

WDM9812S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: WILLIAM D. MERKEL

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 12TH STREET, BONITA TO  
HORIZON, PARCEL NO. 2945-012-01-001, RIGHT OF WAY, LOT 1, BLOCK 1, O'NAN  
SUBDIVISION, SECOND ADDITION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2 PAGE DOCUMENT

1857893 07/31/98 0258PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT  
BOOK 2471 PAGE 157

WARRANTY DEED

William D. Merkel, Grantor, for and in consideration of the sum of Sixty Three and 70/100 Dollars (\$63.70), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys 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 Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Southeast Corner of Lot 1, Block 1 of Second Addition to O'Nan Subdivision, situate in the Northwest 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 9 at Page 99 in the office of the Mesa County Clerk and Recorder, and considering the west line of the Northwest 1/4 of said Section 1 to bear N 00°03'32" E with all bearings contained herein being relative thereto; thence S 89°52'32" W along the south boundary line of said Lot 1 a distance of 127.90 feet to the True Point of Beginning;

thence S 89°52'32" W along the south boundary line of said Lot 1 a distance of 6.10 feet; thence leaving the south boundary line of said Lot 1 and along the northerly right-of-way line for Midway Avenue as described by Quit Claim Deed recorded in Book 1654 at Pages 982 through 989 the following two (2) courses and distances:

1. N 00°03'32" E a distance of 1.00 feet;
2. 6.15 feet along the arc of a non-tangent curve concave to the northeast, having a radius of 16.00 feet, a central angle of 22°01'36", and a long chord bearing N 78°53'58" W a distance of 6.11 feet to a point on the west boundary line of said Lot 1;

thence N 00°03'32" E along the west boundary line of said Lot 1 a distance of 3.49 feet; thence leaving the west boundary line of said Lot 1, S 64°56'42" E a distance of 13.35 feet to the Point of Beginning, containing 26.0 square feet as described herein and as depicted on Exhibit "A" 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 16 day of July, 1998.

William D. Merkel  
William D. Merkel

State of Colorado )  
                          )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 1998, by William D. Merkel.

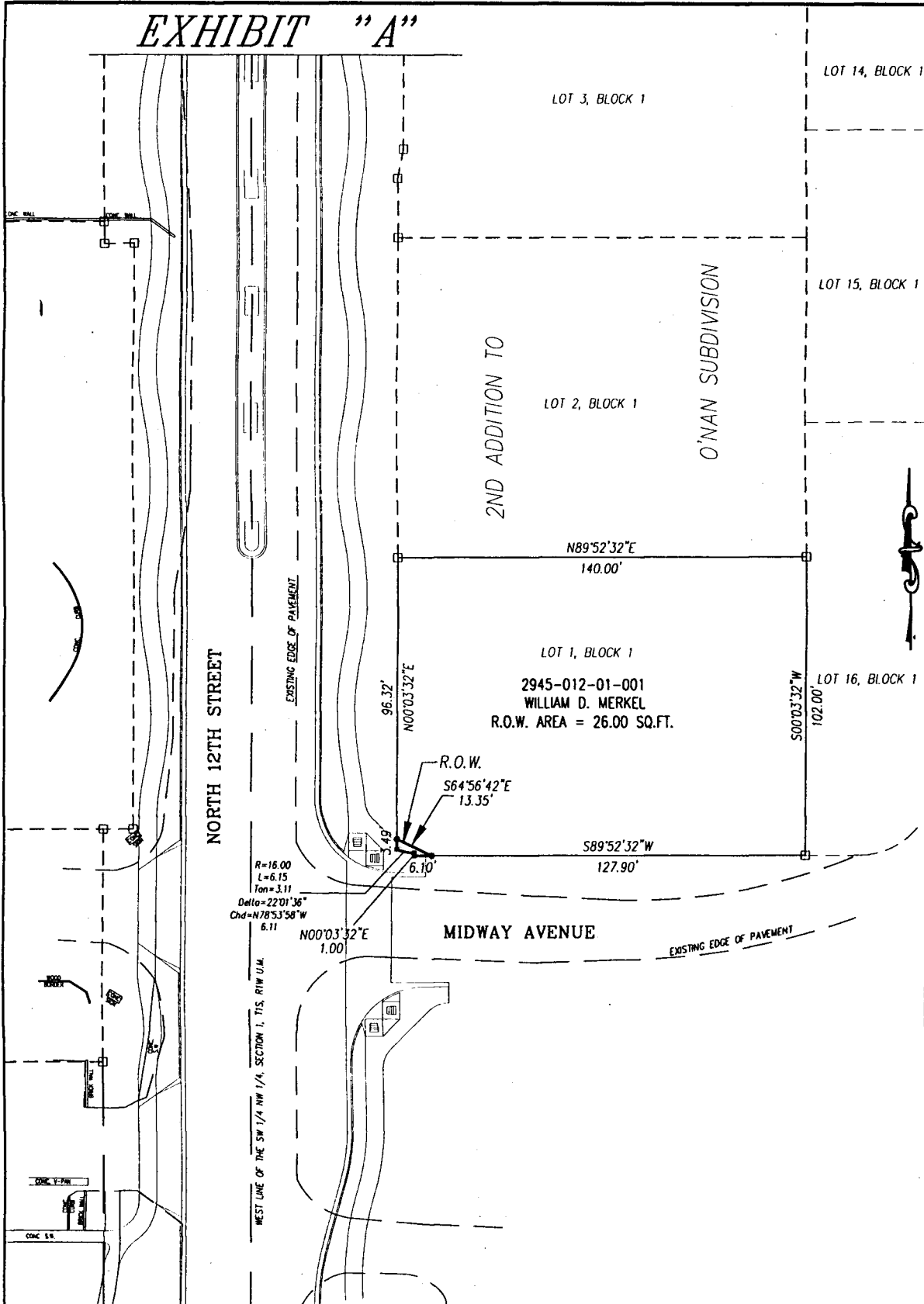
My commission expires 9.18.01.  
Witness my hand and official seal.

Lucille J. St. ...  
Notary Public



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

EXHIBIT "A"



DRAWN BY: SRP  
 DATE: 05-28-98  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: 12TH6.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 12TH STREET - BONITA TO HORIZON

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION