

JC099275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: JANS CORPORATION BY GERRY SPOMER, PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: QUIT CLAIM DEED, 27 ½  
ROAD PATTERSON ROAD TO G ROAD, RIGHT OF WAY, PARCEL NO. 2945-013-00-016

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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PAUSE

QUIT CLAIM DEED

Jans Corp., a Colorado corporation, Grantor, for and in consideration of the historic and future installation, operation, maintenance and repair of public roadway 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 Grantors in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Northeast Corner of the Southeast 1/4 of the Southwest 1/4 (SE 1/4 SW 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the SE 1/4 SW 1/4 of said Section 1 to bear N 00°02'19" E with all bearings contained herein being relative thereto;  
thence N 89°48'27" W along the North boundary line of the SE 1/4 SW 1/4 of said Section 1 a distance of 12.00 feet to a point on the West line of the open, used and historical right-of-way for 27 1/2 Road;  
thence S 00°02'19" W along the West line of the open, used and historical right-of-way for 27 1/2 Road a distance of 659.95 feet to a point on the South line of the North 1/2 of the SE 1/4 SW 1/4 of said Section 1;  
thence leaving the West line of the open, used and historical right-of-way for 27 1/2 Road and along the South line of the North 1/2 of the SE 1/4 SW 1/4 of said Section 1, S 89°47'53" E a distance of 12.00 feet to a point on the East line of the SE 1/4 SW 1/4 of said Section 1;  
thence N 00°02'19" E along the East line of the SE 1/4 SW 1/4 of said Section 1 a distance of 659.95 feet to the Point of Beginning,  
containing 7,919.40 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 the Grantee, its successors and assigns forever.

Executed and Delivered this 16 day of March, 1999.

Attest:

Jans Corp., a Colorado corporation

by:

Gerry Spomer  
by: Gerry Spomer, President

State of Colorado )  
                                  )ss.  
County of Mesa        )



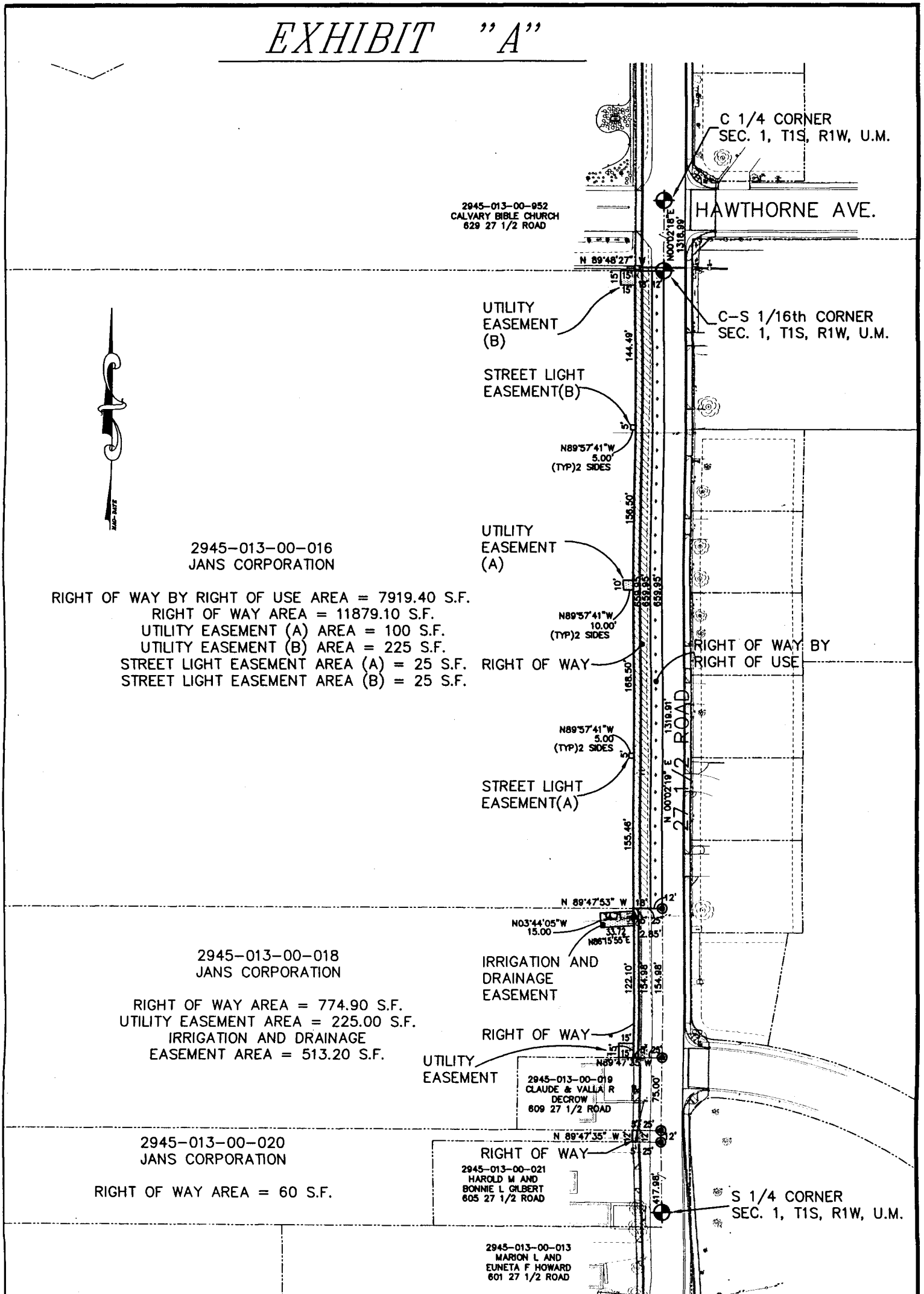
The foregoing instrument was acknowledged before me this 16 day of March, 1999, by Gerry Spomer as President and attested to by \_\_\_\_\_ as \_\_\_\_\_ of Jans Corp., a Colorado corporation.

My commission expires 8/31/2000.

Witness my hand and official seal.

Jinda Russell  
Notary Public

*EXHIBIT "A"*



2945-013-00-016  
 JANS CORPORATION

RIGHT OF WAY BY RIGHT OF USE AREA = 7919.40 S.F.  
 RIGHT OF WAY AREA = 11879.10 S.F.  
 UTILITY EASEMENT (A) AREA = 100 S.F.  
 UTILITY EASEMENT (B) AREA = 225 S.F.  
 STREET LIGHT EASEMENT AREA (A) = 25 S.F.  
 STREET LIGHT EASEMENT AREA (B) = 25 S.F.

2945-013-00-018  
 JANS CORPORATION

RIGHT OF WAY AREA = 774.90 S.F.  
 UTILITY EASEMENT AREA = 225.00 S.F.  
 IRRIGATION AND DRAINAGE  
 EASEMENT AREA = 513.20 S.F.

2945-013-00-020  
 JANS CORPORATION

RIGHT OF WAY AREA = 60 S.F.

DRAWN BY: JCS  
 DATE: 2-2-99  
 SCALE: 1" = 120'  
 APPR. BY: TW  
 FILE NO: 01300018.DWG

*RIGHT-OF-WAY DESCRIPTION MAP*

27 1/2 ROAD - PATTERSON ROAD TO C ROAD

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION