

BIS99MSA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: NEIL T. BISHOP

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT-OF-WAY FOR  
INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC ROADWAY AND SIDEWALK  
IMPROVEMENTS AT 1345 MESA AVENUE - PARCEL NO. 2945-123-12-012 - LOT 12,  
BLOCK 1, PROSPECT PARK

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2

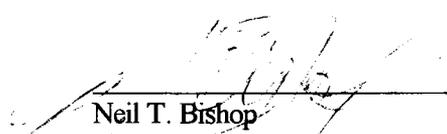
QUIT CLAIM DEED

Neil T. Bishop, Grantor, for and in consideration of the installation, maintenance and repair of public roadway and sidewalk improvements, 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 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, all of the right, title and interest of Grantor in and to the following described tract of land for Public Roadway, Sidewalk and Utilities right-of-way purposes, being a part of Lot 12, Block 1 of Prospect Park, a subdivision situate in the Southwest 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, as recorded in Plat Book 7 at Page 37 in the office of the Mesa County Clerk and Recorder, to wit:

Beginning at a point on the east boundary line of said Lot 12 from whence the original Northeast Corner of said Lot 12 bears N 00°01'05" E a distance of 10.00 feet;  
thence S 00°01'05" W along the east boundary line of said Lot 12 a distance of 5.00 feet;  
thence leaving the east boundary line of said Lot 12, N 89°58'55" W a distance of 50.00 feet to a point on the west boundary line of said Lot 12;  
thence N 00°01'05" E along the west boundary line of said Lot 12 a distance of 5.00 feet to a point on the south right-of-way line for Mesa Avenue as described by Quit Claim Deed recorded in Book 550 at Page 279 in the office of the Mesa County Clerk and Recorder;  
thence S 89°58'21" E along said south right-of-way line for Mesa Avenue a distance of 50.00 feet to the Point of Beginning,  
containing 250.00 square feet as described herein and as 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 the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

Executed and Delivered this 22nd day of September, 1999.

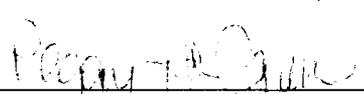
  
\_\_\_\_\_  
Neil T. Bishop

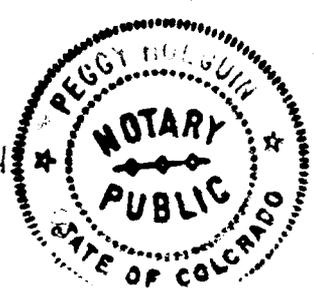
State of Colorado            )  
  )ss.  
County of Mesa                )

The foregoing instrument was acknowledged before me this 22nd day of September, 1999, by Neil T. Bishop.

My commission expires 3-3-01.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

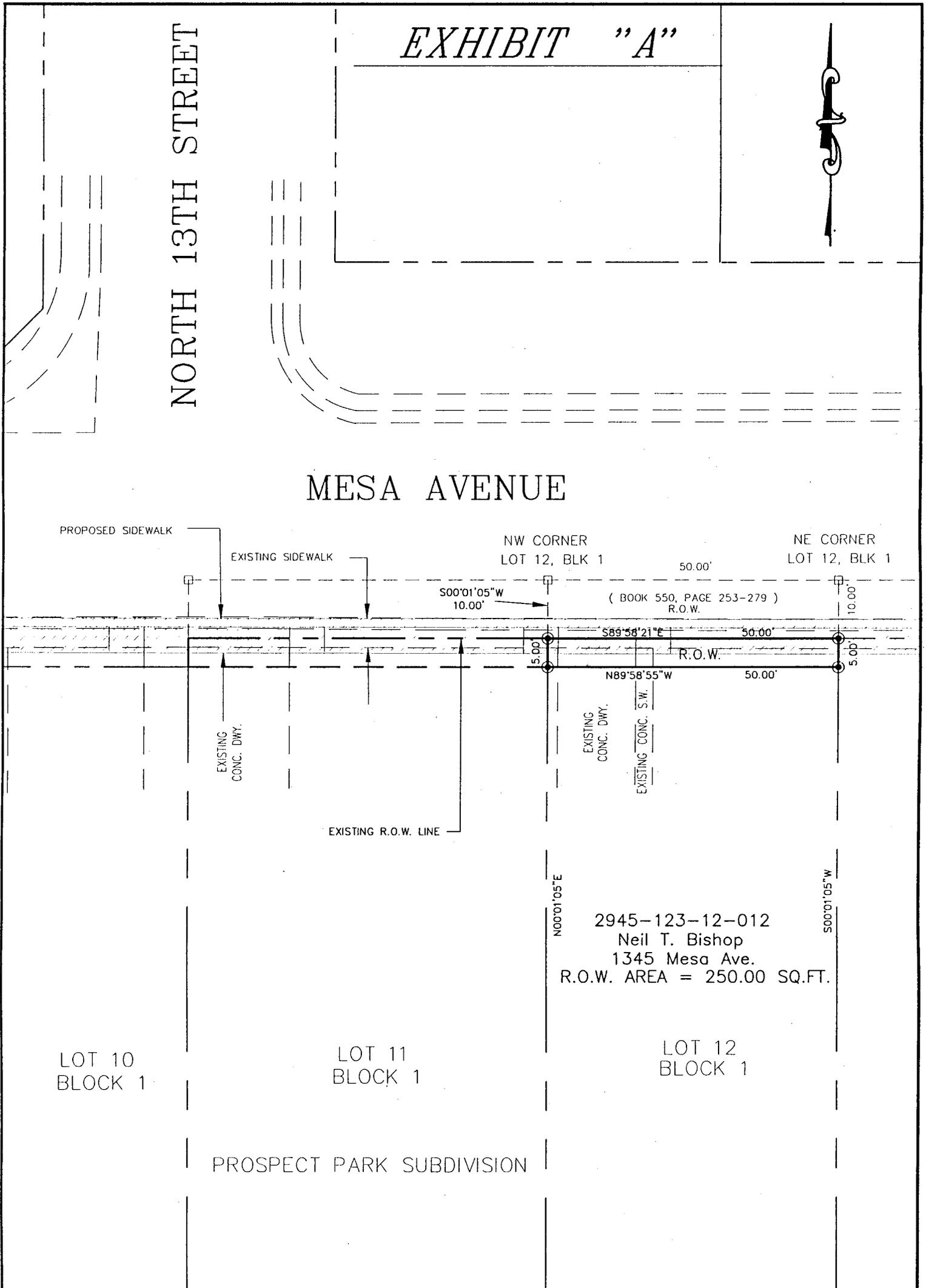


# EXHIBIT "A"



NORTH 13TH STREET

## MESA AVENUE



PROPOSED SIDEWALK

EXISTING SIDEWALK

NW CORNER  
LOT 12, BLK 1

NE CORNER  
LOT 12, BLK 1

50.00'

S00°01'05"W  
10.00'

( BOOK 550, PAGE 253-279 )  
R.O.W.

10.00'

S89°58'21"E 50.00'

R.O.W.

N89°58'55"W 50.00'

EXISTING  
CONC. DWY.

EXISTING  
CONC. DWY.

EXISTING  
CONC. S.W.

EXISTING R.O.W. LINE

N00°01'05"E

S00°01'05"W

2945-123-12-012  
Neil T. Bishop  
1345 Mesa Ave.  
R.O.W. AREA = 250.00 SQ.FT.

LOT 10  
BLOCK 1

LOT 11  
BLOCK 1

LOT 12  
BLOCK 1

PROSPECT PARK SUBDIVISION

DRAWN BY: SRP  
DATE: 6-23-99  
SCALE: 1" = 20'  
APPR. BY: TW  
FILE NO: MESA2.DWG

RIGHT-OF-WAY DESCRIPTION MAP

### MESA AVENUE

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION