

JBA00F25

TYPE OF RECORD: PERMANENT

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

PURPOSE: ROAD AND UTILITY RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: JBI ASSOCIATES, A COLORADO GENERAL PARTNERSHIP

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): BLOCK 1, THE HOMESTEAD, SE CORNER OF 24 ½ ROAD AND F ¼ ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1967392 10/03/00 0358PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00  
DOCUMENTARY FEE \$NO FEE

QUIT CLAIM DEED

JB I Associates, a Colorado general partnership, 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, whose address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, Grantee, all of the right, title and interest of Grantor in and to the following described two (2) tracts of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

Tract No. 1:

Beginning at a point set for the original Northwest Corner of Block 1 of The Homestead, a subdivision situate in the Southeast ¼ of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 17 at Page 220 in the office of the Mesa County Clerk and Recorder;  
thence N 89°49'32" E along the North boundary line of said Block 1 a distance of 272.40 feet to an angle point in the North boundary line of said Block 1;  
thence leaving the North boundary line of said Block 1, N 00°11'13" W a distance of 16.00 feet to a point on the South boundary line of that certain parcel of land conveyed for Public Roadway & Utilities right-of-way purposes as described by instrument recorded in Book 2188 at Page 822 in the office of the Mesa County Clerk and Recorder;  
thence S 89°49'32" W along the South boundary line of said parcel of land a distance of 272.35 feet to a point on the West line of the NW ¼ of the SE ¼ of the SE ¼ of said Section 4;  
thence S 00°00'01" W along the West line of said NW ¼ SE ¼ SE ¼ a distance of 16.00 feet to the Point of Beginning, containing 4,357.98 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

Tract No. 2:

Beginning at a point set for the original Northeast Corner of Block 1 of The Homestead, a subdivision situate in the Southeast ¼ of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 17 at Page 220 in the office of the Mesa County Clerk and Recorder;  
thence S 89°49'32" W along the North boundary line of said Block 1 a distance of 247.37 feet to an angle point in the North boundary line of said Block 1;  
thence leaving the North boundary line of said Block 1, N 00°12'05" W a distance of 16.00 feet to a point on the South boundary line of that certain parcel of land conveyed for Public Roadway & Utilities right-of-way purposes as described by instrument recorded in Book 2188 at Page 822 in the office of the Mesa County Clerk and Recorder;  
thence N 89°49'32" E along the South boundary line of said parcel of land a distance of 247.43 feet to a point on the East line of the NW ¼ of the SE ¼ of the SE ¼ of said Section 4;  
thence S 00°00'10" W along the East line of said NW ¼ SE ¼ SE ¼ a distance of 16.00 feet to the Point of Beginning, containing 3,958.38 square feet as described herein 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 27<sup>th</sup> day of September, 2000.

JB I Associates, a Colorado general partnership

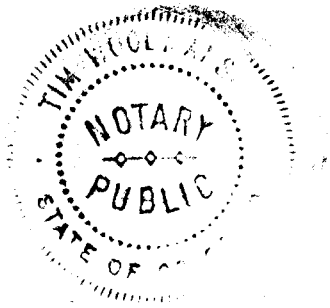
By: William A. Ihrig  
William A. Ihrig, Partner

State of Colorado )  
 )ss.  
County of Mesa )

