

ETT83HRZ

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QC)

NAME OF AGENCY OR CONTRACTOR: KENNETH L. ETTER AND JIMMIE L.  
ETTER AND EMANUEL EPSTEIN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT OF WAY  
HORIZON DRIVE GOVERNMENT LOT 3

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1983

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

**BOOK 1426 PAGE 244**

This deed is made and entered into the 30th day of March 1983, by KENNETH L. ETTER and JIMMIE L. ETTER, husband and wife, and EMANUEL EPSTEIN, a single person, whose address is P.O. Box 924, Grand Junction, Colorado 81502, for the consideration of one dollar and other good and valuable consideration, hereby sell, convey, grant and quit claim to the CITY OF GRAND JUNCTION, a municipal corporation, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, the following described lands situated in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE M.

Section 1: Two tracts of land in Government Lot 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$ ) more particularly described as follows:

Tract No. 1: Beginning at the NE corner of said Government Lot 3 (also referred to as the N $\frac{1}{4}$  corner of said Section 1) thence S 89°59'29" W along the North line of the NW $\frac{1}{4}$ , with all bearings contained herein relative thereto, a distance of 543.81 feet to a point on the Westerly Right-of-Way line of Horizon Drive, said point being the TRUE POINT OF BEGINNING,

thence along said Westerly Right-of-Way line following the arc of a curve to the Right, the radius of which is 1,860.00 feet, and whose long chord bears S 43°44'22" W a distance of 155.35 feet to a point of cusp with the arc of a 107.50 foot radius curve, thence along the arc of said 107.50 foot radius curve to the Left whose long chord bears N 34°51'35" E a distance of 42.03 feet, thence along the arc of a 15.50 foot radius tangent curve to the Left whose long chord bears N 21°56'18" W a distance of 22.12 feet, thence along the arc of a 107.50 foot radius tangent curve to the Left whose long chord bears N 78°44'11" W a distance of 42.03 feet, thence S 89°59'29" W 133.73 feet, thence N 00°00'31" W 49.00 feet to a point on the North line of the NW $\frac{1}{4}$  of said Section 1,

thence N 89°59'29" E along said North line of the NW $\frac{1}{4}$  a distance of 266.60 feet to the TRUE POINT OF BEGINNING,

And containing 0.299 acres, more or less;

Tract No. 2: Beginning at the NE corner of said Government Lot 3 (also referred to as the N $\frac{1}{4}$  corner of said Section 1) thence S 89°59'29" W along the North line of the NW $\frac{1}{4}$ , with all bearings contained herein relative thereto, a distance of 210.00 feet to the TRUE POINT OF BEGINNING,

thence S 00°00'31" E a distance of 45.00 feet, thence S 89°59'29" W a distance of 240.46 feet to a point on the Easterly Right-of-Way line of Horizon Drive, thence along said Easterly Right-of-Way line following the arc of a non-tangent curve to the left, the radius of which is 1960.00 feet and whose long chord bears N 39°40'34" E a distance of 58.47 feet to the North line of the NW $\frac{1}{4}$  of said Section 1, thence N 89°59'29" E along said North line of the NW $\frac{1}{4}$  a distance of 203.12 feet to the TRUE POINT OF BEGINNING,

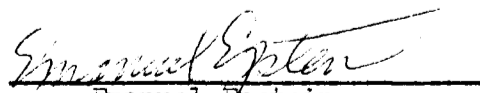
And containing 0.229 acres, more or less;

And containing a total of 0.528 acres, more or less.

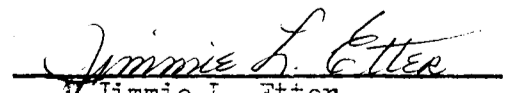
INCLUDED to the above is the right to control erosion by maintaining the slopes of the shoulders of the public roads on all land currently owned by the Grantors in said Government Lot 3, if and while these slopes extend into the Grantors land.

EXCEPTING AND RESERVING to the Grantors from the aforesaid are all oil and gas rights and the right to construct all above ground utility lines.

In witness whereof, this deed is executed as of the date above.

  
Emanuel Epstein

  
Kenneth L. Etter

  
Jimmie L. Etter

State of Colorado )  
County of Mesa )

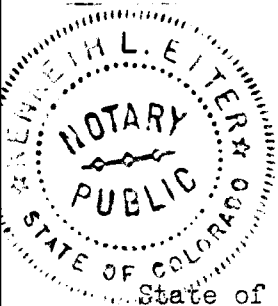
BOOK 1426 PAGE 245

The foregoing instrument was acknowledged before me this 31st day of March, 1983, by KENNETH L. ETTER and JIMMIE L. ETTER, husband and wife.

My commission expires: August 4, 1985

Witness my hand and official seal.

Kenneth Laman Etter  
Notary Public



State of New York )  
County of KINGS )

The foregoing instrument was acknowledged before me this 28 day of March, 1983, by EMANUEL EPSTEIN, a single person.

My commission expires:

Witness my hand and official seal.

Herman Ovberg  
Notary Public

HERMAN OVBERG  
Notary Public, State of New York  
No. 4-8245500  
Qualified in Kings County  
Certificate filed with Kings Co. Reg.  
Term Expires March 31, 1984

Herman Ovberg

430019