

DOH63WLK

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

PURPOSE: QUIT CLAIM

NAME OF AGENCY OR CONTRACTOR: THE DEPARTMENT OF HIGHWAYS

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
PORTIONS OF LOT 9 OF JAYNES SUBDIVISION - AIRPORT PROPERTY
TO BE TRANSFERRED TO STATE HIGHWAY FOR RIGHT OF WAY FOR
AIRPORT DIAGONAL ROAD (INTERSTATE HIGHWAY)

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1963

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

July 19, 1963

Mr. H. T. Kimbell, Jr.
District Airport Engineer, F. A. A.
Western Region
People's Bank Bldg.
9635 Montview Blvd.
Aurora, Colorado

Dear Mr. Kimbell:

We are sending you herewith three copies of the quit claim deed transferring property formerly owned by the City of Grand Junction and County of Mesa for Walker Field, and which has now been transferred to the State Highway Department for right-of-way purposes. These copies show the filing information from the County Clerk's office, which you requested.

Very truly yours,

City Clerk

P. S. As you probably know we have a new airport manager, Mr. Gus Byron, and future correspondence in connection with Walker Field should be directed to him.

QUIT CLAIM DEED

THIS DEED, Made this 17th day of April, 1963,
Between the CITY OF GRAND JUNCTION and COUNTY OF MESA, of the
County of Mesa and State of Colorado, of the first part, and
THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, of the County of
Mesa and State of Colorado, of the second part,

WITNESSETH, That the said parties of the first part, for and
in consideration of the sum of One Dollar and other valuable con-
sideration to the said parties of the first part in hand paid by
the said party of the second part, the receipt of which is hereby
confessed and acknowledged, have remised, released, sold, conveyed
and quit-claimed, and by these presents do remise, release, sell,
convey, and quit-claim unto the said party of the second part, its
heirs and assigns forever, all the right, title, interest, claim and
demand which the said parties of the first part have in and to the
following described parcels situate, lying and being in the County
of Mesa and State of Colorado, to-wit:

A tract or parcel of land No. 111 of Colorado Department of
Highways Project No. I 70-1(3)24 containing 11.626 acres, more or
less, in Lots 9 & 10 of Jaynes Subdivision, east of the Highline
Canal, in Lot 1 of Section 1, Township 1 South, Range 1 West, and
Lots 2, 7, and 8 of Jaynes Subdivision, east of the Highline Canal,
in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 1 North, Range 1 West,
of the Ute Meridian, in Mesa County, Colorado, said tract or parcel
being more particularly described as follows:

Beginning at a point on the east line of Lot 9 of Jaynes
Subdivision from which the NE Corner of Sec. 1, T. 1 S., R. 1 W.,
bears N. 8° 59' E. a distance of 192.1 feet;

1. Thence along the arc of a curve to the right having
a radius of 1,487.1 feet a distance of 284.7 feet (the
chord of this arc bears N. 55° 47' W. a distance of
284.3 feet), to the north line of Lot 9 of Jaynes
Subdivision;
2. Thence N. 89° 58' W. along the north line of said Lot 9
a distance of 395.0 feet;
3. Thence S. 36° 37' E. a distance of 183.7 feet;
4. Thence along the arc of a curve to the left having a
radius of 1,787.1 feet a distance of 628.5 feet (the
chord of this arc bears S. 56° 20' 30" E. a distance
of 625.3 feet), to the east line of Lot 9 of Jaynes
Subdivision.
5. Thence North along the east line of said Lot 9 a distance
of 333.9 feet, more or less, to the point of beginning.

The above described portion of Parcel No. 111 contains 3.818
acres, more or less.

(continuation)

1. Thence along the arc of a curve to the right having a radius of 1,487.1 feet, a distance of 237.1 feet (the chord of this arc bears N. 42° 14' W. a distance of 236.8 feet);
2. Thence N. 36° 41' W. a distance of 383.2 feet;
3. Thence N. 30° 40' W. a distance of 715.6 feet;
4. Thence N. 12° 30' E. a distance of 217.3 feet to the north line of Lot 2 of Jaynes Subdivision;
5. Thence West along the north line of said Lot 2 a distance of 59.0 feet to the centerline of the Highline Canal;
6. Thence S. 26° 30' W. along the centerline of said Canal a distance of 286.3 feet;
7. Thence along the centerline of said Canal, along the arc of a curve to the left having a radius of 337.1 feet a distance of 188.6 feet (the chord of this arc bears S. 10° 28' W. a distance of 186.2 feet);
8. Thence S. 36° 16' E. a distance of 155.1 feet;
9. Thence S. 30° 40' E. a distance of 454.3 feet;
10. Thence S. 33° 02' 30" E. a distance of 415.0 feet;
11. Thence S. 36° 37' E. a distance of 8.8 feet to the south line of Lot 7 of Jaynes Subdivision;
12. Thence S. 89° 58' E. along the south line of Lots 7 and 8 of said Subdivision a distance of 371.6 feet, more or less, to the point of beginning.

