

EVONYD, INC.
c/o Foster, Larson, Laiche & Griff
422 White Avenue, Suite 323
Grand Junction, CO 81501

March 10, 1994

Community Development Department
250 North 5th Street
Grand Junction, CO 81501

RE: Lot Line Adjustment
2740 and 2760 North 15th Street

Ladies and Gentlemen:

The application for a lot line adjustment and survey have been reviewed and is acceptable.

As a lien holder of the properties located at 2740 and 2760 North 15th Street, I give consent for the approval of the lot line adjustment.

EVONYD, INC.

BY: 

Timothy E. Foster

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Original
Do NOT Remove
From Office

March 21, 1994

Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Ladies and Gentlemen:


As owner of the properties located at 2740 and 2760 North 15th Street, Grand Junction, CO 81506, I am requesting a lot line adjustment.

As shown on the survey, I want to adjust the lot lines so the garage which is now on 2740 N. 15th to be included on the 2760 parcel.

If you have a question, you may contact me at 241-2801.

Thank you for your assistance.

Sincerely,


Nancy E. Kissner

Original
Do NOT Remove
From Office

54 94

KISSNER
WILSON
& Associates

P.O. Box 3957
336 Main Street, Suite 209
Grand Junction, Colorado 81502
(303) 241-2801
FAX: 241-8312
800-846-0063

- Investments
- Joint Ventures
- Venture Capital
- Real Estate
- New Construction
- Land Development

WARRANTY DEED

Grantor(s).

Nancy E. Kissner

whose address is P.O. Box 3957, Grand Jct., CO

County of Mesa, State of Colorado

Ten Dollars for the consideration of dollars, in hand paid, hereby sell(s)

BOOK 2061 PAGE 574

1677360 09:13 AM 04/07/94
MONIKA TODD CLR&REC MESA COUNTY CO
DGC NO FEE

and convey(s) to Nancy E. Kissner

whose legal address is P.O. Box 3957, Grand Jct., CO 81502

County of Mesa, and State of Colorado

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

Colorado, to wit:

COMMENCING AT THE SW CORNER OF THE SE 1/4 SW 1/4 OF SECTION 1, T. 1 S., R. 1 W., U.M. FROM WHENCE THE NW CORNER OF SAID SE 1/4 SW 1/4 BEARS N00°00'00"E 1319.10 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE N00°00'00"E 304.78 FEET; THENCE N90°00'00"E 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S89°52'30"E 94.00 FEET; THENCE S00°00'00"E 76.00 FEET; THENCE N89°52'30"W 94.00 FEET; THENCE N00°00'00"E 76.00 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH COMMENCING AT THE SW CORNER OF THE SE 1/4 SW 1/4 OF SECTION 1, T. 1 S., R. 1 W., U.M. FROM WHENCE THE NW CORNER OF SAID SE 1/4 SW 1/4 BEARS N00°00'00"E 1319.10 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE N00°00'00"E 193.73 FEET; THENCE N90°00'00"E 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°00'00"E 35.05 FEET; THENCE S89°52'30"E 94.00 FEET; THENCE S00°00'00"E 34.84 FEET; THENCE N90°00'00"W 94.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 10,249 SQ. FT. OR 0.24 ACRES MORE OR LESS.

also known by street and number as 2740 & 2760 North 15th Street

with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this 6th day of April, 1994.

Nancy E. Kissner

STATE OF COLORADO.

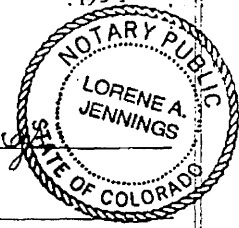
County of MESA

} ss.

The foregoing instrument was acknowledged before me this 6th day of April, 1994 by Nancy E. Kissner

My commission expires 3/31/98. Witness my hand and official seal.

Lorene A. Jennings



*If in Denver, insert "City and".

William O. Roy P.O. Box 356, Grand Jct., CO 81502

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

WARRANTY DEED

Grantor(s).

Nancy E. Kissner

BOOK 2061 PAGE 806

1677498 01:43 PM 04/07/94
MONIKA TODD CLK&REC MESA, COUNTY CO
DOC NO FEE

whose address is P.O. Box 3957, Grand Jct., CO 81502

County of Mesa, State of Colorado

for the consideration of

Ten dollars, in hand paid, hereby sell(s)

and convey(s) to Nancy E. Kissner

whose legal address is P.O. Box 3957, Grand Jct., CO 81502

County of Mesa, and State of Colorado

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

Colorado, to wit:

COMMENCING AT THE SW CORNER OF THE SE 1/4 SW 1/4 OF SECTION 1, T. 1 S., R. 1 W., U.M. FROM WHENCE THE NW CORNER OF SAID SE 1/4 SW 1/4 BEARS N00°00'00"E 319.10 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE N00°00'00"E 193.73 FEET; THENCE N90°00'00"E 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°00'00"E 35.05 FEET; THENCE S89°52'30"E 94.00 FEET; THENCE S00°00'00"E 83.82 FEET; THENCE S89°52'30"E 80.00 FEET; THENCE S78°28'11"W 174.62 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 04°56'53" WHOSE RADIUS IS 323.56 FEET AND WHOSE LONG CHORD BEARS N05°57'37"W 27.93 FEET; THENCE N00°00'00"E 56.27 FEET TO THE TRUE POINT OF BEGINNING EXCEPT COMMENCING AT THE SW CORNER OF THE SE 1/4 SW 1/4 OF SECTION 1, T. 1 S., R. 1 W., U.M. FROM WHENCE THE NW CORNER OF SAID SE 1/4 SW 1/4 BEARS N00°00'00"E 1319.10 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE N00°00'00"E 193.73 FEET; THENCE N90°00'00"E 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°00'00"E 35.05 FEET; THENCE S89°52'30"E 94.00 FEET; THENCE S00°00'00"E 34.84 FEET; THENCE N90°00'00"W 94.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 7,668 SQ. FT. OR 0.18 ACRES MORE OR LESS.

also known by street and number as 2740 & 2760 North 15th Street

with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this 6th day of April, 1994.

Nancy E. Kissner

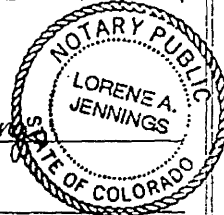
STATE OF COLORADO,

County of MESA } ss.

The foregoing instrument was acknowledged before me this 6th day of April, 1994 by Nancy E. Kissner

My commission expires 3/31/98. Witness my hand and official seal.

Lorene A. Jennings
Notary Public



*If in Denver, insert "City and".

William O. Roy P.O. Box 356, Grand Jct., CO 81502
Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

WARRANTY DEED

Grantor(s)

Nancy E. Kissner

BOOK 2061 PAGE 807

1677499 01:43 PM 04/07/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC NO FEE

whose address is P.O. Box 3957, Grand Jct., CO 81502

Colorado *County of Mesa, State of

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and convey(s) to Nancy E. Kissner

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THENCE N00°00'00"E 193.73 FEET; THENCE N90°00'00"E 20.00 FEET TO THE TRUE POINT OF
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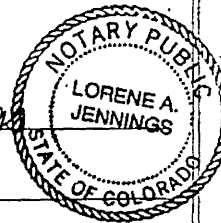
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