

GRN0826R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	GREEN LEAF PARTNERS, LLC.
PURPOSE:	G ½ ROAD AT LEACH CREEK PUBLIC ROADWAY AND UTILITIES
ADDRESS:	755 26 ROAD
PARCEL NO:	2701-341-00-120
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

QUIT CLAIM DEED

Green Leaf Partners, LLC, a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, conveyed and QUIT CLAIMED, and by these presents does 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 Grantor in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A tract or parcel of land for Public Roadway & Utilities Right-of-Way purposes situate in the East Quarter of Section 34, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 34 and assuming the East line of the NE 1/4 SE 1/4 of said Section 34 to bear S00°11'03"W with all bearings contained herein relative thereto; thence S00°11'03"W along the East line of NE 1/4 SE 1/4 of said Section 34 a distance of 330.40 feet; thence along the Northerly line of that certain parcel of land described in Book 1222, Page 500 of the Mesa County, Colorado public records the following 6 courses: (1) N41°00'57"W a distance of 87.40 feet; (2) thence N81°11'57"W a distance of 8.27 feet to the Point of Beginning; (3) thence N81°11'57"W a distance of 110.83 feet; (4) thence S77°29'03"W a distance of 275.95 feet; (5) thence N73°07'57"W a distance of 143.55 feet; (6) thence N32°52'01"W a distance of 180.74 feet; thence along the Northerly line of that certain parcel of land being situated in the SE 1/4 of said Section 34 lying South and West of G 1/2 Road and East of the Grand Valley Canal, prepared for Blue Heron Meadows Subdivision as shown on Land Survey Deposit No. 3161, Deposit Book 1, Page 97, dated January 6, 2005 of the Mesa County, Colorado public records the following 7 courses: (1) N34°52'52"W a distance of 114.89 feet; (2) thence N49°01'52"W a distance of 25.09 feet to a point on the North line of the NE 1/4 SE 1/4 of said Section 34, whence the Northeast corner of the NE 1/4 SE 1/4 of said Section 34 bears N89°52'08"E a distance of 765.62 feet; (3) thence S89°52'08"W along the North line of the NE 1/4 SE 1/4 of said Section 34 a distance of 10.84 feet; (4) thence N44°18'41"W a distance of 9.13 feet; (5) thence N45°41'12"W a distance of 82.09 feet; (6) thence N46°31'05"W a distance of 108.82 feet; (7) thence N47°40'56"W a distance of 37.45 feet; thence N55°34'51"E a distance of 27.20 feet; thence S43°24'13"E a distance of 176.00 feet to a point on the Northerly right of way of G 1/2 Road as defined in Book 2392, Page 307 of the Mesa County, Colorado public records; thence along said Northerly right of way of G 1/2 Road the following 5 courses: (1) S46°56'42"E a distance of 95.77 feet; (2) thence S38°30'13"E a distance of 235.17 feet; (3) thence S51°52'16"E a distance of 111.57 feet; (4) S86°11'29"E a distance of 122.96 feet; (5) thence N73°55'46"E a distance of 257.81 feet to a point on the Westerly right of way of Interstate 70 as defined in Book 867, Page 235 of the Mesa County, Colorado public records; thence along said right of way the following 3 courses: (1) S00°21'33"W a distance of 41.10 feet; (2) thence S80°05'27"E a distance of 52.00 feet; (3) thence S59°05'27"E a distance of 14.82 feet to the Point of Beginning.

The intent of this description is to describe all the lands lying South of the right of way of G 1/2 Road as described in Book 2392, Page 307 and lying North of the Northerly boundary of the parcel conveyed to Dale E. Jones and K. Eric Alpha in Book 1222, Page 500 and the parcel conveyed to Dinosaur Enterprises Inc. in Book 3428, Page 199 and lying West of the Interstate 70 right of way described Book 867, Page 235 all being recorded in the Mesa County, Colorado public records

Said parcel contains 0.54 acres, (23,522.40 square feet), more or less, as described herein all of which is located within the open, used and historical Right-of-Way for G 1/2 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 Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee its successors and assigns forever.

Executed and delivered this 14 day of February, 2008.

Green Leaf Partners, LLC
a Colorado Limited Liability Company,

By: [Signature]
Dennis Hill, Member

By: [Signature]
Daniel T. Komlo, Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 14 day of February, 2008, by Dennis Hill, Member and Daniel T. Komlo, Member, Green Leaf Partners, LLC a Colorado Limited Liability Company.

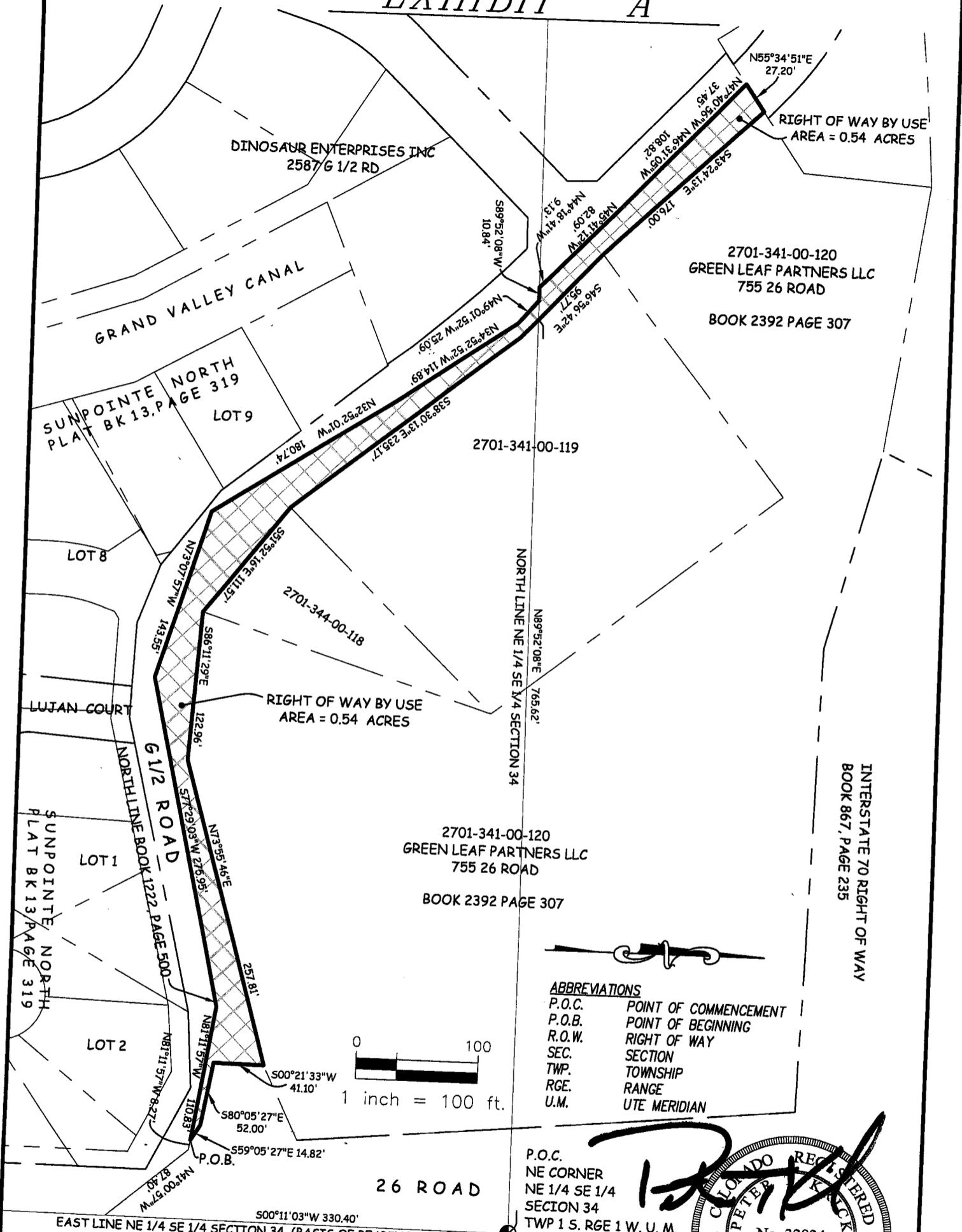
My commission expires 11-17-08.

Witness my hand and official seal.

[Signature]
Notary Public

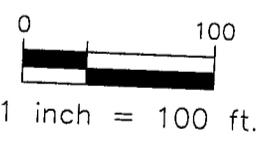


EXHIBIT "A"



ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN



P.O.C.
NE CORNER
NE 1/4 SE 1/4
SECTION 34
TWP 1 S. RGE 1 W. U. M.



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: 12-05-07
SCALE: 1" = 100'
APPR. BY: PTK

**G 1/2 ROAD AT LEACH CREEK
RIGHT OF WAY BY USE**
GREEN LEAF PARTNERS LLC