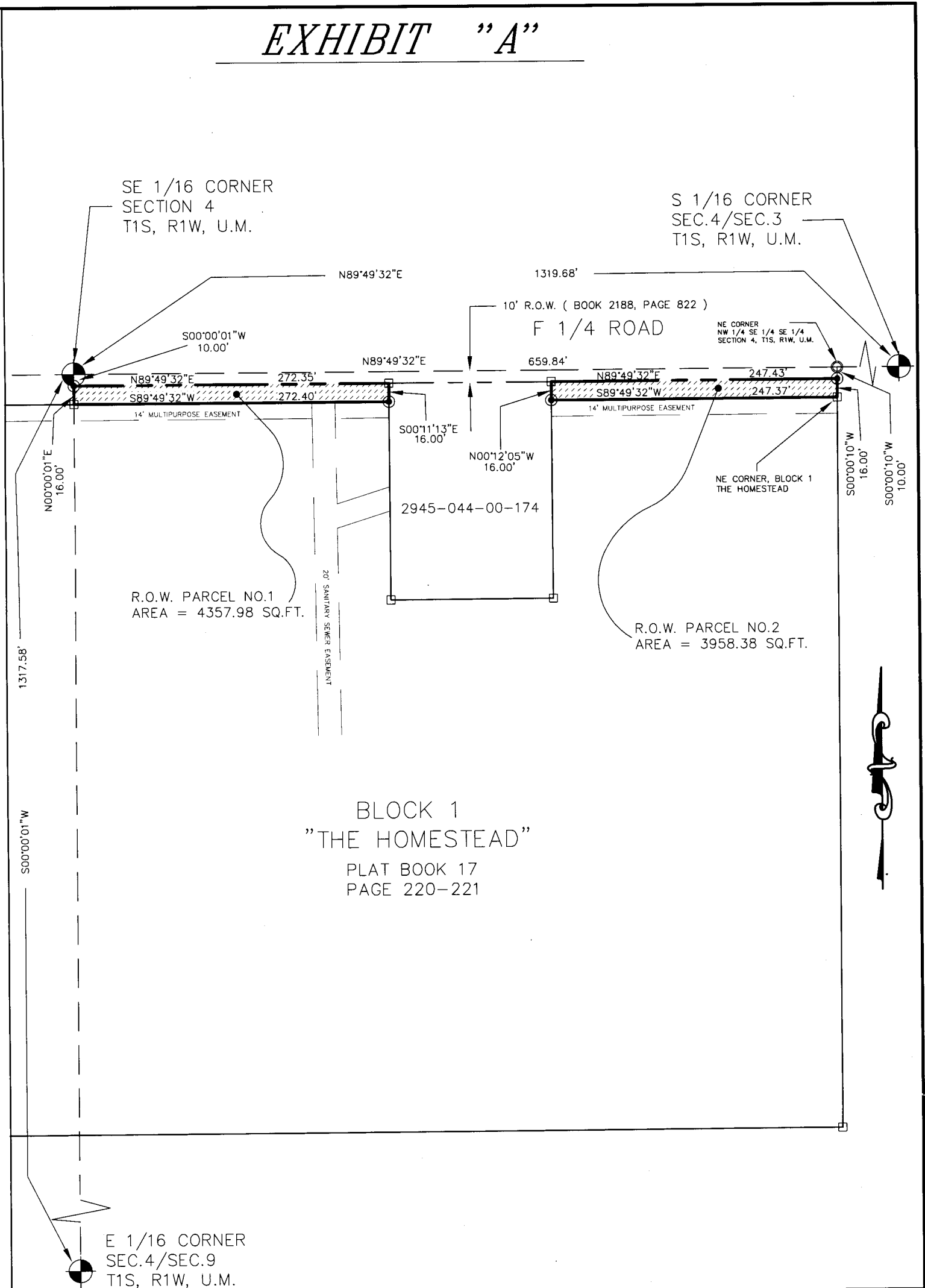
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of September, 2000, by JBI Associates, a Colorado general partnership, William A. Ihrig, Partner.

My commission expires 5/11/2002.  
Witness my hand and official seal.

Tim Woodmansee  
Notary Public



# EXHIBIT "A"



BLOCK 1  
 "THE HOMESTEAD"  
 PLAT BOOK 17  
 PAGE 220-221

DRAWN BY: SRP  
 DATE: 9-7-2000  
 SCALE: 1" = 100'  
 APPR. BY: TW  
 FILE NO: HOME2.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 F 1/4 ROAD

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION