

CITY-OWNED REAL ESTATE

<p><u>ZONING</u> County: T</p>	<p>City of Grand Junction, Colorado</p>	<p><u>E. D. P. No.</u></p>
<p style="text-align: center;"><u>DESCRIPTION</u></p> <p>Legal Description:</p> <p>Beginning at a point 15' N of the SW corner of the SE<math>\frac{1}{4}</math> NW<math>\frac{1}{4}</math> Sec. 15, T1S, R1W, Ute Meridian, Mesa County, Colorado; thence running E on a true meridian 1320' to a point 15' N of the SE corner of the above described tract, thence N along the E line of the said SE<math>\frac{1}{4}</math> NW<math>\frac{1}{4}</math> of said Sec. 15, 683.45' to the right of way of the Denver &amp; R. G. W. R. R., 50' from the center of the main track, thence N. 40° 44' W along said right of way for 131', thence S 61° 33' W 1408' to the W line of said SE<math>\frac{1}{4}</math> NW<math>\frac{1}{4}</math>, thence S 115.9' to beginning. Also a tract of land in the SW<math>\frac{1}{4}</math> NE<math>\frac{1}{4}</math> Sec. 15, T1S, R1W, Ute Meridian, Mesa County, Colorado, described as follows: Beginning at a point 15' N of the SW corner thereof, thence E 30', thence N 645.32' to the right of way of the Denver &amp; R. G. W. R. R., 50' from the center of the main track, thence N 40° 44' W. along said right of way 45', thence S 683.45' to beginning.</p>		
<p style="text-align: center;"><u>DEED</u></p> <p>Deed no.: 340198          Reversion clause?      Yes:      No: X          Details:</p> <p>The size noted at the right excludes the property west of the river granted in this deed.</p> <p>Grantor: Eva John</p> <p>Type of deed: W      Date: 8/4/38          Recorded: 8/6/38                Book: 375      Page: 82          Copy on file with: City Clerk</p>	<p>Location: N. side of the projection of W. Grand Ave., &amp; the Colorado River          Size: Approx. 8 Acres          Why Obtained: Sewer Plant Area          Present use: Sewer Plant &amp; Nursery</p>	
		<p style="text-align: center;"><u>COST</u></p> <p>Price paid for property: \$2,500.00          Warrant no.:          Cost of Construction:</p>
		<p style="text-align: center;"><u>HOW ACQUIRED</u></p>

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<u>ZONING</u> County: T	City of Grand Junction, Colorado	<u>E. D. P. No.</u>
<u>DESCRIPTION</u>		
<p><b>Legal Description:</b></p> <p>Beginning 30' E of the SW Corner of the SW<math>\frac{1}{4}</math> SW<math>\frac{1}{4}</math> NE<math>\frac{1}{4}</math>, Sec. 15, T1S, R1W, Ute Meridian, thence N 15', thence E to the r-o-w of the D&amp;RG R.R., thence Southeasterly along said r-o-w to S line of said SW<math>\frac{1}{4}</math> SW<math>\frac{1}{4}</math> NE<math>\frac{1}{4}</math>, thence W to the place of beginning; AND beginning at a point 15' N and 30' E of the SW Corner of the SW<math>\frac{1}{4}</math> NE<math>\frac{1}{4}</math>, Sec. 15, T1S, R1W, Ute Meridian, thence N to r-o-w of the D&amp;RG R.R., thence Southeasterly along said r-o-w to a point 15' N of the S line of the SW<math>\frac{1}{4}</math> SW<math>\frac{1}{4}</math> NE<math>\frac{1}{4}</math> of said Sec. 15, thence W to the point of beginning; EXCEPTING therefrom the following described property (conveyed to Mesa County, by Warranty Deed recorded 2/3/44, in Book 421 at Page 389 thereof) to wit: Beginning at a point on the S boundary of the SW<math>\frac{1}{4}</math> NE<math>\frac{1}{4}</math> of said Sec. 15, whence the center of said Sec. 15 bears W 315', thence N 00° 02' L 258.24' to a point on the Southwesterly boundary of the D&amp;RG R.R. r-o-w (being 100' at right angles from the center of a main line track of said RR), thence N 40° 47' W along said R.R. r-o-w 438.8' to a fence on the W line of the "Fasciana Property," thence S along said fence line 61.2', thence S 40° 47' E 377.6', thence S 00° 02' W 243.36', thence E 40' to the point of beginning; ALSO EXCEPTING therefrom any and all rights of way for roads, ditches, culverts (as may be reserved or mentioned in the deed above described) and all legal highways.</p>		
<p style="text-align: center;"><u>DEED</u></p> <p>Deed no.: 793188          Reversion clause?      Yes:      No: X          Details:</p> <p>This deed also conveyed Lots 1, 3, &amp; 5 in Block 7, Grand River Subdivision.</p> <p>The price as noted at the right includes both parcels of land.</p> <p>Grantor:      H. T. Ethington, Admin.</p>	<p>Location: Tract East of nursery</p> <p>Size: Approximately 2.3 Acres</p> <p>Why Obtained: Possible expansion of sewer plant or city shops</p> <p>Present use: Vacant</p>	
<p>Type of deed: Admin.      Date:      3/31/61          Recorded:      6/5/61                    Book: 804      Page: 329-333          Copy on file with: City Clerk</p>	<p style="text-align: center;"><u>COST</u></p> <p>Price paid for property: \$8,391.00</p> <p>Warrant no.:          Cost of Construction:</p> <p style="text-align: center;"><u>HOW ACQUIRED</u></p>	