

WAL847TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JAMES W. WALLER AND LOIS WALLER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 7TH STREET  
BETWEEN F ROAD AND HORIZON DRIVE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorder's Stamp

BOOK 1506 PAGE 44

JAMES W. WALLER and

LOIS M. WALLER

1369304

1369304

Exempt

11:54 AM

AUG 15 1984 E. SAWYER-CLK&REC MESA CITY CO

whose address is 621 26 1/2 Road Grand Jct  
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

Grand Junction County of Mesa and State of  
Colorado, ~~in joint tenancy~~ the following real property situate  
in the said County of Mesa and State of Colorado, to-wit:

A parcel of land for Road and Utility right of way purposes being a portion  
of the NE1/4SE1/4SW1/4 of Section 2, 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 Brass Cap #112-1 set for the Southwest  
corner of the NW1/4SE1/4 of said Section 2, with all bearings wherein being  
relative to North between said Mesa County Brass Cap #112-1 and found Mesa  
County Cap #55 set for the S1/4 corner of said Section 2, as basis of  
bearings;

Thence South, 286.3 feet to the True Point of Beginning, said point also  
being the Northeast corner of a tract of land owned by the undersigned as  
described and recorded in Book 1091 Page 388 filed in the office of the Mesa  
County Clerk and Recorder;

Thence along the Northerly boundary line of said tract of land S 68°22'32" W,  
32.27 feet;

Thence continuing along said Northerly boundary line S 72°12'00" W, 12.56  
feet.

Thence S 03°32'04" E, 112.82 feet;

Thence S 00°00'00" E, 241.51 feet to the Southerly boundary line of said  
tract of land;

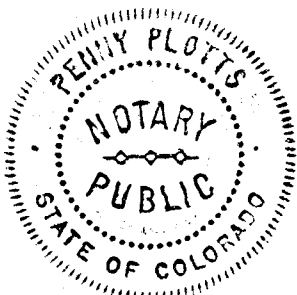
Thence along said Southerly boundary line N 90°00'00" E, 35 feet to the Easterly  
boundary line of said tract of land;

Thence along said Easterly boundary line N 00°00'00" E, 369.84 feet to the  
True Point of Beginning.

The above described parcel contains 13, 102.83 sq. ft., more or less, of which  
10,916.78 sq. ft., more or less, is present road right of way for 7th Street.

Together with Exhibit "A" attached hereto and made a part of,  
with all its appurtenances and warrant(s) the title to the same, subject to

Signed this 14<sup>TH</sup> day of August, 19 84



James W. Waller  
James W. Waller

Lois M. Waller  
Lois M. Waller

STATE OF COLORADO

Said County of Mesa

ss

The foregoing instrument was acknowledged before me this 14<sup>TH</sup> day of August  
19 84 by James W. Waller and Lois M. Waller

My commission expires Aug 18, 19 85

Witness my hand and official seal.

Western Colorado Title Co.  
521 Road Ave., Grd Jct., CO 81501

Notary Public

PE-19A&B Description

Two permanent easements for Roadway Slope and Drainage and Utility Purposes being a portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 2, aforementioned in R/W-19 parcel description, more particularly described as follows:

Commencing at the found Mesa County Brass Cap #112-1 set for the Southwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 2, with all bearings wherein being relative to North between said Mesa County Brass Cap #112-1 and found Mesa County Brass Cap #55 set for the S $\frac{1}{4}$  corner of said Section 2, as basis of bearings;

Thence S 00°00'00" W, 286.3 feet to the Northeast corner of said tract of land owned by the undersigned aforementioned in R/W-19 parcel description;  
Thence along the Northerly boundary line of said tract of land S 68°22'32" W, 32.27 feet;

Thence continuing along said Northerly boundary line S 72°12'00" W, 12.56 feet to the True Point of Beginning, said point also being the Northwest corner of the aforescribed parcel number R/W-19;

Thence continuing along said Northerly boundary line S72°12'00" W, 29.24 ft;

Thence continuing along said Northerly boundary line S 80°02'49" W, 10 feet;

Thence S 17°48'00" E, 27.53 feet;

Thence N 72°12'00" E, 32.49 feet to the Westerly boundary line of said parcel number R/W-19;

Thence along said Westerly boundary line N 03°32'04" E, 27 feet to the True Point of Beginning.

The above described easement contains 944 sq.ft., more or less.

ALSO,

Commencing at said Mesa County Brass Cap #112-1, with all bearings wherein being relative to North between said Mesa County Brass Cap #112-1 and said Mesa County Brass Cap #55 as basis of bearings;

Thence S 00°00'00" W, 656.14 feet to the Southeast corner of said tract of land owned by the undersigned;

Thence along the Southerly boundary line of said tract of land S90°00'00" W, 35 feet to the True Point of Beginning, said point also being the Southwest corner of the aforescribed parcel number R/W-19;

Thence continuing along said Southerly boundary line S90°00'00" W, 25 feet;

Thence N 05°34'20" E, 205.97 feet;

Thence N 90°00'00" E, 5 feet to the Westerly boundary line of said parcel number R/W-19;

Thence along said Westerly boundary line S00°00'00" W, 205 feet to the True Point of Beginning.

The above described easement contains 3,075 sq.ft., more or less.

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A permanent easement for utility purposes being a portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 2, aforementioned in R/W-19 parcel description, more particularly described as follows:

Commencing at said Mesa County Brass Cap #112-1 with all bearings wherein being relative to North between said Mesa County Brass Cap #112-1 and said Mesa County Brass Cap #55 as basis of bearings;

Thence S00°00'00" W, 286.3 feet to the Northwest corner of said tract of land owned by the undersigned;

Thence along the Northerly boundary line of said tract of land S 68°22'32" W, 32.27 feet;

Thence continuing along said Northerly boundary line S 72°12'00" W, 12.56 feet to the Northwest corner of aforescribed parcel number R/W-19;

Thence along the Westerly boundary line of said parcel number R/W-19 S03°32'04"E, 51.21 feet to the True Point of Beginning;

Thence continuing along said Westerly boundary line S 03°32'04" E, 5.01 feet;

Thence S 90°00'00" W, 15.3 feet;

Thence N 00°00'00" W, 5 feet;

Thence N 90°00'00" E, 15 feet to the True Point of Beginning.

The above described easement contains 75 sq. ft., more or less.