

STO99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JAMES M. STODDER AND JO ELLEN STODDER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT-OF-WAY FOR 27 1/2
ROAD - 1836 RIDGE DRIVE, PARCEL NO. 2945-012-25-004, LOT 4, BLOCK 1, BELL
RIDGE SUBDIVISION FILING NO. TWO

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1913563 07/29/99 1223PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

James M. Stodder and Jo Ellen Stodder, Grantors, for and in consideration of the sum of Three Hundred Seventy and 50/100 Dollars (\$370.50), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Southwest Corner of Lot 4, Block 1 of Bell Ridge Subdivision Filing No. Two, situate in the Northwest 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 12 at Page 45 in the office of the Mesa County Clerk and Recorder, and considering the east line of the Southeast 1/4 of the Northwest 1/4 of said Section 1 to bear N 00°02'13" E with all bearings contained herein being relative thereto; thence S 89°57'47" E along the south boundary line of said Lot 4 a distance of 102.00 feet to a point of curvature on the south boundary line of said Lot 4, said point being the True Point of Beginning; thence along the southeasterly boundary line of said Lot 4, 31.41 feet along the arc of a curve concave to the northwest, having a radius of 20.00 feet, a central angle of 89°58'58", and a long chord bearing N 45°02'13" E a distance of 28.28 feet to a point on the east boundary line of said Lot 4; thence leaving the east boundary line of said Lot 4, S 45°02'13" W a distance of 28.28 feet to the Point of Beginning, containing 114.00 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 9th day of July, 1999.

James M. Stodder
James M. Stodder

Jo Ellen Stodder
Jo Ellen Stodder

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 9th day of July, 1999, by James M. Stodder and Jo Ellen Stodder.

My commission expires 3.3.01.
Witness my hand and official seal.

Peggy Holguin
Notary Public

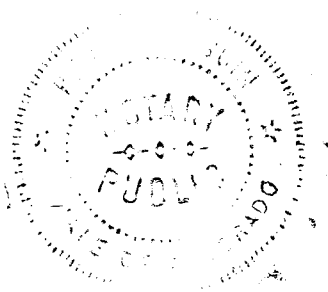


EXHIBIT "A"

2945-012-25-003
 HERBERT M AND LOISE H WHEELER
 3825 27 1/2 ROAD
 GRAND JUNCTION, CO 81506

2945-012-25-004
 JAMES M AND JO ELLEN STODDER
 1836 RIDGE DRIVE
 GRAND JUNCTION, CO 81506

RIGHT OF WAY AREA =
 114 S.F.

RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

RIDGE DRIVE

C-N 1/16TH COR.
 SEC 1, T1S, R1W, UM

1320.52'

820.52'

27 1/2 ROAD

N 89°57'47" W
 30.00'

20.00'

50.00'

N 89°57'47" W

R=20.00
 L=31.41
 Tan=19.99
 Δ=89°58'58"

480.00'
 N 00°02'13" E

C 1/16TH COR.
 SEC 1, T1S, R1W, UM

DRAWN BY: JCS
 DATE: 5-16-99
 SCALE: 1" = 30'
 APPR. BY: IW
 FILE NO: 01225004.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 27 1/2 ROAD - PATTERSON ROAD TO G ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION