

DIX08DWS

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	BRUCE DIXSON
PURPOSE:	D AND W SUBDIVISION
ADDRESS:	REFER TO EXHIBIT "A" (GAP LYING WEST OF D AND W SUBDIVISION)
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

3 PAGE DOCUMENT

QUIT CLAIM DEED

BRUCE DIXSON, Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have remised, released, conveyed and quit claimed unto THE CITY OF GRAND JUNCTION ("City"), 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 area of land specifically depicted in attached **Exhibit A**, and as follows, to wit:

A certain parcel of land lying in the East Half (E 1/2) of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 18, Township One South, Range One East of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado bounded as follows:

On the South by the North right of way for Interstate Highway 70B as laid out and now in use; on the West by the West line of the E 1/2 SE 1/4 NW 1/4 of said Section 18; On the North by the South line of the North 405 feet of the E 1/2 SE 1/4 NW 1/4 of said Section 18; on the East by the West line of the Replat of D and W Subdivision, as same is recorded in Plat Book 11, Page 318, Public Records of Mesa County, Colorado.

TO HAVE AND HOLD said premises, together with all and singular the appurtenances and privileges thereunto, of all interest, equity and claim whatsoever the Grantor may have, either in law or equity, for the proper use, benefit and behalf of the Grantee, its successors and assigns forever.

EXECUTED AND DELIVERED this 1st day of May, 2008.

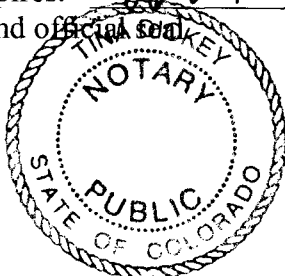
Bruce I Dixon
 Bruce Dixon

STATE OF COLORADO)
) ss.
 COUNTY OF MESA)

The foregoing instrument was acknowledged and executed before me this 1st day of May, 2008, by Bruce Dixon.

My commission expires: 06-27-09
 Witness my hand and official seal

(SEAL)



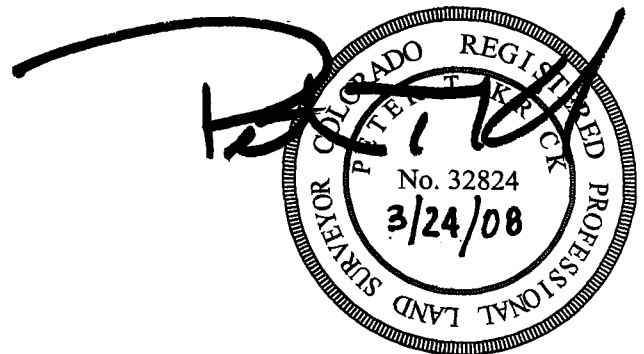
Tina Key
 Notary Public

EXHIBIT "A"

SURVEYOR'S REPORT

I, Peter T. Krick, being a Professional Land Surveyor licensed in the State of Colorado, Number 32824, do hereby state: I am employed by the City of Grand Junction in the capacity of City Surveyor and have reviewed the following documents:

- 1.) The Plat of D & W Subdivision (Plat Book 11, Page 101)
 - 2.) The Replat of D and W Subdivision (Plat Book 11, Page 318)
 - 3.) Boundary Survey by Patrick Green of Landesign (Deposit #2688-02)
 - 4.) Improvement Location Survey by Stan Werner of High Desert Surveying (Deposit #3250-05)
 - 5.) Improvement Survey by David Morris of QED Surveying (Deposit #3206-05)
 - 6.) Improvement Survey by Stan Werner of High Desert Surveying, Project No. 07-173 (Not recorded as of this date)
- The D & W Subdivision, as same is recorded in Plat Book 11, Page 101, Public Records of Mesa County, Colorado, was recorded in April of 1974.
 - The West line of said D & W Subdivision is described on the plat as the West line of the East Half (E 1/2) of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 18, Township One South, Range One East of the Ute Principal Meridian.
 - Monuments for said D & W Subdivision were set by Clarence Bilak, the Professional Land Surveyor in responsible charge, along the exterior boundary of the plat. They consisted of 5/8" diameter metal rebars with an aluminum cap bearing the number 2729.
 - The Replat of D and W Subdivision, as same is recorded in Plat Book 11, Page 318, Public Records of Mesa County, Colorado, was recorded in December of 1977.
 - The monuments along the West line of said D & W Subdivision were found to be in place and recovered by James T. Patty, Jr. PLS, the surveyor in responsible charge of the preparation of the Replat of D and W Subdivision. The existing monuments were not found to be on the West line of the East Half (E 1/2) of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 18. They were determined to be the original monuments set by the original surveyor. Therefore, it appears that James Patty used these existing monuments to determine the West line of the Replat of D and W Subdivision.
 - A gap of variable width, from the West line of the East Half (E 1/2) of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 18 to the West line of the Replat of D and W Subdivision now exists. It is approximately three to five, ^{feet} in width.
 - Lots along the West line of said Replat of D and W Subdivision have fenced to and are occupying only the lands platted, depicted and dimensioned by said Replat. There is no physical evidence of occupation by the owners of lots along the West line of said Replat to the line being the West line of the East Half (E 1/2) of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 18.



SHEET 2 OF 2

DRAWN BY: P.T.K.
DATE: 03-24-2008
SCALE: 1" = 100'
APPR. BY: P.H.

MAP OF 'GAP' LYING WEST OF
THE REPLAT OF D AND W SUBDIVISION
E1/2 SE 1/4 NW 1/4 SEC 18
TWP 1S, RGE 1E, U.M.

CITY OF
Grand Junction
COLORADO

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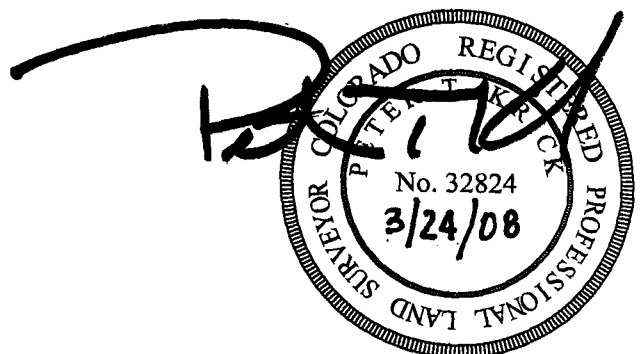


EXHIBIT "A"

GUARANTY ENTERPRISES, INC
AND ROGER L. KING
474 28-1/4 ROAD
2943-182-00-049

SCOTT W. BRYNILDSON, ERIC BRYNILDSON
AND MISTY ALLEN
475 28-1/2 ROAD
2943-182-00-087

AREA LYING EAST OF THE WEST LINE OF EAST-HALF OF THE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 18 AND LYING WEST OF THE WEST LINE OF THE
REPLAT OF D AND W SUBDIVISION.

SOUTH LINE OF NORTH 405' OF EAST-HALF SE 1/4 NW 1/4
SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

ALPINE CUSTOM DOORS AND
MILLWORK, INC.
2842 CHIPETA AVENUE
2943-182-04-005

FILTER TECH SYSTEMS, INC
2844 CHIPETA AVENUE
2943-182-04-004

BLOCK ONE

LOT 3

LOT 5

LOT 4

CHIPETA AVENUE

SAIA MOTOR FREIGHT LLC
2830 HWY 6 & 24
2943-182-00-048

REPLAT OF D AND W SUBDIVISION
(PLAT BOOK 11, PAGE 318)

HEINBAUGH PROPERTIES LLC
463 WILLOW ROAD
2943-182-05-001

LOT 1

LOT 1

LOT 5

HAROLD PERRY
2844 HWY 6 & 24
2943-182-00-032

HEINBAUGH PROPERTIES LLC
461 WILLOW ROAD
2943-182-05-006

LOT 2

LOT 2

LOT 4

HEINBAUGH PROPERTIES LLC
2846 I-70 BUSINESS LOOP
2943-182-05-005

LOT 3

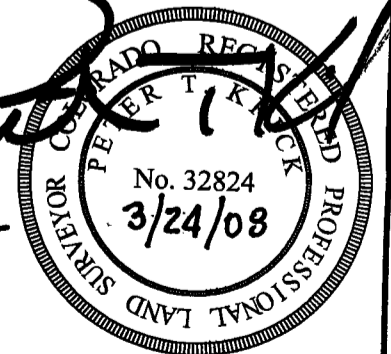
LOT 3

4' +/-

WEST LINE OF EAST-HALF OF SE 1/4 NW 1/4
SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE PRINCIPAL MERIDIAN

WEST LINE OF D AND W REPLAT (PLAT BOOK 11, PAGE 318)

INTERSTATE HIGHWAY 70 B
(I-70 BUSINESS LOOP)
200' RIGHT OF WAY



SHEET 1 OF 2

DRAWN BY: P.T.K.
DATE: 03-24-2008
SCALE: 1" = 100'
APPR. BY: P.H.

MAP OF 'GAP' LYING WEST OF
THE REPLAT OF D AND W SUBDIVISION
E 1/2 SE 1/4 NW 1/4 SEC 18
TWP 1S, RGE 1E, U.M.

CITY OF
Grand Junction
COLORADO

C:\Drawing\Peter\New_work\1 D & W Subdivision\dwg\Gap.dwg 3/24/2008 2:48:27 PM MDT