

FLE95SCP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: DAVID L. FLETHCHER, VICE-
PRESIDENT, SURFVIEW DEVELOPMENT CO., A CALIFORNIA CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: SOUTH CAMP
ROAD RIGHT OF WAY MONUMNENT VALLEY SUB FILING NO. 5

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUITCLAIM DEED

SURFVIEW DEVELOPMENT CO., A CALIFORNIA CORPORATION

whose address is P.O. BOX 921, GRAND JUNCTION, CO 81502

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1739207 1000AM 12/12/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

County of MESA, and State of
COLORADO

, for the consideration of

NO CONSIDERATION----- Dollars, in hand paid,

hereby sell(s) and quitclaims(s) to CITY OF GRAND JUNCTION

whose address is 250 NORTH 5TH STREET, GRAND JUNCTION, 81501

County of MESA, and State of COLORADO, the following

real property, in the County of MESA, and State of Colorado, to wit:

SEE ATTACHED EXHIBIT "A"

also known as street and number

assessor's schedule or parcel number:
with all its appurtenances .

Signed this 16th day of NOVEMBER, 19 95

SURFVIEW DEVELOPMENT CO., A CALIFORNIA CORPORATION

by: David L. Fletcher
David L. Fletcher, Vice-President

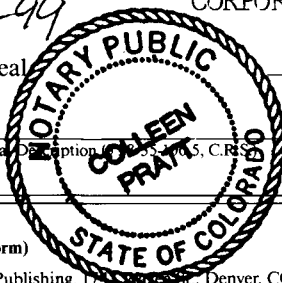
STATE OF COLORADO,

County of MESA

} ss.

The foregoing instrument was acknowledged before me this 16th day of NOVEMBER 19 95,
by DAVID L. FLETCHER AS VICE-PRESIDENT OF SURFVIEW DEVELOPMENT CO., A CALIFORNIA CORPORATION
My commission expires 6-27-99

WITNESS my hand and official seal



Colleen Pratt
Notary Public

Name and Address of Person Creating Newly Created Legal Description, C.R.S.



EXHIBIT 'A'

ADDITIONAL R.O.W. ALONG SOUTH CAMP ROAD

A right of way 9.0 feet in width, located along the Easterly boundary line of Lot 1, Block 2, of Monument Valley Subdivision Filing No. 5, in the City of Grand Junction, Colorado, being more particularly described as follows;

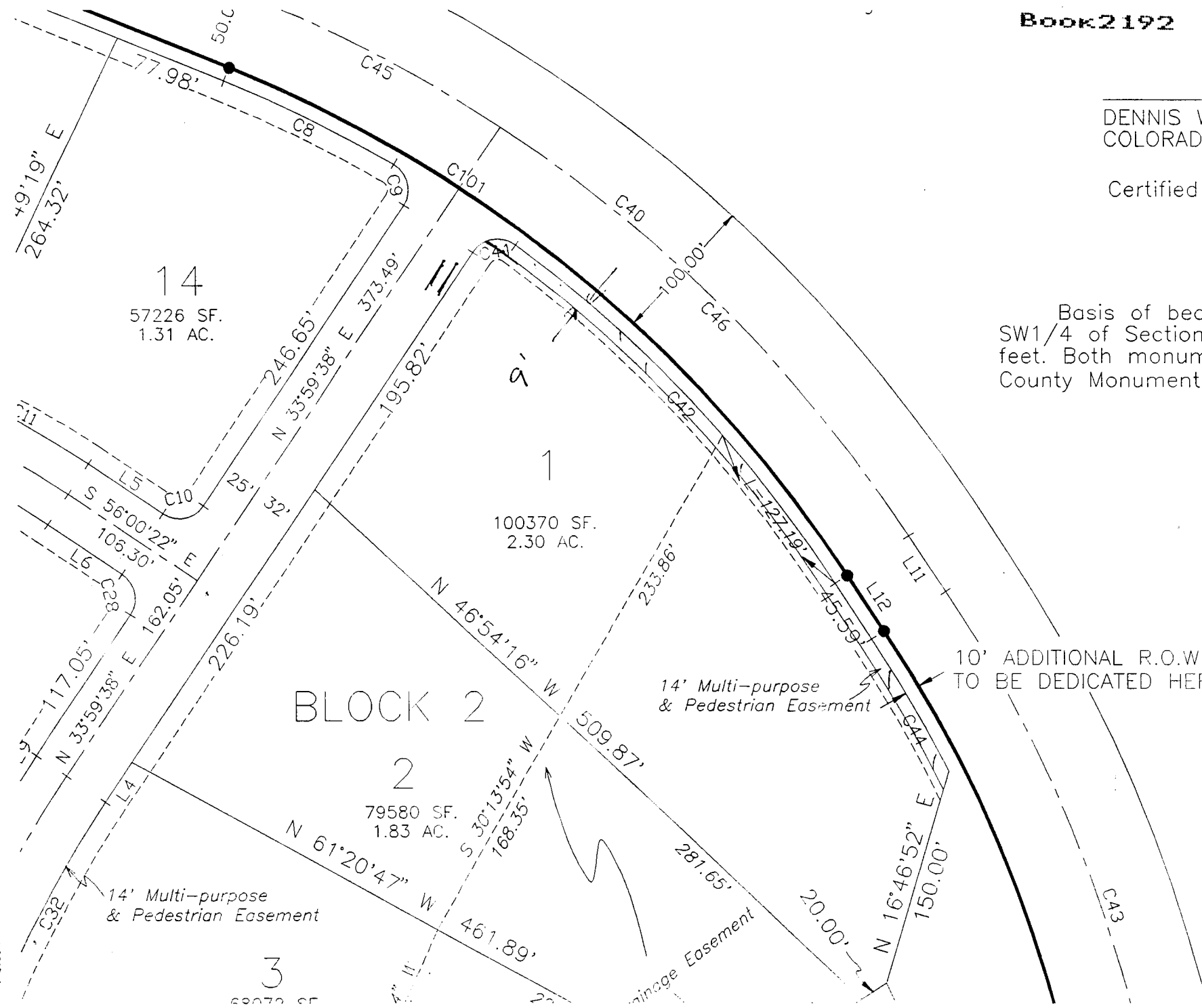
Beginning at the Southeast corner of Lot 1, Block 2, (at a point on the Westerly boundary of South Camp Road right of way), with all bearings herein relative to the Recorded plat of Monument Valley Filing No. 5; thence South 16 degrees 46 minutes 52 seconds West (S 16°46'52" W), a distance of 13.26 feet along the Southeast boundary line of Lot 1; thence following said right of way along a non tangent curve to the left having a radius of 885.93 feet, arc length of 113.54 feet, delta angle of 07 degrees 20 minutes 34 seconds (07°20'34"), a chord bearing of North 29 degrees 19 minutes 00 seconds West (N 29°19'00" W), and a chord length of 113.46 feet; thence North 32 degrees 59 minutes 16 seconds West (N 32°59'16" W), a distance of 45.59 feet; thence along a tangent curve to the left having a radius of 885.93 feet, arc length of 333.28 feet, delta angle of 21 degrees 33 minutes 16 seconds (21°33'16"), a chord bearing of North 43 degrees 45 minutes 54 seconds West (N 43°45'54" W), and a chord length of 331.32 feet to intersect another curve in a non tangent direction; thence along this curve to the right having a radius of 20.00 feet, arc length of 19.96 feet, delta angle of 57 degrees 10 minutes 42 seconds (57°10'42"), a chord bearing of South 82 degrees 02 minutes 39 seconds East (S 82°02'39" E), and a chord length of 19.14 feet; thence along a tangent curve to the right having a radius of 894.93 feet, arc length of 319.69 feet, delta angle of 20 degrees 28 minutes 02 seconds (20°28'02"), a chord bearing of South 43 degrees 13 minutes 17 seconds East (S 43°13'17" E), and a chord length of 317.99 feet; thence South 32 degrees 59 minutes 16 seconds East (S 32°59'16" E), a distance of 45.59 feet; thence along a curve to the right having a radius of 894.93 feet, arc length of 104.90 feet, delta angle of 06 degrees 42 minutes 58 seconds (06°42'58"), a chord bearing of South 29 degrees 37 minutes 48 seconds East (S 29°37'48" E), and a chord length of 104.84 feet to terminate at a the Southeast corner of Lot 1, and the point of beginning

DENNIS W. JOHNSON
COLORADO REGISTERED S

Certified this _____ da

BASIS OF BEARIN

Basis of bearings assume th
SW1/4 of Section 19 to bear N
feet. Both monuments on this lin
County Monuments as shown on



14' Multi-purpose
& Pedestrian Easement

10' ADDITIONAL R.O.W.
TO BE DEDICATED HEREON

14' Multi-purpose
& Pedestrian Easement

Drainage Easement

BLOCK 2

14
57226 SF.
1.31 AC.

1
100370 SF.
2.30 AC.

2
79580 SF.
1.83 AC.

3
57226 SF.