

104 017

CITY-OWNED REAL ESTATE

<u>ZONING</u>	City of Grand Junction, Colorado	<u>E. D. P. No.</u>
County: T		

DESCRIPTION

Legal Description:

Beginning 30' E of the SW Corner of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$ , Sec. 15, T1S, R1W, Ute Meridian, thence N 15', thence E to the r-o-w of the D&RG R.R., thence South-easterly along said r-o-w to S line of said SW $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$ , thence W to the place of beginning; AND beginning at a point 15' N and 30' E of the SW Corner of the SW $\frac{1}{4}$  NE $\frac{1}{4}$ , Sec. 15, T1S, R1W, Ute Meridian, thence N to r-o-w of the D&RG R.R., thence Southeasterly along said r-o-w to a point 15' N of the S line of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$  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 $\frac{1}{4}$  NE $\frac{1}{4}$  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&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.

DEED

Deed no.: 793188  
 Reversion clause?      Yes:      No: X  
 Details:

This deed also conveyed Lots 1, 3, & 5 in Block 7, Grand River Subdivision.

The price as noted at the right includes both parcels of land.

Location: Tract East of nursery

Size: Approximately 2.3 Acres

Why Obtained: Possible expansion of sewer plant or city shops

Present use: Vacant

COST

Price paid for property: \$8,391.00

Warrant no.:  
Cost of Construction:

Grantor: H. T. Ethington, Admin.

HOW ACQUIRED

Type of deed: Admin. Date: 3/31/61  
 Recorded: 6/5/61  
 Book: 804 Page: 329-333  
 Copy on file with: City Clerk