

APC03245

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-  
OF-WAY PURPOSES

NAME OF AGENCY OR CONTRACTOR: AP CONSOLIDATED THEATRES  
LIMITED PARTNERSHIP

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 590  
24 ½ ROAD - LOT 1 & LOT 2 OF JACOBS COMMERCIAL SUBDIVISION

PARCEL #: 2945-091-13-001 AND 2945-091-13-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**QUIT CLAIM DEED**

AP Consolidated Theatres Limited Partnership, a Texas limited partnership, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, conveyed and QUIT CLAIMED, and by these presents does hereby remise, release, convey and QUIT CLAIM unto The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, Grantee, all of the right, title and interest of Grantor in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

The West 1.00 foot of Lots 1 and 2, Plat of Jacobs Commercial Subdivision, as same is recorded in Plat Book 12, Page 453, Public Records of Mesa County, Colorado,

containing 411.85 Square Feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and Delivered this 7<sup>th</sup> day of April, 2003.

Grantor:  
 AP Consolidated Theatres Limited Partnership, a Texas Limited Partnership

By: AP Consolidated Theatres Management, Inc., a Texas corporation, its Sole General Partner

Attest:

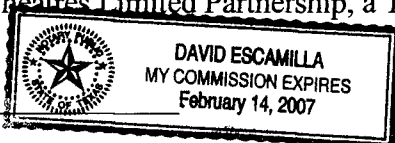
By: Resa Gilmore  
 Secretary

By: R. Jay Anthony  
 R. Jay Anthony, President

State of Texas )  
 )ss.  
 City and County of Dallas )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 2003, by R. Jay Anthony as President and attested to by Resa Gilmore as Secretary of AP Consolidated Theatres Management, Inc., a Texas corporation, as Sole General Partner of AP Consolidated Theatres Limited Partnership, a Texas limited partnership.

My commission expires \_\_\_\_\_  
 Witness my hand and official seal.



David Escamilla  
 Notary Public



# EXHIBIT "A"

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as means for establishing or verifying property boundary lines.

SW CORNER  
NW 1/4, NE 1/4  
SECTION 9  
T1S, R1W, U.M.

WEST LINE OF NW 1/4, NE 1/4 SECTION 9  
N 00°02'22" E

24 1/2 ROAD

WEST LINE LOT 1  
JACOBS COMMERCIAL SUBDIVISION

BASIS OF BEARING N00°02'22"E  
S00°02'22"W

1.00' 10' UTILITY EASEMENT

N90°00'00"W  
1.00'

2945-091-13-001  
590 24 1/2 RD.

CARMIKE CINEMAS INC.  
AP CONSOLIDATED THEATRES LTD.

LOT 1  
JACOBS COMMERCIAL SUBDIVISION  
(P.B. 12, PG. 453)

SOUTH LINE LOT 2  
NORTH LINE LOT 1  
N 89°54'45" E

INGRESS/EGRESS  
EASEMENT

ENTRANCE

30.00'

30.00'

35.00'

10' UTILITY EASEMENT  
SOUTH LINE LOT 1

AREA OF ADDITIONAL R.O.W.: 205.92 SQ. FT.

DRAWN BY: JAH  
DATE: 12-31-2002  
SCALE: 1" = 20'  
APPR. BY: TW  
FILE NO. BASE.DWG

2945-091-13-001  
RIGHT-OF-WAY DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION

N 1/4 CORNER  
SECTION 9  
T1S, R1W, U.M.

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as means for establishing or verifying property boundary lines.

**EXHIBIT "A"**

WEST LINE OF NW 1/4, NE 1/4 SECTION 9  
N 00°02'22" E

24 1/2 ROAD

POINT OF BEGINNING  
SW CORNER LOT 2

30.00'

30.00'

WEST LINE LOT 2  
JACOBS COMMERCIAL SUBDIVISION

BASIS OF BEARING N 02°02'22" E 205.93'  
S 00°02'22" W 205.93'

N 89°54'45" E  
1.00'

1.00'

10' UTILITY EASEMENT

S 89°49'30" W  
1.00'

30.00'

2945-091-13-002  
590 24 1/2 RD.

CARMIKE CINEMAS INC.  
AP CONSOLIDATED THEATRES LTD.

LOT 2  
JACOBS COMMERCIAL SUBDIVISION  
(P.B. 12, PG. 453)

SOUTH LINE LOT 2  
NORTH LINE LOT 1

NORTH LINE LOT 2  
N 89°49'30" E

20' UTILITY EASEMENT

INGRESS/EGRESS  
EASEMENT

45.00'

AREA OF ADDITIONAL R.O.W.: 205.93 SQ. FT.

DRAWN BY: JAH  
DATE: 12-31-2002  
SCALE: 1" = 20'  
APPR. BY: TW  
FILE NO. BASE.DWG

2945-091-13-002  
RIGHT-OF-WAY DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION