

GAR0826R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	DALTON E. AND PATSY E. GARLITZ
PURPOSE:	RIGHT-OF-WAY 26 ROAD BRIDGE REPLACEMENT
ADDRESS:	631 26 ROAD
PARCEL NO:	2945-034-00-080
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

QUIT CLAIM DEED

THIS DEED, made this 9th day of September, 2008, between **Dalton E. Garlitz and Patsy E. Garlitz, as joint tenants, Grantors**, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have remised, released, conveyed and QUIT CLAIMED, and by these presents do hereby remise, release, convey and QUIT CLAIM unto **The City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, all of the right, title and interest of Grantors in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A certain parcel of land situated in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 3, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado, lying entirely within the lands described in Book 1775, Page 848, public records of Mesa County, Colorado, the intention of the following is to describe all the lands under and bounded by the physical limits of the paving of 27 Road and F 1/2 Road, as laid out and presently in use and being more particularly described as follows:

Commencing at the Southeast corner of the NE 1/4 SE 1/4 of said Section 3 and assuming the Easterly line of the NE 1/4 SE 1/4 of said Section 3 to bear N00°02'48"E with all bearings contained herein relative thereto; thence N00°02'48"E along the Easterly line of the NE 1/4 SE 1/4 of said Section 3 a distance of 481.16 feet to the Point of Beginning; thence N89°57'12"W along the Southerly line of the certain parcel of land described in Book 1775, Page 848 of the Mesa County, Colorado public records, a distance of 12.00 feet; thence N00°02'48"E along a line being 12.00 feet West of and parallel with the Easterly line of the NE 1/4 SE 1/4 of said Section 3 a distance of 105.52 feet; thence 38.85 feet along the arc of a 26.00 foot radius curve concave Southwest having a central angle 85°36'55" and a chord bearing N42°45'39"W a distance of 35.34 feet; thence N85°34'07"W a distance of 83.70 feet; thence N80°33'39"W a distance of 102.74 feet; thence 63.16 feet along the arc of 240.00 foot radius curve concave Northeast having a central angle of 15°04'39" and a chord bearing N73°02'20"W a distance of 62.97 feet to a point on the North line of said parcel; thence S89°56'48"E along the North line of said parcel a distance of 64.58 feet; thence 82.68 feet along the arc of a 503.00 foot radius curve concave Northeast having a central angle of 09°25'05" and a chord bearing S80°21'16"E a distance of 82.59 feet; thence S85°00'27"E a distance of 64.55 feet; thence S87°07'56"E a distance of 35.71 feet; thence 34.74 feet along the arc of a 22.00 foot radius curve concave Northwest having a central angle 90°28'11" and a chord bearing N47°37'58"E a distance of 31.24 feet returning to the Northerly line of said parcel; thence S89°56'48"E along the Northerly line of said parcel a distance of 12.02 feet returning to the Easterly line of the NE 1/4 SE 1/4 of said Section 3; thence S00°02'48"W along the Easterly line of the NE 1/4 SE 1/4 of said Section 3 a distance of 172.90 feet to the Point of Beginning.

Said parcel contains 6,930 square feet, more or less, as described herein all of which is located within the open, used and historical Right-of-Way for 26 Road and 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 Grantors, either in law or equity, to the only proper use, benefit and behoof of Grantee its successors and assigns forever.

Executed and delivered this 9th day of September, 2008.

Dalton E. Garlitz
Dalton E. Garlitz

Patsy E. Garlitz
Patsy E. Garlitz

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 9th day of September, 2008, by Dalton E. Garlitz and Patsy E. Garlitz, as joint tenants.

My commission expires 11-17-08.

Witness my hand and official seal.

Kathy Valdez
Notary Public

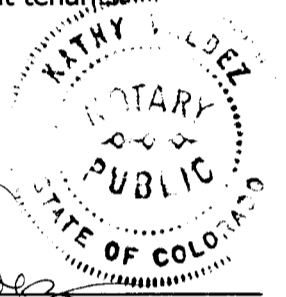
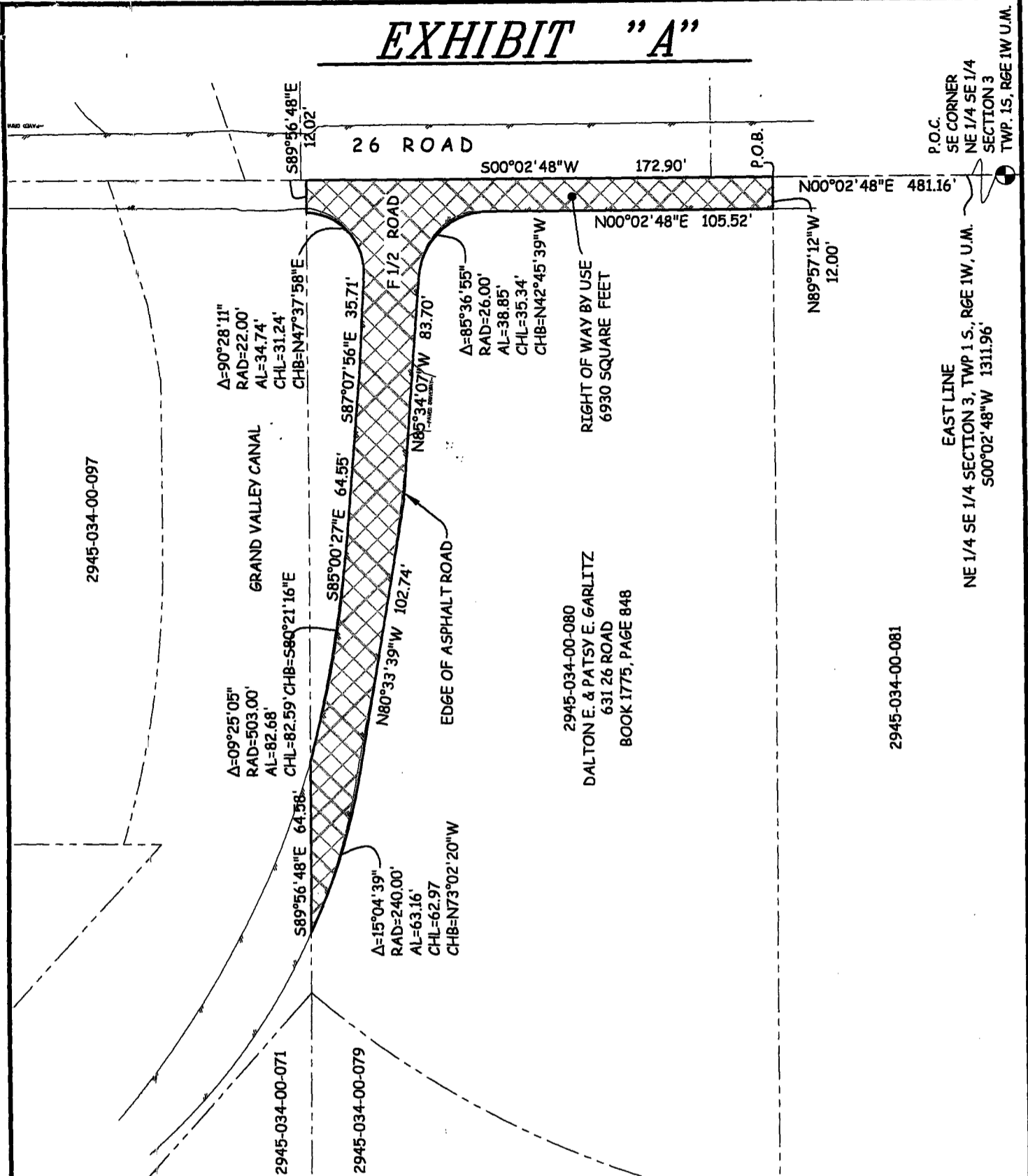


EXHIBIT "A"

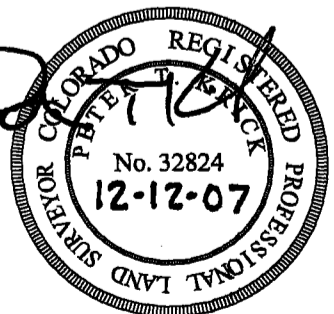
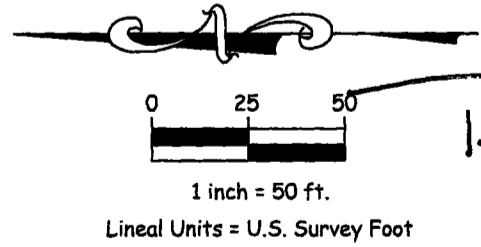


P.O.C.
SE CORNER
NE 1/4 SE 1/4
SECTION 3
TWP. 15, RGE 1W U.M.

EAST LINE
NE 1/4 SE 1/4 SECTION 3, TWP 15, RGE 1W, U.M.
500°02'48"W 1311.96'

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: TLP
DATE: 12-7-07
SCALE: 1" = 50'
APPR. BY: PTK

RIGHT OF WAY EXHIBIT
26 ROAD BRIDGE REPLACEMENT

2945-034-00-080

