

COL83282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (EASEMENT)

NAME OF AGENCY OR CONTRACTOR: COLORADO WEST ASSOCIATES INC.
BY: THOMAS ROBERT SMITH AND PHOEBE R. SMITH

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/4 ROAD
SAUNDERS SUBDIVISION, A THREE FOOT STRIP OF LAND AT THE EAST
SIDE OF LOT 2 TO INCLUDE A TWENTY FOOT RADIUS CORNER AT THE
SOUTHEAST CORNER OF SAID LOT 2.

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1983

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Saunders Sub
28 1/4 Rd.

CV
Nc

COLORADO WEST ASSOCIATES INC.

303 245-2767

ENGINEERING • SURVEYING • PLANNING
835 Colorado Avenue Grand Junction, Colorado 81501

May 18, 1983

1329402 10:24 AM
JUN 08 1983 E.SAWYER:CLK&REC MESA CITY CO
BOOK 1437 PAGE 993

City of Grand Junction
Grand Junction, Colorado 81501

Re: Saunders Subdivision, Lot 2

AGREEMENT TO DEED RIGHT OF WAY

We, the undersigned, owners of the real property situate in the County of Mesa, State of Colorado, and described as:

See "Exhibit A",

do hereby agree to deed to the City of Grand Junction, Colorado, a three (3) foot strip of land at the east side of Lot 2, Saunders Subdivision, to include a twenty (20) foot radius corner at the southeast corner of said Lot 2. Said three (3) foot strip of land shall be granted as a public right of way for 28 1/4 Road, and shall be given at such time as the house existing on said Lot 2 at this date is moved or substantially destroyed.

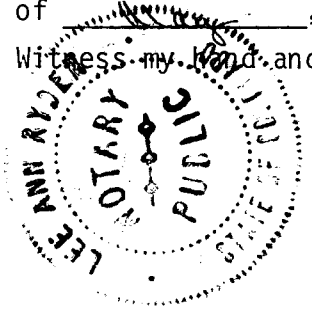
This agreement shall be covenant running with the land and shall not expire at our deaths.

Dated this 18th day of May, 1983.
Thomas Robert Smith Phoebe R. Smith
Thomas Robert Smith Phoebe R. Smith

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me the 18th day of May, 1983 by Thomas Robert Smith and Phoebe R. Smith.

Witness my hand and official seal. My commission expires: 3-8-84



Lee Ann Ryden
Notary Public
835 Colorado Ave
Grand Jct, CO 81501
Address

Exhibit A

Commencing at the Southeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, and considering the East line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 7 to bear N 00° 00' 00" E and all bearings contained herein to be relative thereto; thence N 00° 00' 00" E 396.00 feet to the true point of beginning, also being on the centerline of 28 $\frac{1}{2}$ Road, thence leaving said centerline N 90° 00' 00" W 123.00 feet, thence N 00° 00' 00" E 132.00 feet, thence S 90° 00' 00" E 123.00 feet to the centerline of 28 $\frac{1}{2}$ Road, thence S 00° 00' 00" W along said centerline 132.00 feet to the true point of beginning.