

VEN02CRO

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JUAN F. VENEGAS

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 690
CROSBY AVENUE

PARCEL NO.: 2945-152-00-007

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

BOOK 3188 PAGE 190
2083971 10/28/02 0430PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

JUAN F. VENEGAS, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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 Public Roadway and Utilities right-of-way purposes, to wit:

See Exhibit "A" and Exhibit "B" 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 Grantor hereby covenanting that he 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.

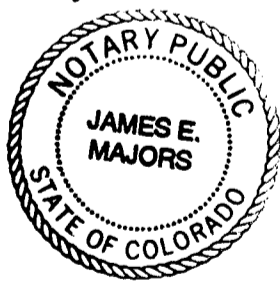
Executed and delivered this 19 day of September, 2002.

Juan F. Venegas
Juan F. Venegas

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 19 day of September, 2002, by Juan F. Venegas.

My commission expires 09/08/2005
Witness my hand and official seal.



[Signature]
Notary Public

EXHIBIT A**RIGHT-OF-WAY DEDICATION DESCRIPTION**

A portion of a parcel of land located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, and being more particularly described by metes and bounds, as follows:

BEGINNING at the Northeast corner of the SE1/4 NW1/4 said Section 15, whence the Northwest corner of said SE1/4 NW1/4 said Section 15 bears North 89 degrees 55 minutes 45 seconds West, a distance of 1321.19 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence along the North line of said SE1/4 NW1/4 said Section 15, North 89 degrees 55 minutes 45 seconds West, a distance of 33.00 feet; thence South 00 degrees 03 minutes 59 seconds East, a distance of 346.21 feet, to a point on the Northeasterly right-of-way line of Crosby Avenue right-of-way, as described in Book 24, Page 129, Mesa County records; thence, along the Northeasterly right-of-way line of said Crosby Avenue, South 40 degrees 41 minutes 51 seconds East, a distance of 50.68 feet to a point on the East line of SE1/4 NW1/4 said Section 15; thence, along said East line of said SE1/4 NW1/4 said Section 15, North 00 degrees 03 minutes 59 seconds West, a distance of 384.59 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.277 Acres more or less, as described.

Prepared By:
Patrick R. Green, PLS 17485
LANDesign, L.L.C.
244 North 7th Street
Grand Junction, CO 81501
Venegas-ROWDED.doc

NW Corner
SE1/4 NW1/4 NE1/4 NW1/4 SECTION 15
Section 15
BLM 1988

Basis of Bearings
N89°55'45"W 1321.19'

S89°55'45"E
33.00'

POB
NE Corner
SE1/4 NW1/4
Section 15
BLM 1988

EXHIBIT B

Found #5 Rebar & Cap
Illegible

SE1/4 NW1/4 SECTION 15

House

690 Crosby Avenue
Book 2101, Page 875

N00°03'59"W 346.21'

20' Utility Easement for Sanitary Sewer
Book 1007, Page 227

S00°03'59"E 384.59'

Six and 50 West Subdivision, Filing No. Two
Plat Book 12, Page 101

Crosby Avenue
Book 24, page 129

100' Railroad ROW

River Road

Found #5 Rebar & Cap
PLS 9960



RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

SCALE: 1"=50'

50 25 0 50

SE Corner
SE1/4 NW1/4
Section 15
#5 Rebar in

952.26' East line SE1/4 NW1/4 Section 15
N00°03'59"W 1333.58'

Crosby Avenue