

VBJ95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: VICTOR BUKUS, JR. AND SUSAN L.
BUKUS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/4 ROAD,
PARCEL NO. , LOT 2 OF GILLILAND SUBDIVISION FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Book 2193 Page 906

1739663 0141PM 12/15/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

THIS INDENTURE is made and entered into this 15th day of December, 1995, by and between VICTOR BUKUS, JR., and SUSAN L. BUKUS, (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantee").

W I T N E S S E T H :

That said Grantors, for and in consideration of the sum of Seven Hundred Eight and 30/100 Dollars (\$708.30) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 129 of City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, being a part of Lot Two (2) of Gilliland Subdivision situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at the Southeast corner of Lot 2 of said Gilliland Subdivision and considering the East line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 to bear N 02°07'08" E with all bearings contained herein being relative thereto;

Thence along the Easterly and Northerly boundary line of said Lot 2 the following three (3) courses and distances:

1. N 02°07'08" E a distance of 63.00 feet;
2. N 61°18'58" W a distance of 22.36 feet;
3. N 87°52'52" W a distance of 79.57 feet;

Thence leaving said boundary line, 26.38 feet along the arc of a curve concave to the North having a radius of 310.05 feet, a central angle of 04°52'30", and a long chord bearing S 82°28'42" E a distance of 26.37 feet;

Thence S 84°54'57" E a distance of 42.39 feet;

Thence S 84°21'02" E a distance of 8.15 feet;

Thence S 41°23'33" E a distance of 31.66 feet;

Thence S 00°43'18" W a distance of 2.06 feet;

Thence S 02°07'08" W a distance of 42.80 feet to a point on the South line of said Lot 2;

Thence S 87°52'52" E along the South line of said Lot 2 a distance of 1.00 feet to the True Point of Beginning, containing 566.64 square feet as described herein and depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

[Handwritten signature of Victor Bukus, Jr.]

Victor Bukus, Jr.

CALIFORNIA

STATE OF ~~COLORADO~~

SANTA CLARA)
SS.

COUNTY OF MESA)

[Handwritten signature of Susan L. Bukus]

Susan L. Bukus

The foregoing instrument was acknowledged before me this 12TH day of Dec, 1995, by Victor Bukus, Jr., and Susan L. Bukus.

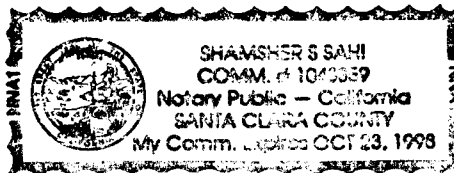
Witness my hand and official seal.

[Handwritten signature of Notary Public]

Notary Public

My commission expires:

OCT 23, 1998



The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"

STA. 26+90.18 TO STA. 27+53.18

TEXAS

AVENUE

ROAD

28 1/4

(BASIS OF BEARINGS)

2943-073-08-001
 VICTOR JR. AND SUSAN L. BUKUS
 531 28 1/4 ROAD
 PARCEL NO. 129 = 566.64 SQ.FT.
 PARCEL NO. E129 = 500.69 SQ.FT.

S.W. 1/16 CORNER
 SECTION 7
 T. 1 S., R. 1 E., U.M.
 (STA. 24+17.18)

DRAWN BY: SRP
 DATE: 01/13/95
 SCALE: 1" = 20'
 APPR. BY: [Signature]
 FILE NO: ROW129.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION

