

EM0971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: EVELYN M. ORTON

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2227 NORTH 1ST STREET, RIGHT OF WAY,  
PARCEL NO. 2945-101-00-137

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

Evelyn M. Orton, whose address is 2227 North First Street, Grand Junction, Colorado 81501, Grantor, for and in consideration of the installation, operation, maintenance and repair of street 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 Roadway and Utilities right-of-way purposes, to wit:


Commencing at the Northeast Corner of the Southeast 1/4 of the Northeast 1/4 (SE1/4 NE1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the SE1/4 NE1/4 of said Section 10 to bear S 00°00'00" E with all bearings contained herein being relative thereto;  
thence S 00°00'00" E along the East line of the SE1/4 NE1/4 of said Section 10 a distance of 82.59 feet to the **True Point of Beginning**;  
thence S 00°00'00" E along the East line of said SE1/4 NE1/4 a distance of 95.36 feet;  
thence leaving the East line of said SE1/4 NE1/4, N 90°00'00" W a distance of 12.51 feet to a point on the West line of the open, used and historical right-of-way for North First Street;  
thence along the West line of the open, used and historical right-of-way for North First Street the following two (2) courses and distances:

- 1. N 00°12'43" W a distance of 48.25 feet;
- 2. N 00°09'14" W a distance of 47.11 feet;

thence leaving said right-of-way line, S 90°00'00" E a distance of 12.82 feet to the Point of Beginning,  
containing 1,208.76 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

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 the 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 5<sup>TH</sup> day of May, 1997.

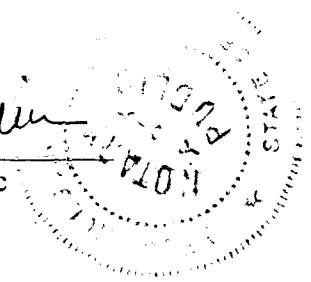
  
Evelyn M. Orton

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of May 1997, by Evelyn M. Orton.

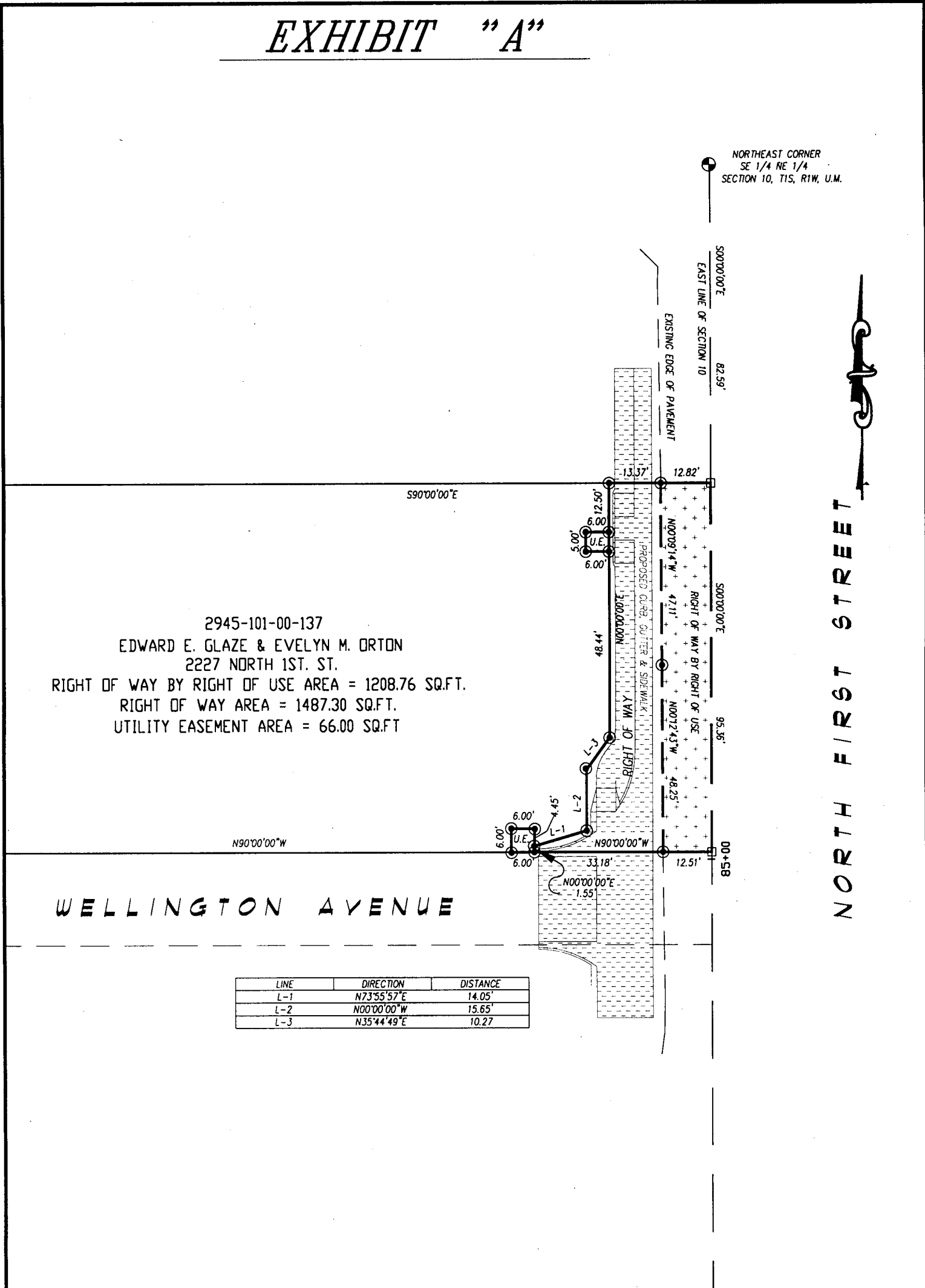
My commission expires 3.3.01  
Witness my hand and official seal.

Peary Holquin  
Notary Public



The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

# EXHIBIT "A"



2945-101-00-137  
 EDWARD E. GLAZE & EVELYN M. ORTON  
 2227 NORTH 1ST. ST.  
 RIGHT OF WAY BY RIGHT OF USE AREA = 1208.76 SQ.FT.  
 RIGHT OF WAY AREA = 1487.30 SQ.FT.  
 UTILITY EASEMENT AREA = 66.00 SQ.FT.

LINE	DIRECTION	DISTANCE
L-1	N73°55'57"E	14.05'
L-2	N00°00'00"W	15.65'
L-3	N35°44'49"E	10.27'

NORTH FIRST STREET

DRAWN BY: SRP  
 DATE: 4-25-97  
 SCALE: 1" = 30'  
 APPR. BY: IKH  
 FILE NO: F117.DWG

*RIGHT-OF-WAY DESCRIPTION MAP*  
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE  
 ( 117 )

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