The above described portion of Parcel No. 111 contains 7.808 acres, more or less.

The above described parcel contains a total of 11.626 acres, more or less.

A L S O

A tract or parcel of land No. 113 of Colorado Department of Highways Project No. I 70-1(3)24 containing 12.456 acres, more or less, in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, T. 1 N., R. 1 E., and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying north of the Highline Canal, of Section 6, Township 1 South, Range 1 East, of the Ute Meridian, in Mesa County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the south line of Sec. 31 from which the SW Corner of Sec. 31, T. 1 N., R. 1 E. bears N. 89° 53' 30" W. a distance of 2,555.4 feet;

1. Thence S. 89° 53' 30" E. along the south line of Sec. 31

(continuation)

2. Thence North along the east line of the S $\frac{1}{4}$ of Sec. 31 a distance of 15.9 feet;
3. Thence S. 77° 44' W. a distance of 74.8 feet, more or less, to the point of beginning.

The above described portion of Parcel No. 113 contains 0.013 acres, more or less.

A L S O

Beginning at a point on the north line of Sec. 6 from which the NW Corner of Sec. 6, T. 1 S., R. 1 E., bears N. 89° 53' 30" W. a distance of 2,555.4 feet;

1. Thence S. 77° 44' W. a distance of 1,390.0 feet;
2. Thence S. 80° 00' 30" W. a distance of 381.4 feet;
3. Thence along the arc of a curve to the right having a radius of 1,487.1 feet a distance of 164.6 feet (the chord of this arc bears S. 87° 54' W. a distance of 164.5 feet), to the west line of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 6;
4. Thence South along the west line of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 6 a distance of 275.1 feet;
5. Thence along the arc of a curve to the left having a radius of 1,762.1 feet a distance of 189.8 feet (the chord of this arc bears N. 87° 49' E. a distance of 189.7 feet);
6. Thence N. 78° 43' 30" E. a distance of 414.7 feet;
7. Thence N. 77° 44' E. a distance of 700.0 feet;
8. Thence N. 80° 35' 30" E. a distance of 200.3 feet;
9. Thence N. 77° 44' E. a distance of 505.0 feet to the east line of the NW $\frac{1}{4}$ of Sec. 6;
10. Thence North along the east line of the NW $\frac{1}{4}$ of Sec. 6 a distance of 265.5 feet to the N $\frac{1}{4}$ Corner of Sec. 6;
11. Thence N. 89° 53' 30" W. along the north line of Sec. 6 a distance of 73.0 feet, more or less, to the point of beginning.

The above described portion of Parcel No. 113 contains 12.443 acres, more or less.

The above described parcel contains a total of 12.456 acres, more or less.

TO HAVE AND TO HOLD THE SAME TOGETHER WITH ALL THE

BOOK 043 PAGE 013

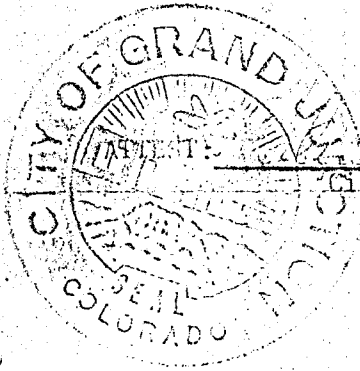
(Continuation)

This conveyance is made subject to the following reservations and conditions:

1. A reservation of a right of flight for the passage of aircraft above the surface of the land.
2. A reservation to cause such noise as may be inherent in the use of aircraft using the space above the land.
3. A condition that no construction or activity shall be permitted or engaged in on the premises herein conveyed which would (a) interfere with the landing or take-off of aircraft from Walker Field, an airport owned by parties of the first part and of which the property herein conveyed was formerly a part, or (b) constitute a height violation of the standards of the Federal Aviation Agency regarding flight of aircraft adjacent to airports, as determined by Technical Standard Order of said agency.

(continuation)

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above



Wm. C. Doolen
City Clerk

THE CITY OF GRAND JUNCTION

By Jim Lary
City Manager

COUNTY OF MESA

ATTEST: Annice M. Huntose
County Clerk

By Henry J. Zuppers

Arthur J. ...

