

JFR97CED

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: JOHN F. RICHMOND, JR.

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 299 CEDAR AVENUE, UNAWEEP EASEMENT,
PARCEL NO. 2945-252-00-017

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1804835 0308PM 07/07/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$No FEE

John F. Richmond, Jr., whose address is 299 Cedar Avenue, of the City of Grand Junction, County of Mesa, State of Colorado, 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 remise, release, covey 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:

Commencing at the Northeast Corner of the West 3/4 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 (W3/4 N1/2 NW1/4 NW1/4) of Section 25, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado; and considering the North line of said Northwest 1/4 of the Section 25 to bear N 90°00'00" W with all bearings contained herein being relative thereto; thence N 90°00'00" W along the North line of said W3/4 N1/2 NW 1/4 NW1/4 a distance of 205.00 feet to the **Point of Beginning**; thence N 90°00'00" W along said North line a distance of 82.00 feet; thence S 00°00'00" E a distance of 16.00 feet; thence S 90°00'00" E a distance of 51.00 feet to a non-tangent curve that bears to the right a distance of 32.62 feet, radius 83.48 feet, whose chord bears S73°02'54"E a distance of 32.41 feet; thence N 00°00'00" W a distance of 25.45 feet to the Point of Beginning;

containing 1,424.09 square feet as described herein and as depicted on the attached Exhibit "A", all of which is existing right-of-way, by historical use, for Unaweep Avenue.

TO HAVE AND TO HOLD the same, 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 20th day of February, 1997.


John F. Richmond, Jr.

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20th day of February, 1997, by John F. Richmond, Jr..

My commission expires 3.3.01.

Witness my hand and official seal.

P. Holguin
Notary Public


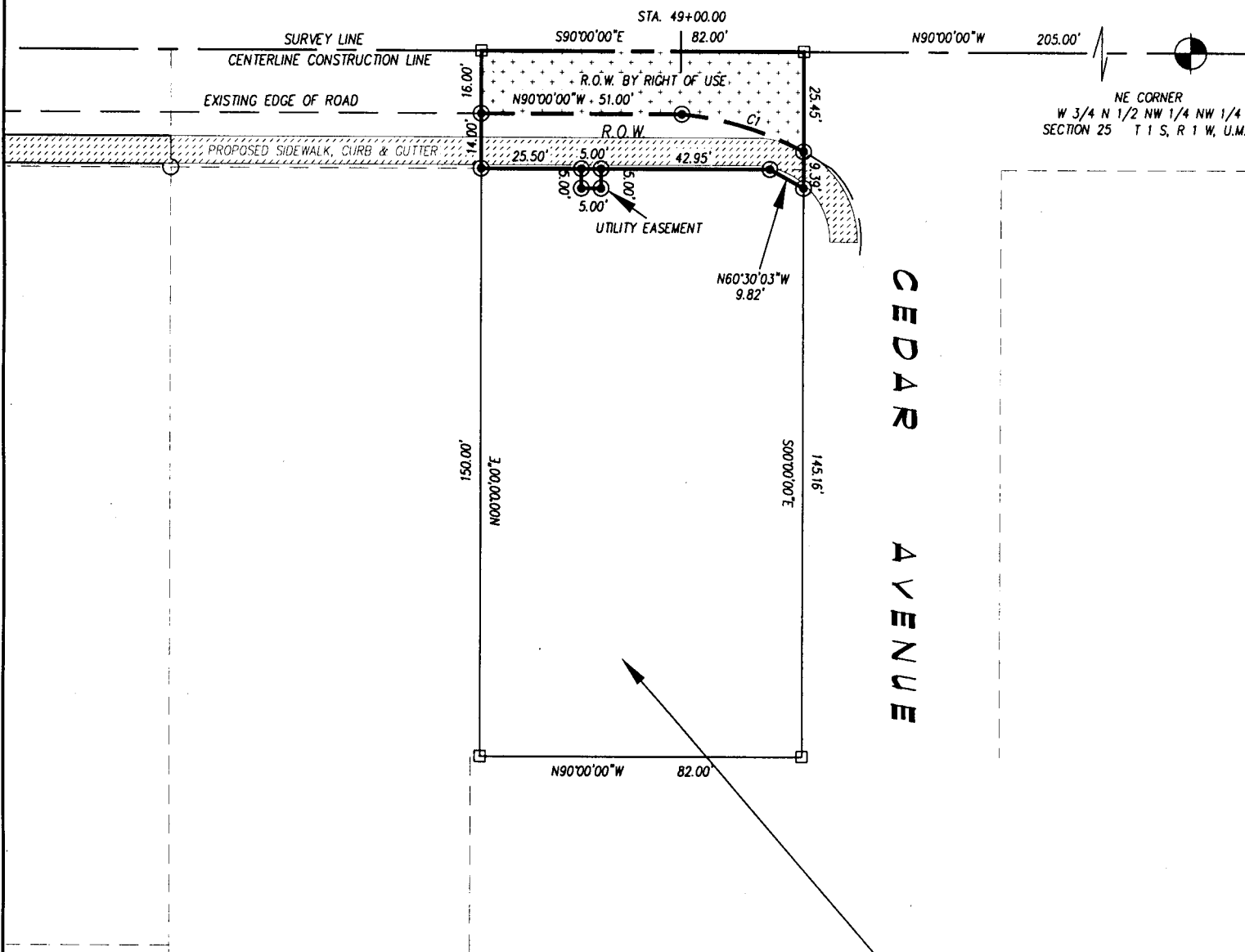


EXHIBIT "A"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	83.48'	32.62'	16.52'	32.41'	N73°02'54"W	22°23'06"

UNAWEEP (C ROAD)



NE CORNER
W 3/4 N 1/2 NW 1/4 NW 1/4
SECTION 25 T 1 S, R 1 W, U.M.

2945-252-00-017
JOHN F. RICHMOND JR.
299 CEDAR AVENUE
R.O.W. BY RIGHT OF USE AREA : 1424.09 SQ.FT.
RIGHT-OF-WAY AREA : 1056.58 SQ.FT.
UTILITY EASEMENT AREA : 25.00 SQ.FT.

DRAWN BY: SRP
DATE: 1-31-97
SCALE: 1" = 40'
APPR. BY: IW
FILE NO: WEEP64.DWG

EASEMENT DESCRIPTION MAP
UNAWEEP (165)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION