

HLW9825R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT-CLAIM)

NAME OF AGENCY OR CONTRACTOR: HEATHER L. SHUMAN (HEATHER L. WALTON)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARCEL NO.  
2701-343-00-105, 702 25 ROAD, G ROAD RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1850500 06/12/98 0325PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

~~PAGE DOCUMENT~~

QUIT CLAIM DEED

Heather L. Shuman, formerly known as Heather L. Walton, whose address is 702 25 Road, Grand Junction, Colorado 81505, Grantor, for and in consideration of the installation, operation, maintenance and repair of street improvements, 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, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, all of the right, title and interest of Grantor in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Southwest Corner of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, from whence the Southeast Corner of the SW1/4 SW1/4 SW1/4 of said Section 34 bears N 89°58'43" E a distance of 658.96 feet with all bearings contained herein being relative thereto;  
thence N 00°11'18" W along the west line of the SW1/4 SW1/4 SW1/4 of said Section 34 a distance of 30.0 feet;  
thence leaving the west line of said SW1/4 SW1/4 SW1/4, N 89°58'43" E a distance of 21.92 feet to a point on the north line of the open, used and historical right-of-way for G Road;  
thence along said north line following eleven (11) courses and distances:

1. 20.70 feet along the arc of a curve concave to the northeast, having a radius of 33.08 feet, a central angle of 35°51'22", and a long chord bearing S 66°22'32" E a distance of 20.36 feet;
2. S 89°09'53" E a distance of 11.87 feet;
3. S 88°57'59" E a distance of 59.21 feet;
4. S 88°04'46" E a distance of 30.05 feet;
5. S 89°26'19" E a distance of 52.87 feet;
6. S 88°52'28" E a distance of 19.91 feet;
7. S 86°00'45" E a distance of 10.99 feet;
8. N 89°51'51" E a distance of 24.07 feet;
9. S 89°06'01" E a distance of 49.28 feet;
10. S 89°23'53" E a distance of 49.77 feet;
11. S 89°33'01" E a distance of 30.54 feet;

thence leaving said north line, S 00°11'18" E a distance of 16.31 feet to a point on the south line of the SW1/4 SW1/4 SW1/4 of said Section 34;  
thence S 89°58'43" W along the south line of the SW1/4 SW1/4 SW1/4 of said Section 34 a distance of 379.00 feet to the Point of Beginning,  
containing 7,452.70 square feet as described herein and as 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 the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

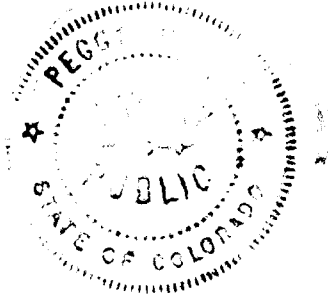
Executed and Delivered this 4<sup>th</sup> day of June, 1998.

Heather L. Shuman  
Heather L. Shuman,  
formerly known as Heather L. Walton

State of Colorado     )  
                                  )ss.  
County of Mesa         )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of June, 1998, by Heather L. Shuman, formerly known as Heather L. Walton.

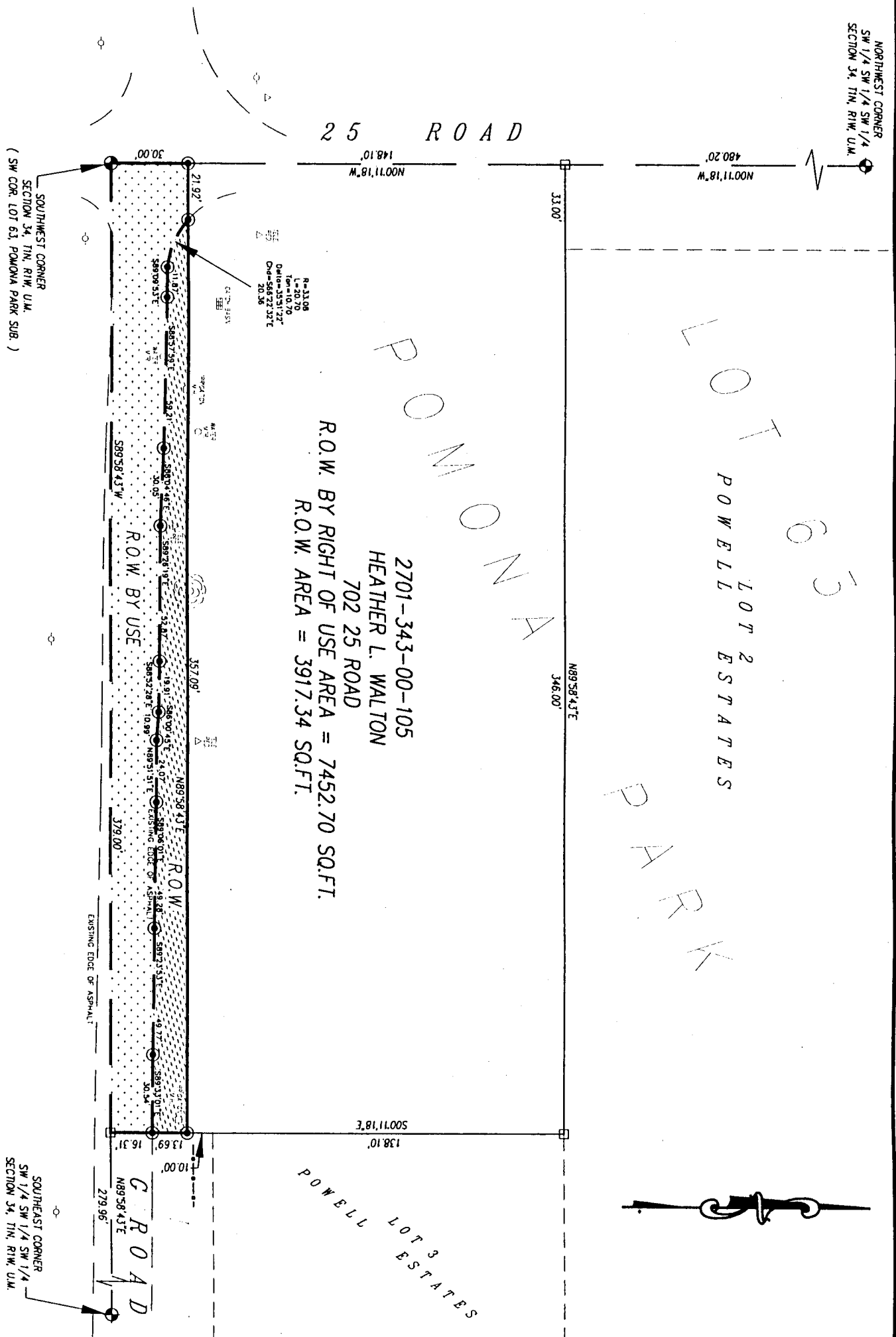
My commission expires March 3, 2001.  
Witness my hand and official seal.



Peggy A. Repulla  
Notary Public

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

# EXHIBIT "A"



DRAWN BY: SRP  
 DATE: 04-06-98  
 SCALE: 1" = 50'  
 APPR. BY: IW  
 FILE NO: G\_RD1.DWG

RIGHT-OF-WAY DESCRIPTION MAP

C ROAD SHOULDER WIDENING

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION