

HAM0129R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (QUIT CLAIM)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: TERRENCE L. HAMMER AND CAMILLA A. HAMMER

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 485 29 ROAD,
GRAND JUNCTION

PARCEL NO.: 2943-181-00-065

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

2001101 06/15/01 1127AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$NO FEE

Terence L. Hammer and Camilla A. Hammer, 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, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, 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:

Commencing at the Northeast corner of the Northeast 1/4 (NE 1/4) of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the NE 1/4 of said Section 18 to bear S 00°12'24" E with all bearings contained herein being relative thereto; thence S 00°12'24" E along the east line of the NE 1/4 of said Section 18 a distance of 878.00 feet to the True Point of Beginning:

thence S 00°12'24" E along the east line of the NE 1/4 of said Section 18 a distance of 122.31 feet; thence leaving the east line of the NE 1/4 of said Section 18, N 88°49'44" W a distance of 10.26 feet to a point on the west line of the open, used and historical right-of-way for 29 Road; thence N 00°00'21" E along the west line of the open, used and historical right-of-way for 29 Road a distance of 122.13 feet; thence leaving the west line of the open, used and historical right-of-way for 29 Road, S 89°48'55" E a distance of 9.80 feet to the Point of Beginning,

containing 1,225.44 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference, all of which is located within the open, used and historical right-of-way for 29 Road.

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 31 day of May, 2001.

Terence L. Hammer

Terence L. Hammer

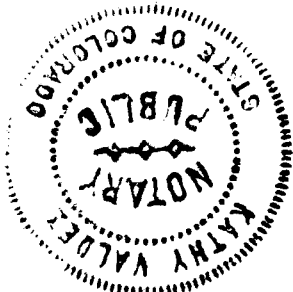
Camilla A. Hammer

Camilla A. Hammer

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 31 day of May, 2001, by Terence L. Hammer and Camilla A. Hammer.

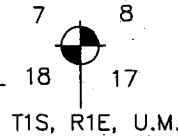
My commission expires 4-21-04.
Witness my hand and official seal.



Kathy Valdez

Notary Public

EXHIBIT "A"



2943-181-00-093

WEST R.O.W. LINE

S89°48'55"E 9.80'
S89°48'55"E 7.67'

878.00'

S00°12'24"E

PROPOSED ASPHALT

122.25'

R.O.W.

S00°12'24"E

RIGHT OF WAY BY RIGHT OF USE

3,120,000

122.31'

29 ROAD

2943-181-00-065
485 29 ROAD

TERENCE L. & CAMILLA A. HAMMER

RIGHT OF WAY BY USE AREA = 1225.44 SQ.FT.
RIGHT OF WAY AREA = 587.91 SQ.FT.

N02°40'34"W

EAST R.O.W. LINE

N88°49'44"W 1.96'

N88°49'44"W 10.26'

EXISTING EDGE OF ASPHALT

SECTION 17
SECTION 18

EXISTING EDGE OF ASPHALT



DRAWN BY: SRP
DATE: 2-29-2000
SCALE: 1" = 20'
APPR. BY: TW
FILE NO: 29ROAD8.DWG

RIGHT-OF-WAY DESCRIPTION MAP

29 ROAD - 170B TO BUNTING AVENUE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION