10 feet;

Thence S 45°00' W, 9.90 feet to the East right of way line of present 7th Street as described in Book 1050 Page 309 recorded with said office.

Thence continuing parallel with said North boundary line West, 50 feet to the center section line of said Section 11;

Thence along said line North 60 feet to the Point of Beginning;

The above described parcel Number 4 contains 10,728 sq. ft., more or less, of which 6,088 sq.ft., more or less, is road right of way for present F Road and 7th Street at the Southeast corner.

✓ Parcel Number 5

Commencing at Mesa County Brass Cap #55 and using said bases of bearings aforementioned in Parcel Number 4 description;

Thence along the North boundary line of said Section 11 East, 336 feet to the True Point of Beginning, said point also being the NE Corner of a tract of land owned by the undersigned as described in Book 1004 Page 267 (tract 3) recorded with the office of the Mesa County Clerk and recorder;

Thence along the East boundary line of said tract of land South, 50 feet;

Thence parallel with said North boundary line West, 133.9 ft. to the Southeast Corner of Parcel Number 4, as described;

Thence along the Easterly boundary line of said Parcel Number 4 N 03°18'54" E, 50.08 ft. to said North boundary line;

Thence along said North boundary line, of said tract of land owned by the undersigned East 131 feet to the True Point of Beginning;

The above described parcel Number 5 contains 6,622 sq.ft., more or less, of which 2,631 sq.ft., more or less, is road right of way for present F Road (south side).

✓ Parcel Number 6

The North 50 feet of a tract of land owned by the Undersigned as described in Book 1004 Page 269 (Tract 9) recorded with the office of the Mesa County Clerk and Recorder, of which the description is as follows:

Beginning 215 feet East of the North Quarter corner of said Section 11, thence South 5°33' West 182 feet; thence Northeasterly 490 feet, more or less, to a point 90 feet South and 470 feet East of the place of beginning; thence North 90 feet; thence West 470 feet to the place of beginning, except the following described tract, to wit: Beginning at a point 215 feet East of the North Quarter corner of said Section 11, thence South 5°33' West 182 feet; thence Northeasterly 143 feet; thence North 155 feet; thence West 121 feet to the Point of Beginning;

The above described parcel Number 6 contains 17,450 sq.ft., more or less, of which 9,980 sq.ft., more or less, is road right of way for F Road (South side); Said parcel includes a tract of land for road right of way as described in Book 1032 Page 71 recorded with said office.

It is the intent of this document to convey any and/or all interest that the undersigned has in the North fifty foot of the West 685 feet of the NE¼ of said Section 11.

New quantity when recorded