

TAT84FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JOHN W. TATE AND LYDIA T. TATE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2726 F ROAD
NORTHEAST CORNER OF 15TH STREET AND PATTERSON RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

JOHN W. TATE

LYDIA T. TATE

whose address is 2726 F Road, Grand Junction, CO 81501 ,
said County of Mesa and State of
Colorado for the consideration of

- - Ten and No/100 - - - - - Dollars,

in hand paid, hereby sell(s) and convey(s) to

CITY OF GRAND JUNCTION, A MUNICIPAL CORPORATION

Recorder's Stamp
1373921 890 EXEMPT 11:43 AM
OCT 17 1984 E. SAUER, CLK&REC MESA CITY, CO
BOOK 1513 PAGE 302

No Consp

_____, whose address is

Grand Junction, CO 81501, County of Mesa and State of
Colorado, ~~***JOINT TENANCY***~~ the following real property situate
in the said County of Mesa and State of Colorado, to-wit:

(SEE ATTACHED "EXHIBIT A")

with all its appurtenances and warrant(s) the title to the same, subject to easements,
restrictions, rights-of-way of record; 1984 taxes due and payable in 1985
and all subsequent taxes and assessments thereafter.

Signed this 18 day of Oct, 19 84

John W. Tate

JOHN W. TATE

Lydia T. Tate

LYDIA T. TATE

STATE OF COLORADO

County of Mesa } ss

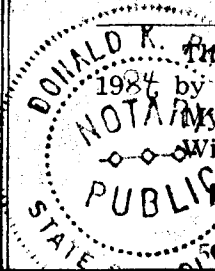
The foregoing instrument was acknowledged before me this 18 day of Oct
1984 by John W. Tate and Lydia T. Tate
My commission expires _____, 19

Witness my hand and official seal.

My Commission Expires 8/4/1985
Western Colorado Title Co
501 Bond Ave. Grand Jct. CO 81501

Donald K. [Signature]

Notary Public



1388128

Recorder's Stamp

JOHN W. TATE and

1388128 DOC NO FEE 11:25 AM
APR 18 1985 E.SAWYER, CLK&REC MESA CITY, CO

LYDIA T. TATE

BOOK 1536 PAGE 29

whose address is 2726 F. ROAD
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

5TH AND ROOD County of MESA and State of
COLORADO

in the SAID County of MESA and State of Colorado, to-wit:
in joint tenancy

A parcel of land for Road and Utility right of way purposes being a portion
of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 1 South, Range 1 West of the Ute
Meridian, City of Grand Junction, County of Mesa, State of Colorado, more
particularly described as follows:

Commencing at the found Mesa County Brass Cap #717-1 set for the Southwest
corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1, and considering the Southerly
boundary line of said Section 1 to bear N 90°00'E, with all bearings herein
being relative between said found Mesa County Brass Cap #715-1 and found
Mesa County Brass Cap #7-1 set for the South $\frac{1}{4}$ Corner of said Section 1,
as the basis of bearings;

Thence along the Southerly boundary line of said Section 1 N90°00' E,
10.0 feet to the TRUE POINT OF BEGINNING, said point also being the
Southeast corner of a parcel of land for right of way purposes as
described in Book 161, page 50, and recorded in the office of the
Mesa County Clerk and Recorder;

Thence along the Easterly boundary line of said parcel North, 30.0 feet;
Thence along the Southerly boundary line of a parcel of land for right of
way purposes as described in Book 1513, Page 303, and recorded in said
office East, 13.5 feet;
Thence along the Easterly boundary line of said parcel North, 24.0 feet;
Thence S 45°00' E, 33.94 feet;

CONTINUED ON PAGE 2

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

Signed this 16th day of APRIL, 19 85

John W. Tate
JOHN W. TATE

Lydia T. Tate
LYDIA T. TATE

STATE OF COLORADO

County of MESA

ss

The foregoing instrument was acknowledged before me this 16th day of
19 85 by JOHN W. TATE and LYDIA T. TATE

My commission expires
Witness my hand and official seal.

