

HMD98GRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: HAZEL M. DOCKERY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2524 G ROAD, G ROAD
SHOULDER WIDENING, PARCEL NO. 2701-343-00-171, RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

Hazel M. Dockery, whose address is 2524 G 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 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, 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 the SE1/4 SW1/4 SW1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said point also known as the Southwest Corner of Lot 64 of Pomona Park according to the recorded plat thereof, and considering the south line of the SW1/4 SW1/4 of said section 34 to bear S 89°58'43" W with all bearings contained herein being relative thereto;
thence N 00°08'57" W along the west line of the SE1/4 SW1/4 SW1/4 of said Section 34, said line also being the west line of Lot 64 of Pomona Park, a distance of 13.50 feet to a point on the north line of the open, used and historical right-of-way for G Road;
thence along the north line of the open, used and historical right-of-way for G Road the following seven (7) courses and distances:

1. N 89°47'01" E a distance of 43.12 feet; ✓
2. N 88°14'34" E a distance of 32.94 feet; ✓
3. N 89°55'56" E a distance of 68.36 feet; ✓
4. S 89°57'24" E a distance of 51.63 feet; ✓
5. N 89°41'21" E a distance of 36.67 feet; ✓
6. N 88°59'55" E a distance of 50.64 feet; ✓
7. N 89°47'11" E a distance of 37.89 feet to a point on the westerly right-of-way line for the Grand Valley Canal;

thence S 12°29'22" E along the westerly right-of-way line for the Grand Valley Canal a distance of 16.25 feet to a point on the south line of the SE1/4 SW1/4 SW1/4 of said Section 34;
thence S 89°58'43" W along the south line of said SE1/4 SW1/4 SW1/4 a distance of 338.95 feet to the Point of Beginning,
containing 4,974.45 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 Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

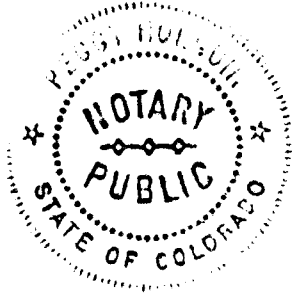
Executed and Delivered this 28th day of July, 1998.

Hazel M. Dockery
Hazel M. Dockery

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 28th day of July, 1998, by Hazel M. Dockery.

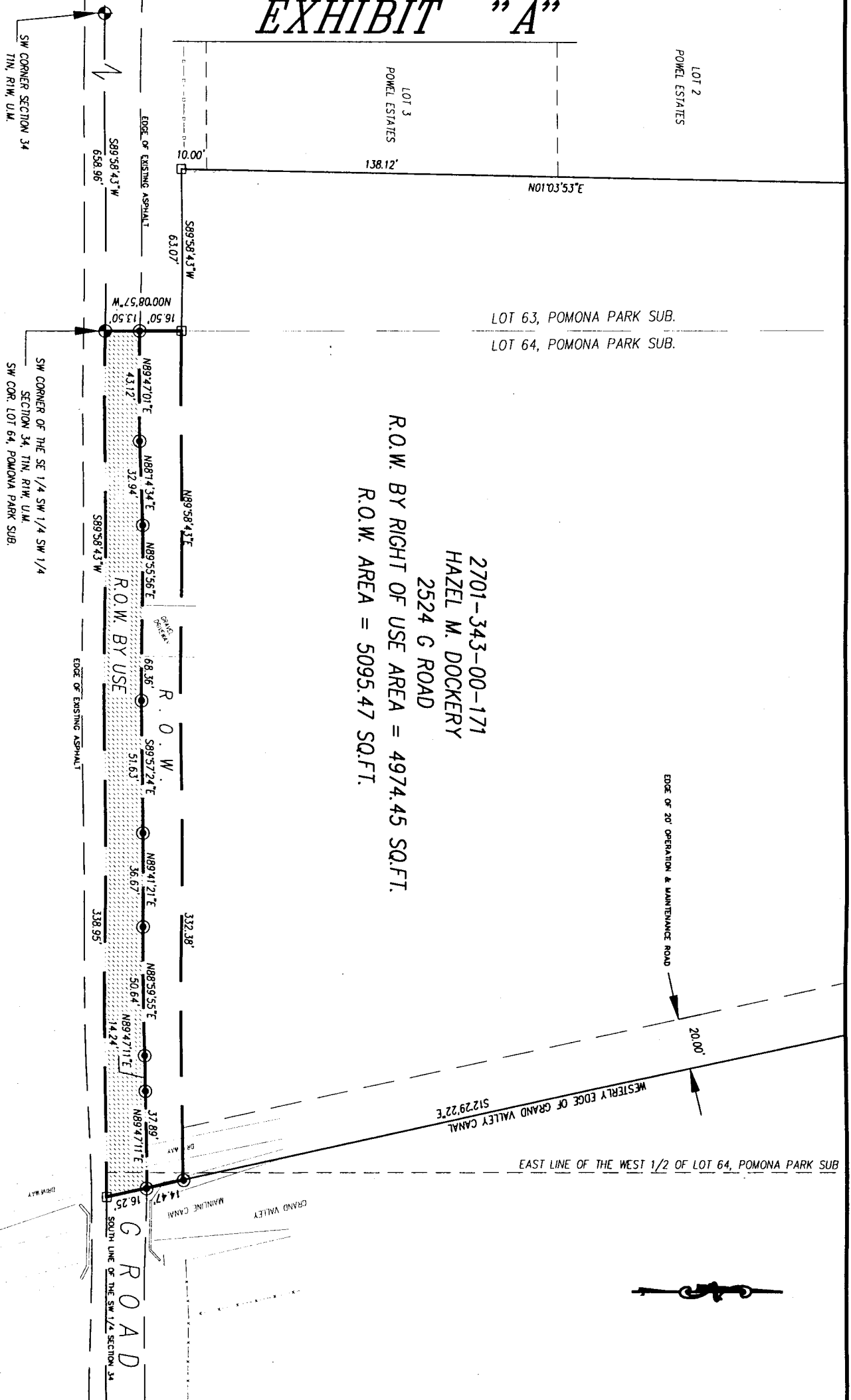
My commission expires 3.3.01.
Witness my hand and official seal.



[Signature]
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: 6-11-98
 SCALE: 1" = 50'
 APPR. BY: IW
 FILE NO: G_RD4.DWG

RIGHT-OF-WAY DESCRIPTION MAP

G ROAD SHOULDER WIDENING

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION