

WAY8415S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: WALTER K. WAYMEYER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 15TH  
STREET, NEAR CANAL, PARCEL NO. 2945-122-00-043, FOR ROAD AND  
UTILITY RIGHT-OF-WAY PURPOSES, STREET IMPROVEMENT DISTRICT,  
PHASE A, 15TH STREET FROM F ROAD SOUTH TO THE GRAND VALLEY  
CANAL, SW CORNER OF 15TH STREET AND WELLINGTON AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WALTER K. WAYMEYER

1368343 590 EXEMPT 03:50 PM  
AUG 02, 1984 E. SAWYER, CLK&REC MESA CTY, CO  
BOOK 1504 PAGE 460

whose address is 5391 Overland Drive, Huntington  
Beach, California 92649  
County of Orange, State of  
California

, for the consideration of  
one dollar ( \$ 1.00)  
dollars, in hand paid, hereby sell(s) and convey(s) to

THE CITY OF GRAND JUNCTION, a municipal corporation  
whose legal address is 250 N. 5th St., Grand Junction, CO 81501 County of  
Mesa, and State of Colorado the following real property in the  
City of Grand Junction County of Mesa, and State of Colorado, to wit:

a parcel of land for road and utility right of way purposes located  
in the SE $\frac{1}{4}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 12, Township 1 South, Range 1 West,  
Ute Meridian, as more particularly described in the attached  
Exhibit A

also known as street and number 1405 Wellington, Grand Junction, CO 81501

with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this \_\_\_\_\_ day of July, 19 84

*Walter K. Waymeyer*  
Walter K. Waymeyer

CALIFORNIA  
STATE OF ~~COLORADO~~ }  
County of *Orange* } ss.

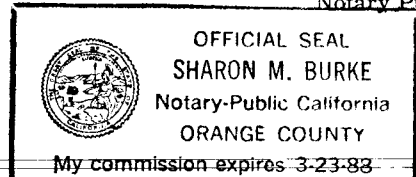
The foregoing instrument was acknowledged before me this *23rd*  
day of *July*, 19*84*, by Walter K. Waymeyer

My commission expires *3/23/84*  
Witness my hand and official seal.

*Sharon M. Burke*

Notary Public

address of Notary Public:  
*5901 Warner*  
*Huntington Beach, CA 92649*



RIGHT OF WAY TO BE ACQUIRED

FOR: City of Grand Junction, Public Works Street Improvement District,  
Phase A, 15th Street from F Road south to the Grand Valley Canal.  
SW Corner 15th St. and Wellington Ave.  
Parcel PE-6

FROM: Walter K. Waymeyer  
2945-122-00-043

R/W - 6 Description

A parcel of land for Road and Utility right of way purposes being a portion of a tract of land owned by the undersigned as described in Book 1118, page 426 recorded with the office of the Mesa County Clerk and Recorder and located in the SE $\frac{1}{4}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 12, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows:

Commencing at the found Mesa County Brass Cap Number 716 set for the North-east corner, SE $\frac{1}{4}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 12, with all bearings herein being relative to West between said brass cap and found Mesa County Brass Cap Number 821-1 set for the NW Corner SW $\frac{1}{4}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 12 as basis of bearings;

Thence, along the North boundary line of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 12, West, 29.97 feet;

Thence South 30 feet to the intersection of the West right of way line of present 15th Street and the Southerly right of way line of present Wellington Avenue;

Thence, along said West right of way line, S 00°03' E, 526.47 feet to the True Point of Beginning, said point also being the intersection of said West right of way line and the Northerly right of way line of the Grand Valley Irrigation Company's Canal;

Thence, along said Canal Northerly right of way line, S 88°55' W, 14 feet;

Thence N 01°05' W, 4.5 feet;

Thence N 88°55'E, 1408 feet to said West right of way line;

Thence, along said line, S 00°03'E, 4.5 feet to the True Point of Beginning.

The above described Parcel contains 63 sq. ft., more or less.