

CRM0329R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (QUIT CLAIM)**

NAME OF PROPERTY OWNER OR GRANTOR: ROBERT J. CARMACK AND
CARMEN L. CARMACK

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

ADDRESS: 583 29 ROAD

PARCEL#: 2943-071-00-058

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

4 PAGE DOCUMENT

QUIT CLAIM DEED

Robert J. Carmack and Carmen L. Carmack, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have remised, released, conveyed and QUIT CLAIMED, and by these presents do 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, 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:

Parcel No. R/W-149A-1

A certain parcel of land for road Right of Way and utility purposes, located in the Northeast Quarter (NE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 7, and considering the East line of said NE ¼ to bear S 00°03'29" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'29" E, along the East line of said NE ¼, a distance of 50.00 feet; thence S 89°56'28" W a distance of 20.00 feet to the POINT OF BEGINNING;
thence from said Point of Beginning, S 00°03'29" E, along the West right of way for 29 Road, being a line 20.00 feet West of and parallel to the East line of the NE ¼ of said Section 7, as same is described and recorded in Book 1023, Page 119, Public Records of Mesa County, Colorado, a distance of 204.00 feet;
thence S 89°56'31" W a distance of 4.29 feet;
thence N 01°36'56" W a distance of 87.07 feet;
thence N 13°36'17" W a distance of 18.49 feet;
thence N 10°19'18" W a distance of 28.12 feet;
thence N 00°03'29" W, along a line 36.00 feet West of and parallel to, the East line of the NE ¼ of said Section 7, a distance of 71.32 feet to a point on the South right of way for Patterson Road, as same is described and recorded in Book 1023, Page 119 of the Public Records of Mesa County, Colorado;
thence N 89°56'28" E, along said South right of way, a distance of 16.00 feet; more or less, to the Point of Beginning,

CONTAINING 2,149.73 square feet, more or less, as described, all of which is located within the open, used and historic right-of-way for 29 Road.

AND ALSO;

Parcel No. R/W-149A-2

A certain parcel of land for road Right of Way and utility purposes, located in the Northeast Quarter (NE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 7, and considering the East line of said NE ¼ to bear S 00°03'29" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'29" E, along the East line of said NE ¼ a distance of 304.00 feet; thence S 89°56'31" W a distance of 20.00 feet to the POINT OF BEGINNING;
thence from said Point of Beginning, S 00°03'29" E, along the West right of way for 29 Road, being a line 20.00 feet West of and parallel to the East line of the NE ¼ of said Section 7, as same is described and recorded in Book 1023, Page 119, Public Records of Mesa County, Colorado, a distance of 388.37 feet;
thence N 09°10'50" W a distance of 12.96 feet;
thence N 00°21'23" W a distance of 375.58 feet;
thence N 89°56'31" E, a distance of 4.01 feet, more or less, to the Point of Beginning,

CONTAINING 1,151.96 square feet, more or less, as described all of which is located within the open, used and historic right-of-way for 29 Road.

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 Grantors, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and delivered this 16th day of MAY, 2003.

Robert J. Carmack
Robert J. Carmack

Carmen L. Carmack
Carmen L. Carmack

State of COLORADO)
County of MESA)ss.

The foregoing instrument was acknowledged before me this 16th day of May, 2003, by Robert J. Carmack and Carmen L. Carmack.

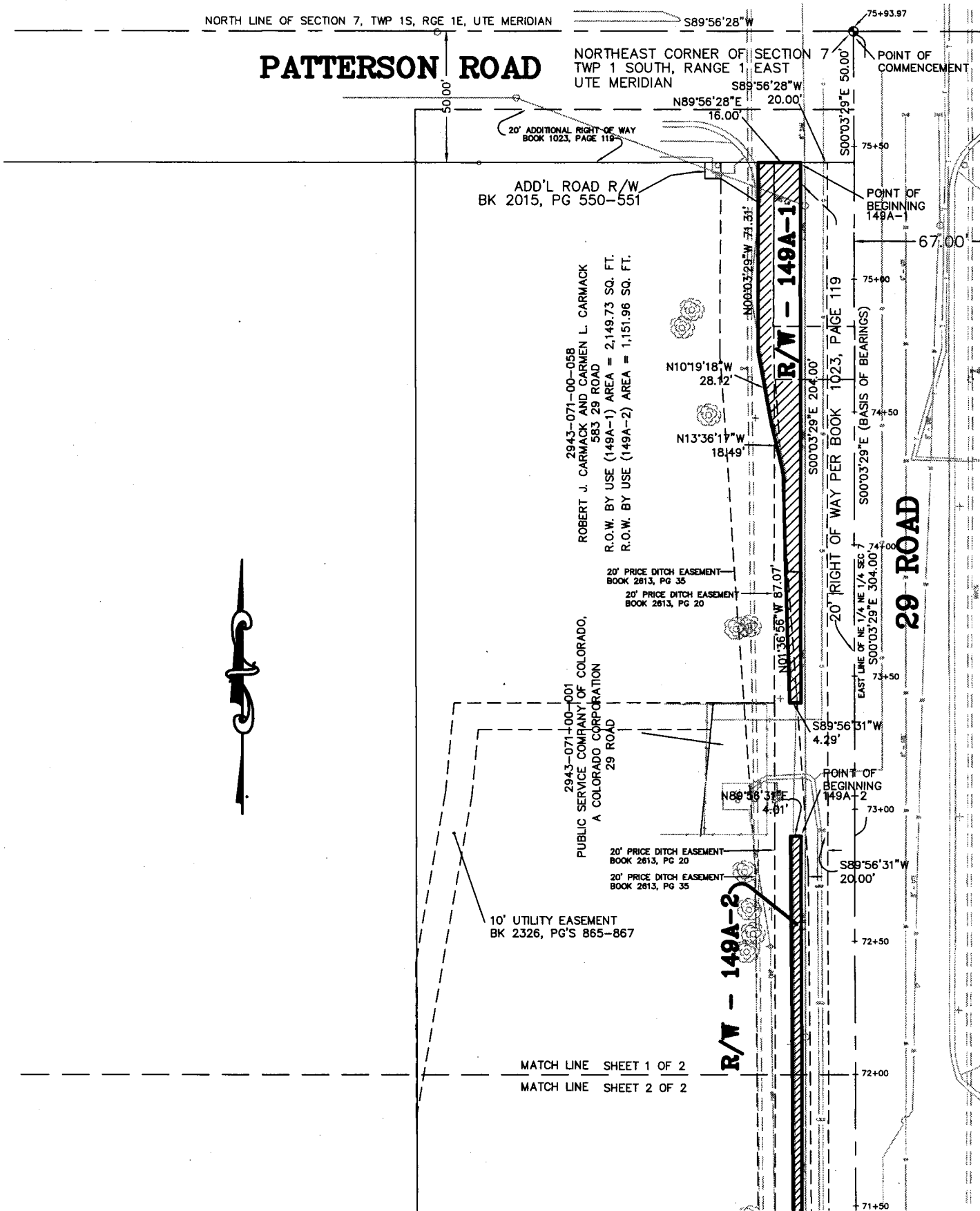
My commission expires _____
Witness my hand and official seal.



Sharon Snell
Notary Public

My Commission Expires 3/10/07

EXHIBIT "A"

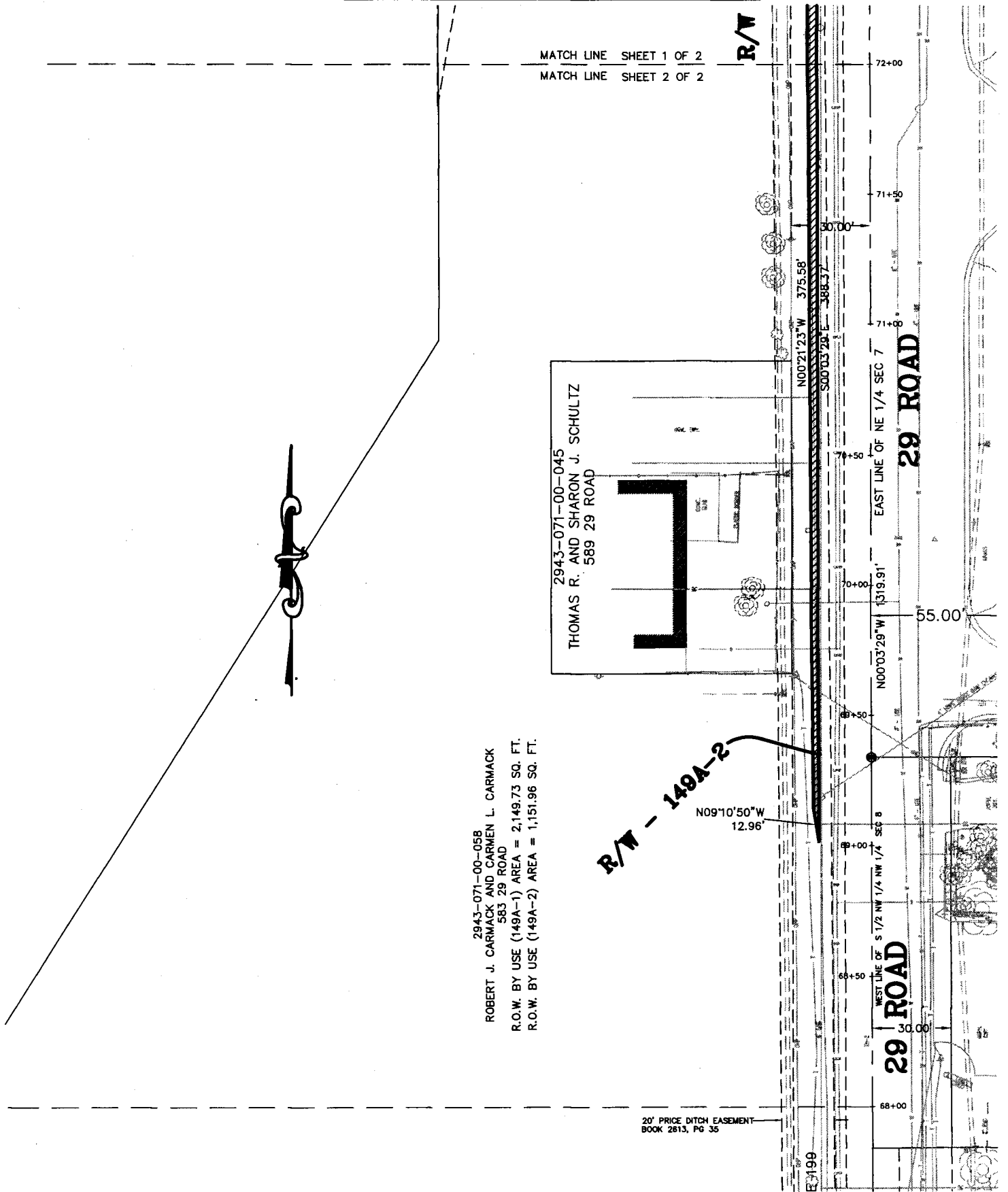


The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary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

SHEET 1 OF 2

<p>DRAWN BY: <u>P.T.K.</u> DATE: <u>09-04-2002</u> SCALE: <u>1" = 50'</u> APPR. BY: <u>TW</u> FILE NO: <u>CARMACK</u></p>	<p style="text-align: center;">29 ROAD RIGHT-OF-WAY DESCRIPTION MAP</p> <p style="text-align: center;">2943-071-00-058</p>	<p>DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION</p>
---	---	--

EXHIBIT "A"



2943-071-00-058
 ROBERT J. CARMACK AND CARMEN L. CARMACK
 583 29 ROAD
 R.O.W. BY USE (149A-1) AREA = 2,149.73 SQ. FT.
 R.O.W. BY USE (149A-2) AREA = 1,151.96 SQ. FT.

**RECORDED NOTE: GOOD QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION**

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 a means for establishing or verifying property boundary lines.

SHEET 2 OF 2

DRAWN BY: P.I.K.
 DATE: 09-04-2002
 SCALE: 1" = 50'
 APPR. BY: IW
 FILE NO: CARMACK

29 ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2943-071-00-058

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION