

TLR85FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED**

PURPOSE: RIGHT-OF-WAY FOR PRESENT F ROAD

NAME OF PROPERTY OWNER OR GRANTOR: GENE O. TAYLOR

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): F ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorder's Stamp

GENE O. TAYLOR

1398275 DOC EXEMPT 03:27 PM
AUG 21, 1985 E. SAWYER, CLK & REC MESA CTY, CO
BOOK 1552 PAGE 23

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

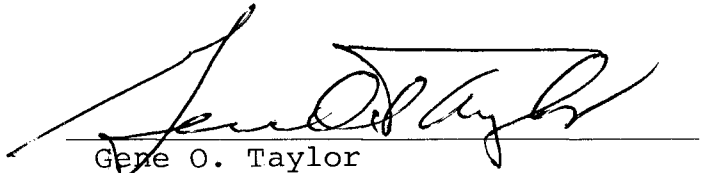
, whose address is

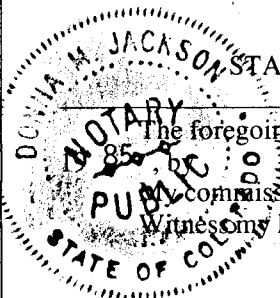
5TH AND ROOD GRAND, JUNCTION County of MESA and State of
COLORADO ~~in joint tenancy~~, the following real property situate
in the County of and State of Colorado, to-wit:

SEE EXHIBIT A, B, C, D

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 20TH day of AUGUST, 19 85


Gene O. Taylor



STATE OF COLORADO
County of MESA

SS

The foregoing instrument was acknowledged before me this 20TH day of AUGUST

GENE O. TAYLOR

commission expires October 2, 1987
Witness my hand and official seal.

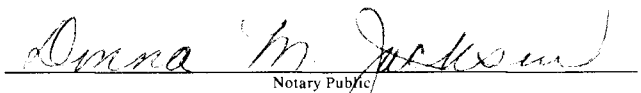

Notary Public

EXHIBIT "A"

A parcel of land for Road and Utility right of way purposes being a portion of the NE1/4NE1/4NE1/4 of Section 12, 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 #36 set for the Northeast corner of said Section 12, and considering the Northerly boundary line of said Section 12 to bear N 89°56' W, with all bearings herein being relative between said found Mesa County Survey Marker #36 and found Mesa County Survey Marker #279 set for the Northwest corner of the NE1/4NE1/4 of said Section 12, as the basis of bearings:

Thence along the northerly boundary line of said Section 12 N 89°56' W, 310.80 feet;

Thence S 00°10' E, 30 feet to the True Point of Beginning, said point also being the Northwest corner of a tract of land, being Lot 41 of Mantey Heights Subdivision, owned by the undersigned as described in Book 1059, Page 554 and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the southerly right of way line of the present F Road, as described in Plat Book 7, Page 26A and recorded in the above said office, S 89°56' E, 60.12 feet to the intersection of a curve;

Thence southeasterly 11.02 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of 21°02'22", and a chord that bears S 79°24'49" E, 10.95 feet;

Thence N 89°56' W, 70.88 feet to the intersection of the Westerly boundary line of said tract of land;

Thence along the westerly boundary line of said tract of land N 00°10' W, 2 feet to the True Point of Beginning.

The above described parcel of land contains 135 sq. ft., more or less.

PE 222 Description

A Permanent Easement for Roadway Slope, Utility and Irrigation purposes being a portion of the ~~NE1/4NE1/4NE1/4 of said Section 12.~~ lying adjacent to the South side of the present F Road, more particularly described as follows:

Commencing at the found Mesa County Survey Marker #36 as described in Road right of way description above;

Thence along the northerly boundary line of said Section 12 N 89°56' W, 310.80 feet;

Thence S 00°10' E, 32 feet to the True Point of Beginning, said point also lying on the westerly boundary line of the above said tract of land;

Thence along a line which abuts and lies adjacent to the South of the above Road right of way description S 89°56' E, 70.88 feet to the intersection of a curve;

Thence southeasterly, 4.65 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of 8°53'13", and a chord that bears S 64°27'02" E, 4.65 feet;

Thence N 89°56' W, 75.07 feet to the intersection of the westerly boundary line of said tract of land;

Thence along the Westerly boundary line of said tract of land N 00°10' W, 2 feet to the True Point of Beginning.

The above described Permanent Easement contains 146 sq. ft., more or less.

A parcel of land for Road and Utility right of way purposes being a portion of the NE1/4NE1/4NE1/4 of Section 12, 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 #36 set for the Northeast corner of said Section 12, and considering the Northerly boundary line of said Section 12 to bear N 89°56' W, with all bearings herein being relative between said found Mesa County Survey Marker #36 and found Mesa County Survey Marker #279 set for the NW corner of the NE1/4NE1/4 of said Section 12, as the basis of bearings:

Thence along the Northerly boundary line of said Section 12 N 89°56' W, 310.80 feet'

Thence S 00°10' E, 30.0 feet to the True Point of Beginning, said point also being the Northeast corner of a tract of land, being lot 50 in Mantey Heights Subdivision, owned by the undersigned as described in book 1059, page 554 and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the Easterly boundary line of said tract of land S 00°10' E, 2.0 feet;

Thence N 89°56' W, 100.66 feet to the intersection of a curve; Thence Northeasterly, 11.02 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of 21°02'22", and a chord that bears N 79°32'49" E, 10.95 feet;

Thence along the Southerly right of way line of the present F Road, as described in Plat Book 7, page 26A and recorded in said office, S 89°56' E, 89.88 feet to the True Point of Beginning.

The above described parcel of land contains 194 sq. ft., more or less.

PE-#223 Description

A Permanent easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the NE1/4NE1/4NE1/4 of said Section 12, lying adjacent to the South of the present F Road, more particularly described as follows:

Commencing at said found Mesa County Survey Marker #36 as described in Road right of way description above;

Thence along the Northerly boundary line of said Section 12 N 89°56' W, 310.80 feet;

Thence S 00°10' E, 32.0 feet to the True Point of Beginning, said point lying on the Easterly boundary line of said tract of land as described in Book 1059, page 554 and recorded in the above said office;

Thence along the Easterly boundary line of said tract of land S 00°10' E, 2.0 feet;

Thence N 89°56' W, 104.36 feet to the intersection of a curve; Thence Northeasterly, 4.65 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of 08°53'13", and a chord that bears N 64°35'02" E, 4.65 feet;

Thence along a line which abuts and lies adjacent to the South of the Road right of way description above S 89°56' E, 100.66 feet to the True Point of Beginning.

The above described Permanent Easement contains 205 sq. ft., more or less.

A parcel of land for Road and Utility right of way purposes being a portion of the NE1/4NE1/4NE1/4 of Section 12, 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 #36 set for the Northeast corner of said Section 12, and considering the Northerly boundary line of said Section 12 to bear N 89°56' W, with all bearings herein being relative between said found Mesa County Survey Marker #36 and found Mesa County Survey Marker #279 set for the NW corner of the NE1/4NE1/4 of said Section 12, as the basis of bearings:

Thence along the Northerly boundary line of said Section 12 N 89°56' W, 664.20 feet;

Thence S 00°11' E, 30.0 feet to the True Point of Beginning, said point also being the Northwest corner of a tract of land, being Lot 51 in Mantey Heights Subdivision, owned by the undersigned as described in Book 1059, page 554 and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the Southerly boundary line of the present F Road as described in Plat Book 7, page 26A and recorded in the above said office S 89°56' E, 158.88 feet to the intersection of a curve;

Thence Southeasterly, 3.92 feet along the arc of said curve deflecting to the right through a central angle of 01°13'16", and a chord that bears S 40°01'42" E, 3.92 feet;

Thence N 89°56' W, 161.40 feet to the intersection of the Westerly boundary line of said tract of land;

Thence along the Westerly boundary line of said tract of land N 00°11' W, 3.0 feet to the True Point of Beginning.

The above described parcel of land contains 480 sq. ft., more or less.

PE-#224 Description

A Permanent Easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the NE1/4NE1/4NE1/4 of said Section 12, lying adjacent to the South of the present F Road, more particularly described as follows:

Commencing at said found Mesa County Survey Marker #36 as described in Road right of way description above;

Thence along the Northerly boundary line of said Section 12 N 89°56' W, 664.20 feet;

Thence S 00°11' E, 33.0 feet to the True Point of Beginning, said point also lying on the Westerly boundary line of the above said tract of land as described in Book 1059, page 554 and recorded in the office of the Mesa County Clerk and Recorder;

Thence along a line which abuts and lies adjacent to the South of the Road right of way description above S 89°56' E, 161.40 feet to the intersection of a curve;

Thence Southeasterly, 1.29 feet along the arc of said curve deflecting to the right through a central angle of 00°24'08", and a chord that bears S 39°13'00" E, 1.29 feet;

Thence N 89°56' W, 107.75 feet;

Thence S 00°04' W, 10.0 feet;

Thence N 89°56' W, 8.0 feet;

Thence N 00°04' E, 10.0 feet;

Thence N 89°56' W, 46.46 feet to the intersection of the Westerly boundary line of said tract of land;

Thence along the Westerly boundary line of said tract of land N 00°11' W, 1.0 feet to the True Point of Beginning.

The above described Permanent Easement contains 241 sq. ft., more or less.

EXHIBIT "D"

A parcel of land for Road and Utility right of way purposes being a portion of the NW1/4NE1/4NE1/4 of Section 12, 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 #36 set for the Northeast corner of said Section 12, and considering the Northerly boundary line of said Section 12 to bear N 89°56' W, with all bearings herein being relative between said found Mesa County Survey Marker #36 and found Mesa County Survey Marker #279 set for the NW corner of the NE1/4NE1/4 of said Section 12, as the basis of bearings:

Thence along the Northerly boundary line of said Section 12 N 89°56' W, 669.20 feet;

Thence S 00°11' E, 30.0 feet to the True Point of Beginning, said point also being the Northeast corner of a tract of land, being Lot 61 in Mantey Heights Subdivision, owned by the undersigned as described in Book 1059, page 554 and recorded in the office of the Mesa County Clerk and Recorder.

Thence along the Easterly boundary line of said tract of land S 00°11' E, 3.0 feet;

Thence N 89°56' W, 119.97 feet to the intersection of a curve; Thence Northeasterly, 13.53 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of 25°50'31", and a chord that bears N 77°08'45" E, 13.42 feet;

Thence along the Southerly right of way line of the present F Road, as described in Plat Book 7, page 26A and recorded in said office, S 89°56' E, 106.88 feet to the True Point of Beginning.

The above described parcel of land contains 347 sq. ft., more or less.

PE-#225 Description

A Permanent Easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the NW1/4NE1/4NE1/4 of said Section

12, lying adjacent to the South of the present F Road, more particularly described as follows:

Commencing at said found Mesa County Survey Marker #36 as described in Road right of way description above;

Thence along the Northerly boundary line of said Section 12 N 89°56' W, 669.20 feet;

Thence S 00°11' E, 33.0 feet to the True Point of Beginning, said point also lying on the Easterly boundary line of said tract of land as described in Book 1059, page 554 and recorded in the office of the Mesa County Clerk and Recorder;

Thence along the Easterly boundary line of said tract of land S 00°11' E, 1.0 feet;

Thence N 89°56' W, 121.86 feet to the intersection of a curve; Thence Northeasterly, 2.14 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of 04°05'04", and a chord that bears N 62°10'57" E, 2.14 feet; Thence along a line which abuts and lies adjacent to the South of the Road right of way description above S 89°56' E, 119.97 feet to the True Point of Beginning.

The above described Permanent Easement contains 120 sq. ft., more or less.