My Commission Expires 8/18/1985
Western Colorado Title Co.
521 Road Ave., Grd. Jct., CO 81501

[Signature]
Notary Public

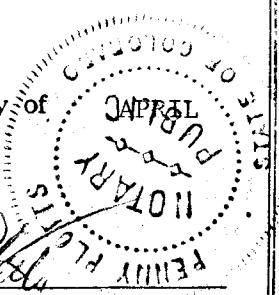


EXHIBIT "A"

A parcel of land for Road and Utility Right of Way purposes Commencing at the SW Corner SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, T.1 S, R.1 W, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado;
 Thence N 00°00'09" W along the West line SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 a distance of 105.00 feet;
 Thence N 77°31'51" E 10.24 feet to the TRUE POINT OF BEGINNING;
 Thence continuing N 77°31'51" E 13.19 feet;
 Thence along the arc of a non tangent curve to the right whose radius is 323.56 feet and whose long chord bears S 01°46'46" E 20.07 feet;
 Thence S 00°00'09" E 60.00 feet;
 Thence S 89°59'51" W 13.50 feet;
 Thence N 00°00'09" W 77.21 feet to the TRUE POINT OF BEGINNING containing 1058.3 square feet, more or less.

PE - 7 Description

A permanent Easement for Roadway Slope and Utility purposes being a portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section aforementioned in the above parcel description more particularly described as follows:

Commencing at the SW Corner SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1;
 Thence N 00°00'09" W along the West line SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 a distance of 105.00 feet;
 Thence N 77°31'51" E 23.43 feet to the TRUE POINT OF BEGINNING;
 Thence continuing N 77°31'51" E 25.73 feet;
 Thence S 00°00'09" E 16.61 feet;
 Thence S 89°59'51" W 24.62 feet;
 Thence along the arc of a non-tangent curve to the left whose radius is 323.56 feet and whose long chord bears N 02°34'35" W 11.07 feet to the TRUE POINT OF BEGINNING containing 344.4 square feet, more or less.

RIGHT OF WAY TO BE ACQUIRED

FOR: City of Grand Junction, Public Works Capital Improvements
Project No. 209-034098-901168-84094
15th Street - Patterson Road to Ridge Drive
Parcel No. R/W-7 & PE-7

FROM: John W. Tate and Lydia T. Tate
2726 F Road
Grand Junction, CO 81501
2945-013-00-028

R/W - 7 Description

A parcel of land for Road and Utility Right of Way purposes Commencing at the SW Corner SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, T.1 S, R.1 W, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado;
Thence N 00°00'09" W along the West line SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 a distance of 105.00 feet;
Thence N 77°31'51" E 10.24 feet to the TRUE POINT OF BEGINNING;
Thence continuing N 77°31'51" E 13.19 feet;
Thence along the arc of a non tangent curve to the right whose radius is 323.56 feet and whose long chord bears S 01°46'46" E 20.07 feet;
Thence S 00°00'09" E 60.00 feet;
Thence S 89°59'51" W 13.50 feet;
Thence N 00°00'09" W 77.21 feet to the TRUE POINT OF BEGINNING containing 1058.3 square feet, more or less.

PE - 7 Description

A permanent Easement for Roadway Slope and Utility purposes being a portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section aforementioned in the above parcel description more particularly described as follows:

Commencing at the SW Corner SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1;
Thence N 00°00'09" W along the West line SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 a distance of 105.00 feet;
Thence N 77°31'51" E 23.43 feet to the TRUE POINT OF BEGINNING;
Thence continuing N 77°31'51" E 25.73 feet;
Thence S 00°00'09" E 16.61 feet;
Thence S 89°59'51" W 24.62 feet;
Thence along the arc of a non-tangent curve to the left whose radius is 323.56 feet and whose long chord bears N 02°34'35" W 11.07 feet to the TRUE POINT OF BEGINNING containing 344.4 square feet, more or less.

Thence parallel to the Southerly boundary line of said Section 1 East, 144.5 feet to the Easterly boundary line of a tract of land owned by the undersigned as described in Book 1113, page 146 and recorded in said office;
Thence South, 30.0 feet to the Southeast corner of said tract of land;
Thence West, 182.0 feet to the True Point of Beginning.

The above described parcel of land contains 5748 sq. ft., more or less, of which 5460 sq. ft., more or less, is right of way for the present F Road.

A Permanent Easement for Roadway Slope, Utilities and Irrigation purposes being a portion of the SW1/4SE1/4SW1/4 of said Section 1, lying adjacent to the North side of F Road, more particularly described as follows:

Commencing at said found Mesa County Brass Cap #715-1 as described in Road right of way description above;
Thence N 90°00' E, 10.0 feet;
Thence North, 30.0 feet;
Thence East, 37.5 feet to the True Point of Beginning;
Thence N 45°00' W, 7.07 feet;
Thence East, 149.5 feet to the intersection of the Easterly boundary line of a tract of land as described in Book 1113, Page 146, and recorded in the above said office;
Thence along the Easterly boundary line of said tract of land South, 5.0 feet;
Thence West, 144.5 feet to the True Point of Beginning.

The above described Permanent Easement contains 735 sq. ft., more or less.