

CRB99POW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: BRACH'S CORNER, LLC, 250 NORTH 5TH STREET

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT OF WAY FOR POWER ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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QUIT CLAIM DEED

1908376 06/23/99 0353PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$NO FEE

Brach's Corner L.L.C., a Colorado limited liability company, 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 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, all of the right, title and interest of Grantors in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Southwest corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, from whence the West 1/4 corner of said Section 15 bears N 00°11'30" E a distance of 2,655.36 feet with all bearings contained herein being relative thereto; thence N 00°08'26" E along the West line of the Southwest 1/4 of the Southwest Quarter 1/4 (SW 1/4 SW 1/4) of said Section 15 a distance of 1,346.76 feet to the Northwest corner of the SW 1/4 SW 1/4 of said Section 15; thence N 00°14'39" E along the West line of the Northwest 1/4 of the Southwest 1/4 (NW 1/4 SW 1/4) of said Section 15 a distance of 276.97 feet to a point on the Southerly Right-of-Way line of Power Road as described by instrument recorded in Book 1955 at page 551 in the office of the Mesa County Clerk and Recorder; thence along said Right-of-Way line the following four courses: 1) S 85°32'32" E a distance of 34.18 feet; 2) 92.05 feet along the arc of a non-tangent curve to the left having a radius of 728.04 feet, a central angle of 07°14'38", and a long chord bearing S 88°37'25" E a distance of 91.99 feet; 3) N 83°49'22" E a distance of 70.76 feet; 4) N 82°59'27" E a distance of 46.15 feet to the True Point of Beginning;

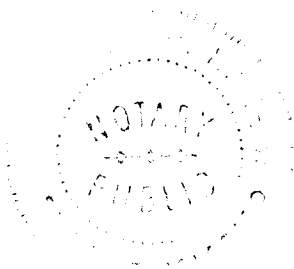
thence N 82°59'27" E along said Right-of-Way line a distance of 27.33 feet, more or less, to a point on the Southwesterly Right-of-Way line of Power Road as described by instrument recorded in Book 941 at Pages 323 and 324 in the office of the Mesa County Clerk and Recorder; thence continuing along said Right-of-Way line, 25.87 feet along the arc of a non-tangent curve to the left having a radius of 383.10 feet, a central angle of 03°52'06", and a long chord bearing S 64°00'06" E a distance of 25.86 feet to a point on the westerly Right-of-Way line of Power Road as described by instrument recorded in Book 786 at Page 303 in the office of the Mesa County Clerk and Recorder; thence S 08°26'15" W along said Right-of-Way line a distance of 5.04 feet; thence departing said Right-of-Way line, N 75°20'00" W a distance of 51.30 feet to the Point of Beginning, containing 0.007 acres as described.

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 the Grantee, its successors and assigns forever.

Executed and Delivered this 18 day of June, 1999.

Brach's Corner, L.L.C.,
a Colorado limited liability company

By: Louis R. Brach
Louis R. Brach, General Partner



Not recorded here

31008

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of June, 1999, by Louis R. Brach, General Partner of Brach's Corner, L.L.C., a Colorado limited liability company.

My commission expires 5/28/2001.
Witness my hand and official seal.

William M. Kane
Notary Public