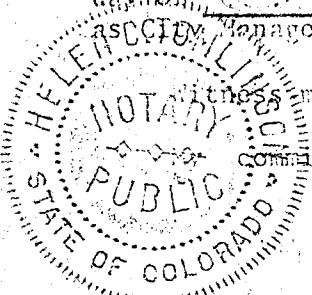
W. H. ...

STATE OF COLORADO)
) SS.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 22nd day of April, 1963, by Jim Lary, as City Manager for the City of Grand Junction.

Witness my hand and official seal.

My commission expires Dec 10, 1966



Wm. C. Doolen
Notary Public

(SEAL)

STATE OF COLORADO)
)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 22 day of April, 1963, by Henry J. Zuppers and Arthur J. ...

843265

Project I 70-1 (5) 24 Unit 2
Grand Jct. - Clifton
Parcels 111 & 113

INDEXED

Handwritten initials

QUIT CLAIM DEED

FROM

The City of Grand Junction

and County of Mesa

TO

THE DEPARTMENT OF HIGHWAYS
STATE OF COLORADO

STATE OF COLORADO }
County of MESA } ss
I hereby certify that this instrument was
filed for record

JUL 1 1968

8:35
at 6:35 clock A M first recorded
in Book 849 Page 576
ANNE M. DUNSTON County Clerk & Recorder
Anne M. Dunston

After recording, please mail to:
COLORADO DEPARTMENT OF HIGHWAYS
4201 East Arkansas Avenue
Denver 22, Colorado

Attention: Right-of-way Section

6.25

Recorded at 8:34 o'clock A.M., Jul 1, 1963, 19

Reception No. 843264

Annie M. Dunston Recorder
Annie M. Dunston

KNOW ALL MEN BY THESE PRESENTS:

That I, or We,

THE CITY OF GRAND JUNCTION and COUNTY OF MESA

the Grantor or Grantors,

of the _____ County of _____ Mesa _____, and State of _____ Colorado _____, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to the said Grantor or Grantors in hand paid, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do hereby *GRANT, BARGAIN, SELL, CONVEY AND CONFIRM* unto

The Department of Highways, State of Colorado,

the Grantee, its successors and assigns forever, the following right and interest in real property situate in the _____ County of _____ Mesa _____ and State of Colorado, owned by said Grantor or Grantors, to-wit:

EACH AND EVERY RIGHT OR RIGHTS OF ACCESS OF THE GRANTOR OR GRANTORS to and from any part of the right-of-way for Colorado State Highway No. 4, a Freeway established according to the laws of the State of Colorado, and from and to any part of the said real property of the Grantor or Grantors abutting upon said Highway, along or across the access line or lines described as follows:

I 70-1(3)24 Unit 2
(Project No.)

111
(Parcel No.)

Northeasterly
(Location of Line)

Beginning at a point on the east line of Lot 9 of Jaynes Subdivision, Section 1, T. 1 S., R. 1 W., of the Ute Principal Meridian, in Mesa County, Colorado, from which the NE corner of Section 1 bears N. 8° 59' E. a distance of 192.1 feet;

1. Thence along the arc of a curve to the right having a radius of 1,487.1 feet a distance of 284.7 feet (the chord of this arc bears N. 55° 47' W. a distance of 284.3 feet), to the north line of Lot 9 of Jaynes Subdivision.

A L S O

Beginning at a point on the south line of Lot 8 of Jaynes Subdivision, Section 36, T. 1 N., R. 1 W., of the Ute Principal Meridian, in Mesa County, Colorado, from which the SE corner of Section 36 bears S. 84° 49' E. a distance of 334.3 feet;

1. Thence along the arc of a curve to the right having a radius of 1,487.1 feet a distance of 237.1 feet (the chord of this arc bears N. 42° 14' W. a distance of 236.8 feet);
2. Thence N. 36° 41' W. a distance of 383.2 feet;
3. Thence N. 30° 40' W. a distance of 715.6 feet;

Excepting, however, from this grant, the right of the Grantor or Grantors to have the following point or points of access at the locations set forth hereinafter, to be limited, however, in use by the Grantor or Grantors, to the width and purpose hereinafter designated:

WIDTH	USE OR PURPOSE	CENTER OF ACCESS OPPOSITE—	
		SIDE	STATION
	(No openings)		

according to centerline stationing of the Grantee's Project No. _____

Further excepting from this grant, the right of the Grantor or Grantors to have access across the aforesaid line, or lines at those points where passageways under the roadway, and public openings in said line or lines, may be provided for that purpose by the Grantee.

This deed, and the rights and interests herein conveyed, shall be and constitute a perpetual burden upon the real property of Grantor or Grantors, adjoining the hereinbefore described access line or lines, across which access will be denied, as herein set forth, and shall be binding upon the Grantor or Grantors, and all the heirs, successors and assigns of the Grantor or Grantors, with respect to said adjoining real property.

And the Grantor or Grantors, for themselves and for their heirs, successors, executors, administrators and assigns, do covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, the above bargained access rights and interests, in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons lawfully claiming, or to claim, the whole or any part thereof, by, through or under the Grantor or Grantors, to WARRANT AND FOREVER DEFEND.

Signed, sealed and delivered this 6 day of May, A.D., 1963

THE CITY OF GRAND JUNCTION

COUNTY OF MESA

By J. M. Jacy
City Manager

By Henry J. Trapp

ATTEST Helen O. Tomlinson
CITY CLERK

ATTEST Annice M. Dunston
COUNTY CLERK

Notary Public, State of Colorado, County of Mesa

The foregoing instrument was acknowledged before me this 2nd day of May, A.D., 1963

by J. M. Jacy, as City Manager for the City of Grand Junction, and Helen O. Tomlinson, as City Clerk of the City of Grand Junction, Colorado.

Witness my hand and official seal

My Commission expires April, 1967

Ronald E. Warren
Notary Public

STATE OF _____

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 1963

by _____, and _____
for the County of Mesa.

Witness my hand and official seal.

My Commission expires _____

Notary Public

INDEXED	lit 2	in-Clifton	OF RIGHTS	function	ssa	Highways	ado	Order of the County at the within document on the _____ day of _____, A.D., 19 _____	K. M., and was in Book _____ of my office.	notary	Clerk and Recorder	Deputy	T OF HIGHWAYS	Section 3.75
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(continuation)

1. Thence along the arc of a curve to the right having a radius of 1,787.1 feet a distance of 628.5 feet (the chord of this arc bears N. $56^{\circ} 20' 30''$ W. a distance of 625.3 feet);
2. Thence N. $36^{\circ} 37'$ W. a distance of 183.7 feet to the north line of Lot 9 of Jaynes Subdivision.

A L S O

Beginning at a point on the south line of Lot 8 of Jaynes Subdivision, Section 36, T. 1 N., R. 1 W., of the Ute Principal Meridian, in Mesa County, Colorado, from which the SE corner of Section 36 bears S. $84^{\circ} 49'$ E. a distance of 334.3 feet, thence N. $89^{\circ} 58'$ W. along the north line of the county road a distance of 371.6 feet to the true point of beginning;

1. Thence N. $36^{\circ} 37'$ W. a distance of 8.8 feet;
2. Thence N. $33^{\circ} 02' 30''$ W. a distance of 415.0 feet;
3. Thence N. $30^{\circ} 40'$ W. a distance of 454.3 feet.

ALSO:

I 70-1(3)24 Unit 2
(Project No.)

113
(Parcel No.)

North
(Location of Line)

Beginning at a point on the south line of Section 31, T. 1 N., R. 1 E. of the Ute Principal Meridian, in Mesa County, Colorado, from which the SW corner of Section 31 bears N. $89^{\circ} 53' 30''$ W. a distance of 2,555.4 feet;

1. Thence N. $77^{\circ} 44'$ E. a distance of 74.8 feet to the east line of the SW $\frac{1}{4}$ of Section 31.

A L S O

Beginning at a point on the north line of Section 6, T. 1 S., R. 1 E., of the Ute Principal Meridian, in Mesa County, Colorado, from which the NW corner of Section 6 bears N. $89^{\circ} 53' 30''$ W. a distance of 2,555.4 feet;

1. Thence S. $77^{\circ} 44'$ W. a distance of 1,390.0 feet;
2. Thence S. $80^{\circ} 00' 30''$ W. a distance of 381.4 feet;
3. Thence along the arc of a curve to the right having a radius of 1,487.1 feet a distance of 164.6 feet (the chord of this arc bears S. $87^{\circ} 54'$ W. a distance of 164.5 feet), to the west line of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6.

ALSO:

I 70-1(3)24 Unit 2
(Project No.)

113
(Parcel No.)

South
(Location of Line)

Beginning at the N $\frac{1}{4}$ Corner of Section 6, T. 1 S., R. 1 E., of the Ute Principal Meridian, in Mesa County, Colorado, thence South a distance of 265.5 feet along the east line of the NW $\frac{1}{4}$ of Section 6 to the true point of beginning;

1. Thence S. $77^{\circ} 44'$ W. a distance of 505.0 feet;
2. Thence S. $80^{\circ} 35' 30''$ W. a distance of 200.3 feet;
3. Thence S. $77^{\circ} 44'$ W. a distance of 700.0 feet;