

DDO02IDP

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: DWAYNE DODD

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 975 AND 930  
INDEPENDENT AVENUE, GRAND JUNCTION

CITY DEPARTMENT: PUBLIC WORKS

PARCEL NO: 2945-103-00-064

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

When recorded return to:  
 City of Grand Junction  
 Real Estate Division  
 250 North 5<sup>th</sup> Street  
 Grand Junction, CO 81501

Book 3035 Page 111

2043985 03/05/02 0329PM  
 MONIKA TODD CLERK REC MESA COUNTY CO  
 REC FEE \$15.00  
 DOCUMENTARY FEE \$EXEMPT

### QUIT CLAIM DEED

Dwayne Dodd, Grantor, for and in consideration of the historic and future installation, operation, maintenance and repair of public roadway 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 and Utilities right-of-way purposes, to wit:

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section 10, and considering the South line of the NE ¼ SW ¼ of said Section 10 to bear S 89°58'53" W with all bearings contained herein being relative thereto; thence S 89°58'53" W, along the said South line of the NE ¼ SW ¼, a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence continuing S 89°58'53" W along said South line, a distance of 297.25 feet; thence leaving said South line, N 00°03'27" E a distance of 24.08 feet to a point on the Northerly line of the open, used and historic right-of-way for Independent Avenue; thence along the Northerly line of the open, used and historic right-of-way for Independent Avenue the following four (4) courses:

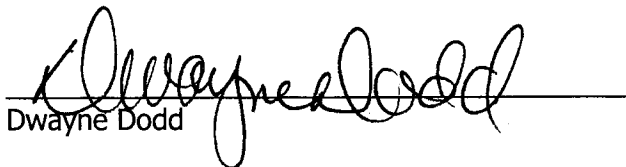
1. S 75°44'42" E a distance of 49.00 feet;
2. N 89°58'53" E a distance of 180.00 feet;
3. N 83°05'21" E a distance of 50.00 feet;
4. N 61°03'24" E a distance of 23.00 feet to a point on the West right-of-way line for 25 ½ Road as described by instrument recorded in Book 721 at Page 372 in the office of the Mesa County Clerk and Recorder;

thence S 00°03'27" W along the West right-of-way line for 25 ½ Road as aforesaid a distance of 29.12 feet, more or less, to the POINT OF BEGINNING.

Containing 4,235.40 square feet (0.097 Acres), more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference, all of which is located within the open, used and historic right-of-way for Independent Avenue.

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<sup>th</sup> day of February, 2002.

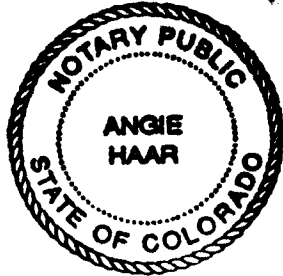
  
 Dwayne Dodd

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 18 day of February, 2002, by Dwayne Dodd.

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

Angie Haar  
Notary Public



My Commission Expires 05/21/2003

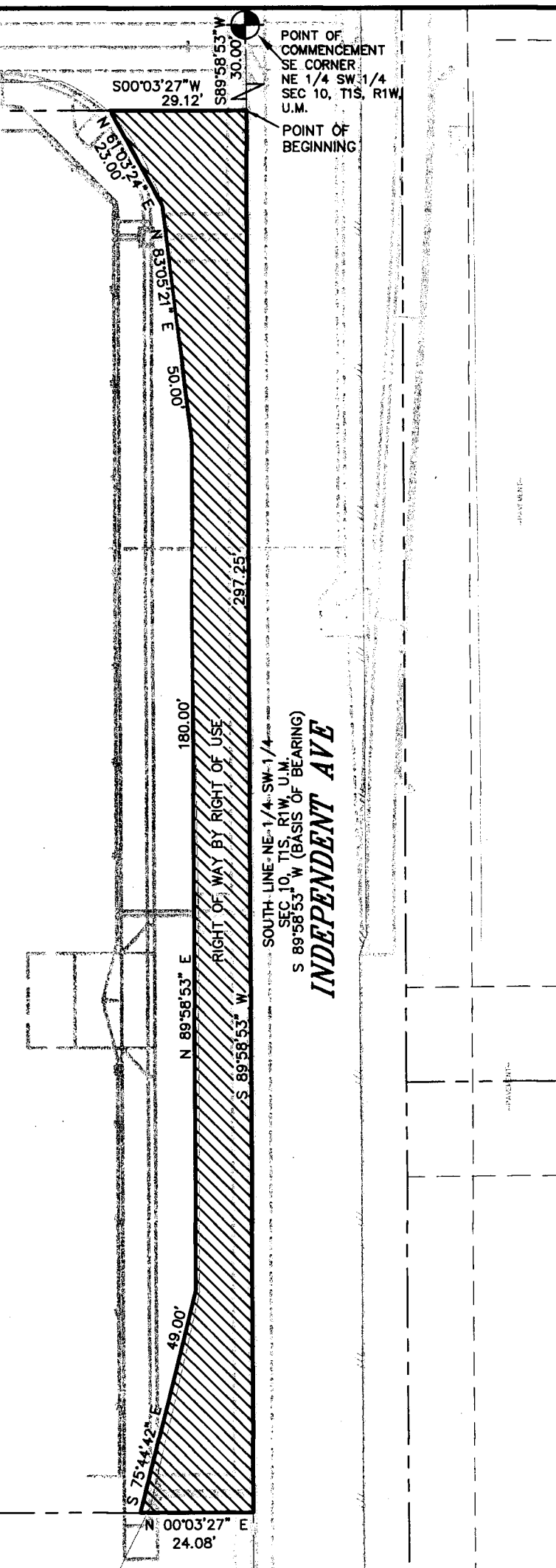
25 1/2 ROAD

**EXHIBIT "A"**



2945-103-00-064  
 DWAYNE DODD  
 975 INDEPENDENT AVE  
 GRAND JUNCTION, CO 81505

930 INDEPENDENT AVE  
 GRAND JUNCTION, CO 81505  
 RIGHT OF WAY BY RIGHT OF USE AREA = 4235.40 SF



POINT OF COMMENCEMENT  
 SE CORNER  
 NE 1/4 SW 1/4  
 SEC 10, T1S, R1W,  
 U.M.  
 POINT OF BEGINNING

SOUTH LINE - NE-1/4-SW-1/4-  
 SEC 10, T1S, R1W, U.M.  
 S 89°58'53\"/>

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.

DRAWN BY: JCS  
 DATE: 10-10-2001  
 SCALE: 1" = 30'  
 APPR. BY: TW  
 FILE NO. ROW.DWG

**INDEPENDENT AVENUE  
 RIGHT-OF-WAY DESCRIPTION MAP**

**DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION**