

FOS97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: QUIT CLAIM DEED

NAME OF AGENCY OR CONTRACTOR: KENTON NEAL FOSTER AND  
CATHERINE ANN FOSTER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2676 UNAWEEP  
AVENUE, RIGHT OF WAY PARCEL NO. 2945-234-000-016

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1808193 0259PM 08/04/97  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

KENTON NEAL FOSTER and CATHERINE ANN FOSTER, whose address is 2676 Unawweep Avenue of the City of Grand Junction, County of Mesa, State of Colorado, Grantors, for and in consideration of the installation, operation, maintenance and repair of street improvements, the receipt and sufficiency of which is hereby acknowledged, have remised, released, conveyed and QUIT CLAIMED, and by these presents do 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 Grantors in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Southwest Corner of Lot 4 in Section 23, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado;  
thence N 00°00'00" W along the West line of said Lot 4 a distance of 122.60 feet;  
thence leaving said West line, S 31°06'55" E a distance of 14.18 feet;  
thence S 14°13'34" E a distance of 49.68 feet;  
thence 45.00 feet along the arc of a curve to the left having a radius of 40.00 feet, a central angle of 64°27'50", and a long chord bearing S 46°27'29" E a distance of 42.67 feet;  
thence S 78°41'24" E a distance of 70.91 feet;  
thence S 00°00'00" E a distance of 19.00 feet to a point on the South line of said Section 23;  
thence N 90°00'00" W along said South line a distance of 120.00 feet to the Point of Beginning,  
containing 5,007.12 square feet as described herein and as depicted on the attached Exhibit "A", all of which is existing right-of-way, by historical use, for Unawweep Avenue and Roubideau Street.

TO HAVE AND TO HOLD the same, 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 Grantors, 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 16<sup>th</sup> day of July, 1997.

Kenton Neal Foster                      Catherine A Foster  
KENTON NEAL FOSTER                      CATHERINE ANN FOSTER

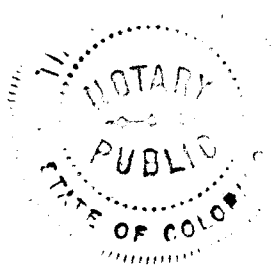
State of Colorado    )  
                                  ) ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of July, 1997, by Kenton Neal Foster and Catherine Ann Foster.

My commission expires 2/28/98.

Witness my hand and official seal.

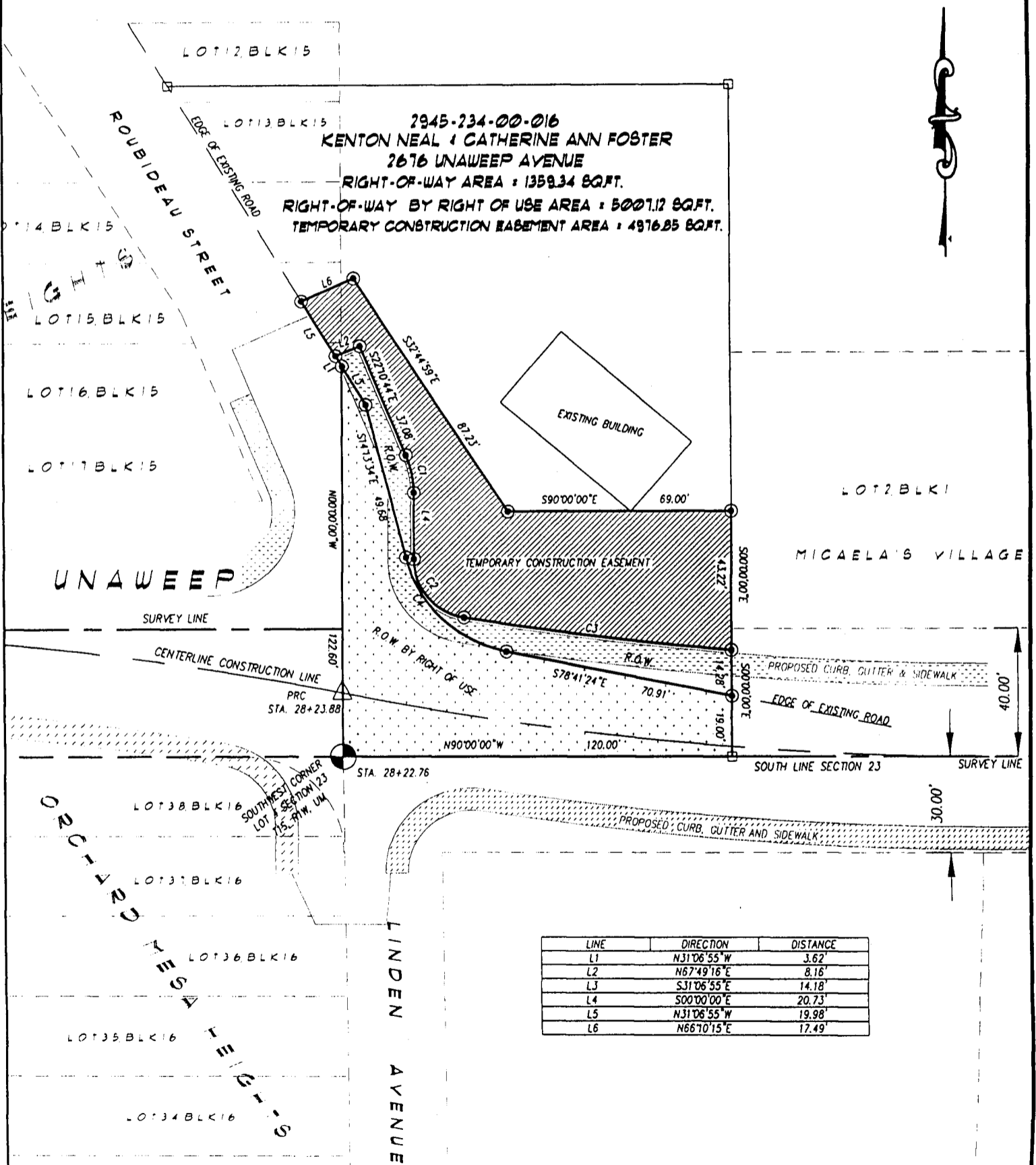
Tim Woodmansee  
Notary Public



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

# EXHIBIT "A"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	31.50'	12.19'	6.17'	12.12'	S11°05'22"E	22°10'44"
C2	18.50'	25.98'	15.65'	23.89'	S40°13'28"E	80°26'57"
C3	970.00'	83.21'	41.63'	83.19'	S82°54'24"E	04°54'54"
C4	40.00'	45.00'	25.22'	42.67'	S46°27'29"E	64°27'50"



2945-234-00-016  
**KENTON NEAL & CATHERINE ANN FOSTER**  
 2676 UNAWEEP AVENUE  
 RIGHT-OF-WAY AREA : 1359.34 SQ.FT.  
 RIGHT-OF-WAY BY RIGHT OF USE AREA : 5007.12 SQ.FT.  
 TEMPORARY CONSTRUCTION EASEMENT AREA : 4976.85 SQ.FT.

LINE	DIRECTION	DISTANCE
L1	N31°06'55"W	3.62'
L2	N67°49'16"E	8.16'
L3	S31°06'55"E	14.18'
L4	S00°00'00"E	20.73'
L5	N31°06'55"W	19.98'
L6	N66°10'15"E	17.49'

DRAWN BY: SRP  
 DATE: 9-19-96  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: WEEP28.DWG

EASEMENT DESCRIPTION MAP  
 UNAWEEP ( 120 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION