

GRA0330R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF PROPERTY OWNER OR GRANTOR:	GRAND MEADOWS OF GRAND JUNCTION HOME OWNERS ASSOCIATION, INC.
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	466 30 ROAD (CORNER OF 30 ROAD AND GUNNISON AVENUE)
PARCEL NO:	2943-162-00-023
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2003
EXPIRATION:	NONE
DESTRUCTION:	NONE

QUIT CLAIM DEED

2163538 12/03/03 0415PM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRAND MEADOWS OF GRAND JUNCTION HOME OWNERS ASSOCIATION, INC., whose address is 786 Valley Court, Grand Junction, CO, 81505 ("Grantor"), for the consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, hereby quit claims and conveys to THE CITY OF GRAND JUNCTION, whose legal address is 250 North 5th, Grand Junction, Colorado 81501 ("Grantee"), the following real property in the County of Mesa, and State of Colorado, to wit:

Road right-of-way at the NE corner of 30 Road and Gunnison Avenue as more particularly described on Exhibits "A" and "B" attached hereto.

with all its appurtenances, and quit claims the title to the same, subject to: 2003 general taxes, payable in 2004, and all subsequent taxes; easements, rights-of-way, restrictions, covenants, conditions and reservations of record or in use.

Signed this 20 day of OCTOBER, 2003.

GRAND MEADOWS OF GRAND JUNCTION HOME OWNERS ASSOCIATION, INC.

By: Terry Lawrence
President

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 20th day of October, 2003, by Grand Meadows of Grand Junction Home Owners Association, Inc., by Terry Lawrence, President.

Witness my hand and official seal.

My commission expires: 3-26-05

Glenda Lawton
Notary Public

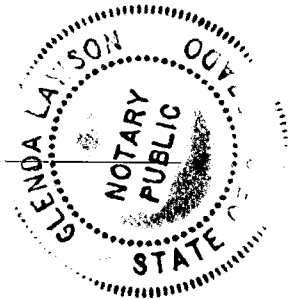


EXHIBIT A

RIGHT-OF-WAY DESCRIPTION

A tract of land for right-of-way situated in Tract A Grand Meadows Subdivision, Mesa County, Colorado as recorded in Plat Book 19 at Pages 61 and 62 with Reception No. 2063873 of the records of Mesa County, being more particularly described as follows:

Commencing at the northwest corner of said Tract A, the basis of bearing being N89°55'09"E to the northeast corner of said Tract A;
thence S00°00'31"E a distance of 96.91 feet along the west line of said Tract A to the Point of Beginning;
thence S45°02'32"E a distance of 28.27 feet to the south line of said Tract A;
thence S89°55'27"W a distance of 20.00 feet to the southwest corner of said Tract A;
thence N00°00'31"W a distance of 20.00 feet to the Point of Beginning:
Said tract contains 200 sq. ft. more or less.

This description was prepared by:
Alan R. VanPelt PLS 37049
118 Ouray Avenue
Grand Junction, CO. 81501

EXHIBIT B

NW COR
SEC 16
MCSM #9-1

2538.29' 500'00'31"E
1128.26' 1510.03'

N 1/4 COR
SEC 16
MCSM # 8-1

SCALE 1" = 30'

 RIGHT-OF-WAY

AREA = 200± SQ. FT.

NW COR
TRACT A

N89°55'09"E

230.00'

NE COR
TRACT A

40.00'

190.00'

35' PEDESTRIAN, UTILITY, IRRIGATION & DRAINAGE EASEMENT

30 ROAD

500'00'31"E

96.91'

N89°55'09"E

100.00'

35.00'

500'00'31"E

TRACT A
GRAND MEADOWS SUBDIVISION
PLAT BOOK 19 PAGES 61 & 62

LOT 1, BLOCK 4
GRAND MEADOWS SUBDIVISION
PLAT BOOK 19 PAGES 61 & 62

14' MULTI-PURPOSE EASEMENT

96.95'

P.O.B.

S45°02'32"E
28.27'

81.92'

N00°00'31"W

14' UTILITY, IRRIGATION & DRAINAGE EASEMENT

S44°57'41"W
28.27'

SW COR
TRACT A

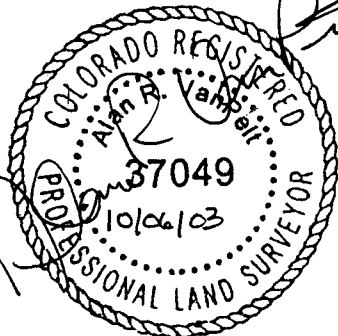
170.02'

70.00'

S89°55'27"W

80.02'

GUNNISON AVENUE
44' R.O.W.



D H SURVEYS INC.
118 OURAY AVE - GRAND JUNCTION, CO.
(970) 245-8749