

WIL85PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: GLEN P. WILSON AND DOROTHEA H. WILSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT OF WAY
PATTERSON 7TH STREET AND 12TH STREET
, 2666 F ROAD RECONSTRUCTION AT 26.6 ROAD BRIDGE, PARCEL NO.
2945-024-00-024

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1383554 DOC EXEMPT 11:04 AM
FEB 15 1985 E.SAWYER,CLK&REC MESA CTY,CO

Glen P. Wilson and Dorothea H. Wilson

Grantor(s)

BOOK 1528 PAGE 819

whose address is 2666 F Road, Grand Junction

*County of Mesa, State of

Colorado, for the consideration of
One Dollar and other good and valuable consideration
~~dollars~~ in hand paid, hereby sell(s)

and convey(s) to the City of Grand Junction, a municipal corporation,

whose legal address is 250 North 5th Street, Grand Junction,

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of

Colorado, to wit:

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF

also known by street and number/as

with all its appurtenances, and warrant(s) to title to the same, subject to easements, restrictions, rights-of-way of record; 1985 taxes due and payable in 1986 and all subsequent taxes thereafter.

Signed this 6 day of FEB

19 85

Glen P. Wilson
Glen P. Wilson
Dorothea H. Wilson
Dorothea H. Wilson

STATE OF COLORADO,

County of MESA

} ss.

The foregoing instrument was acknowledged before me in the _____ County

of MESA, State of COLO, this 6 day

of FEB, 19 85, by Glen P. Wilson and Dorothea H. Wilson

My commission expires _____
Witness my hand and official seal.

Richard O. Yarnall
Richard O. Yarnall
2235 So. Regent Cir
Grand Jct CO 81503

* If in Denver, insert "City and"

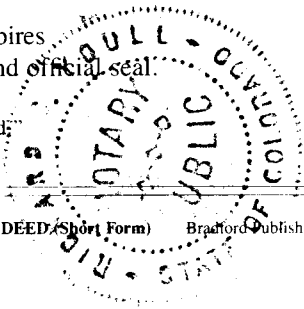


EXHIBIT A

For: City of Grand Junction, Public Works Capital Improvement Project
 No.205-034098-901168-84091
 F Road Reconstruction at 26.6 Road Bridge
 Parcel. No. R/W 100 PE 100

From: Glen P. Wilson and Dorothea H. Wilson
 2666 F Road
 Grand Junction, Co. 81501
 (2945-024-00-024)

R/W 100 Description

A parcel of land for Road and Utility right of way purposes being a portion of the SE1/4SW1/4SE1/4 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 Survey Marker #55 set for the South 1/4 corner of said Section 2, and considering the Southerly boundary line of said Section 2 to bear N 90°00' E, with all bearings herein being relative between said found Mesa County Survey Marker #55 and found Mesa County Survey Marker #800 set for the SE corner of the SW1/4SE1/4 of said Section 2, as the basis of bearings: Thence Along the Southerly boundary line of said Section 2 N 90°00' E, 947.40 feet to the True Point of Beginning, said point also being the Southeast corner of a tract of land owned by the undersigned as described in Book 521, page 268 and recorded in the office of the Mesa County Clerk and Recorder;
 Thence along the Easterly boundary line of said tract of land North, 45.0 feet;
 Thence S 45°00' W, 7.07 feet;
 Thence West to the east bank of the Grand Valley Irrigation Company's Canal;
 Thence Southeasterly along the said canal right of way to the Southerly boundary line of the said Section 2, said point also being the Southwest corner of said tract of land as described in Book 451, page 249 and recorded in said office;
 Thence N 90°00' E, to the True Point of Beginning.

The above described parcel of land contains 5809 sq. ft., more or less, of which 4327 sq. ft., more or less, is right of way for the present F Road.

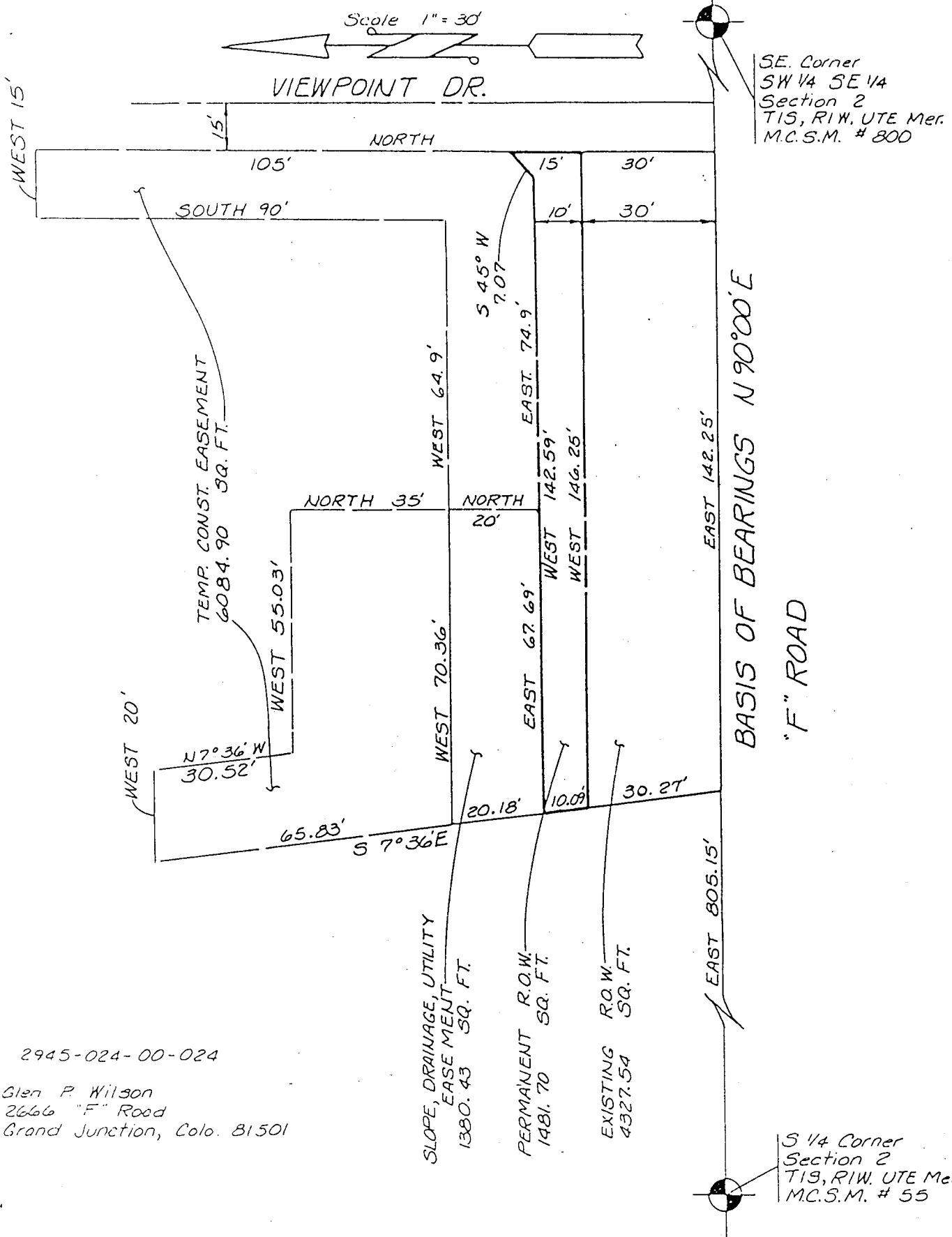
PE 100 Description

A Permanent Easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the SE1/4SW1/4SE1/4 of the said Section 2, lying adjacent to the North side of F Road, more particularly

described as follows:

Commencing at said found Mesa County Survey Marker #55 as described in Road right of way description above;
Thence N 90°00' E, 867.10 feet;
Thence North 40 feet to the True Point of Beginning;
Thence North, 20.0 feet;
Thence West to the East bank of the Grand Valley Irrigation Company's Canal;
Thence Southeasterly along said canal right of way, 20.18 feet to the intersection of the Northwest corner of the above described Road right of way description;
Thence along the Northerly boundary line of the above described right of way description East, 67.69 feet to the True Point of Beginning;

The above described Permanent Easement contains 1380 sq. ft., more or less.



GLEN P. WILSON

2945-024-00-024
 Glen P. Wilson
 2666 "F" Road
 Grand Junction, Colo. 81501

SLOPE, DRAINAGE, UTILITY
 EASEMENT
 1380.43 SQ. FT.

PERMANENT R.O.W.
 1481.70 SQ. FT.

EXISTING R.O.W.
 4327.54 SQ. FT.

R.O.W. DESCRIPTION MAP
 PARCEL NO. _____
 APPROVED _____
 DATE _____

CITY OF GRAND JUNCTION, COLORADO
 DEPT. OF PUBLIC WORKS & UTILITIES, ENGINEERING DIV.