

JB100F25

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 3, THE HOMESTEAD, SE CORNER OF 24 ½ ROAD AND F ¼ ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1967391 10/03/00 0358PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$NO FEE

QUIT CLAIM DEED

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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 5th Street, Grand Junction, Colorado 81501, Grantee, all of the right, title and interest of Grantor in and to the following described tract of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

Beginning at a point set for the original Northwest Corner of CLM Minor Subdivision, situate in the Southwest ¼ of 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 15 at Page 271 in the office of the Mesa County Clerk and Recorder;
thence N 89°47'41" E along the North boundary line of Lot 1 of said CLM Minor Subdivision, now known as the North boundary line of Block 3 of The Homestead as recorded in Plat Book 17 at Page 220 in the office of the Mesa County Clerk and Recorder, a distance of 18.44 feet to a point on the South right-of-way line for F ¼ Road as described by instrument recorded in Book 2201 at Page 200 in the office of the Mesa County Clerk and Recorder;
thence leaving said right-of-way line and along the Northwesterly boundary line of Block 3 of The Homestead, 28.99 feet along the arc of a curve concave to the southeast, having a radius of 18.50 feet, a central angle of 89°47'52", and a long chord bearing S 44°53'17" W a distance of 26.12 feet to a point on the West boundary line of Block 3 of The Homestead, formerly the West boundary line of Lot 1 of CLM Minor Subdivision, said point also being on the East right-of-way line for 24-½ Road as described by instrument recorded in Book 849 at page 494 in the office of the Mesa County Clerk and Recorder;
thence N 00°01'06" W along said right-of-way line a distance of 18.44 feet to the Point of Beginning, containing 72.89 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 27th day of September, 2000.

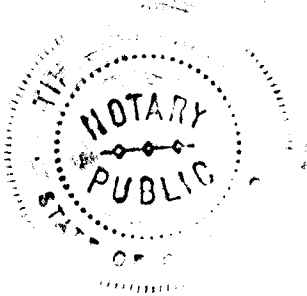
JB I Associates, a Colorado general partnership

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

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 27th day of September, 2000, by JB I 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"



F 1/4 ROAD

C-S 1/16
SECTION 4
T1S, R1W, U.M.

N89°47'41"E
NORTH LINE OF THE SW 1/4 SE 1/4, SECTION 4

S61°56'20"E
PER "THE HOMESTEAD"
PLAT BOOK 17, PAGE 220-221

26' R.O.W.
BOOK 2201, PAGE 200

NW CORNER
CLM MINOR SUB.
PLAT BOOK 15
PAGE 271

N89°47'41"E

SOUTH R.O.W. LINE FOR F 1/4 ROAD

18.44'
18.44'
N00°01'06"W

14' MULTIPURPOSE EASEMENT

R=18.50
L=28.99
Tan=18.43
Δ=89°47'52"
S44°53'17"W 26.12

R.O.W. AREA = 72.89 SQ.FT.

NORTH - SOUTH CENTERLINE OF SECTION 4
S00°01'06"E

BLOCK 3
THE HOMESTEAD
PLAT BOOK 17
PAGE 220-221

30' R.O.W.
BOOK 849, PAGE 494

EAST R.O.W. LINE FOR 24 1/2 ROAD

24 1/2 ROAD

DRAWN BY: SRP
DATE: 9-7-2000
SCALE: 1" = 20'
APPR. BY: TW
FILE NO: HOME.DWG

RIGHT-OF-WAY DESCRIPTION MAP

24 1/2 ROAD - F 1/4 ROAD

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION