

GAL87PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JAMES L. GALE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: MANTEY  
HEIGHTS AT PATTERSON RD., UTILITIES AND IRRIGATION, LOT 1  
AND LOT 2 OF EL CORONA SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1987

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**QUIT CLAIM DEED**

JAMES L. GALE

whose address is

County of Mesa, and State of Colorado

, for the consideration of Six Thousand, Ninty Two and no/100s (\$6,092.00) Dollars, in hand paid,

hereby sell(s) and quit claim(s) to THE CITY OF GRAND JUNCTION, a Municipal Corporation whose address is 250 North Fifth Street, Grand Junction

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

See Exhibit "A" attached hereto and made a part hereof

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1454564 EXEMPT 09:34 AM  
MAY 11, 1987 E. SAWYER, CLK&REC MESA CTY, CO

also known as street and number

with all its appurtenances

Signed this \_\_\_\_\_ day of May, 19 87

*James L. Gale*  
\_\_\_\_\_  
James L. Gale  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF COLORADO, }  
County of Mesa } ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of May 19 87 by James L. Gale  
My commission expires 1/12/91

WITNESS my hand and official seal.

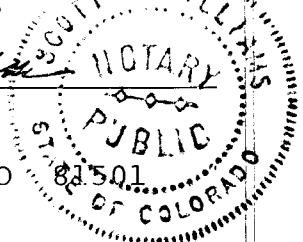
*Scott D. Williams*  
\_\_\_\_\_  
Notary Public  
531 Rood Avenue  
Grand Junction CO  


EXHIBIT "A" Continued

Two Permanent Easements for Roadway Slope, Utilities and Irrigation purposes being portions of Lot 1 and Lot 2 of El Corona Subdivision as recorded in Plat Book 7, Page 53 in the Office of the Mesa County Clerk and Recorder, and situated in the NE 1/4 NE 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

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Easement Parcel #1:

Beginning at a point 2.0 feet South of the northwest corner of said Lot 1;  
thence East 100.0 feet to the intersection of a curve;  
thence southeasterly 9.02 feet along the arc of said curve deflecting to the right, having a radius of 20.0 feet, a central angle of 25deg. 50min. 31sec., and a chord that bears S 77deg 04min. 45sec. E 8.94 feet;  
thence West 108.72 feet to the west line of said Lot 1;  
thence North along said west line 2.0 feet to the Point of Beginning, containing 206 square feet, more or less.

Easement Parcel #2:

Beginning at a point 20.0 feet East of the northwest corner of said Lot 2;  
thence East, along the north line of said Lot 2, 63.0 feet to the intersection of a curve;  
thence southeasterly 14.34 feet along the arc of said curve deflecting to the right, having a radius of 25.0 feet, a central angle of 32deg. 51min. 36sec., and a chord that bears S 73deg. 34min. 12sec. E 14.14 feet;  
thence West 88.56 feet to the intersection of a curve;  
thence northeasterly 12.87 feet along the arc of said curve deflecting to the right, having a radius of 20.0 feet, a central angle of 36deg. 52min. 12sec., and a chord that bears N 71deg. 33min. 54sec. E 12.65 feet to the Point of Beginning, containing 285 square feet, more or less.

EXHIBIT "A"

Three parcels of land for Road and Utility Right-of-way purposes being portions of Lot 1 and Lot 2 of El Corona Subdivision as recorded in Plat Book 7, Page 53 in the Office of the Mesa County Clerk and Recorder, and situated in the NE 1/4 NE 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Parcel #1:

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Beginning at the northwest corner of said Lot 1;  
thence East, along the north line of said Lot 1, 120.0 feet to the northeast corner of said Lot 1;  
thence South, along the east line of said Lot 1, 22.0 feet to the intersection of a curve;  
thence northwesterly 31.42 feet along the arc of said curve deflecting to the left, having a radius of 20.0 feet, a central angle of 90 degrees and a chord that bears N 45deg. 00min. W 28.28 feet;  
thence West 100.0 feet to the west line of said Lot 1;  
thence North along said west line 2.0 feet to the Point of Beginning, containing 326 square feet, more or less.

Parcel #2:

Beginning at the northwest corner of said Lot 2;  
thence East, along the north line of said Lot 2, 20.0 feet to the intersection of a curve;  
thence southwesterly 31.42 along the arc of said curve deflecting to the left, having a radius of 20.0 feet, a central angle of 90 degrees, and a chord that bears S 45deg. 00min. W 28.28 feet to the west line of said Lot 2;  
thence North along said west line 20.0 feet to the Point of Beginning, containing 86 square feet, more or less.

Parcel #3:

Beginning at the northeast corner of said Lot 2;  
thence South, along the east line of said Lot 2, 130.0 feet to the southeast corner of said Lot 2;  
thence West, along the south line of said Lot 2, 12.0 feet;  
thence North 105.0 feet to the intersection of a curve;  
thence northwesterly 39.27 feet along the arc of said curve deflecting to the left, having a radius of 25.0 feet, a central angle of 90 degrees, and a chord that bears N 45deg. 00min. W 35.36 feet to the north line of said Lot 2;  
thence East along said north line 37.0 feet to the Point of Beginning, containing 1694 square feet, more or less.