

JON01CYV

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: BERNARD K. JONES II AND TAMMY E. JONES

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2145 SOUTH
CANYON VIEW DRIVE, LOT 1, BLOCK 2 CANYON VIEW SUBDIVISION, PHASE III

PARCEL NO.: 2947-351-15-001

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1981558 01/29/01 1121AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

Bernard K. Jones, II and Tammy E. Jones, Grantor's, for and in consideration of the installation, operation, maintenance, repair and replacement of public roadway improvements and appurtenances related thereto, the receipt and sufficiency of which is hereby acknowledged, have 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, all of the right, title and interest of Grantor's in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

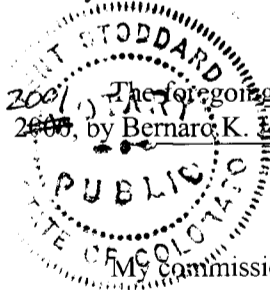
Beginning at the Southeast corner Lot 1, Block 2, Canyon View Subdivision, Phase III, in Section 35, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, and recorded in Plat Book 15, Pages 77 and 78 of the Mesa County, Clerk and Recorder's Office, with all bearings contained herein being relative to said recorded plat; thence N 87°11'34" W along the southerly line of said Lot 1 a distance of 2.02 feet; thence leaving said southerly line, N 00°20'25" E a distance of 142.13 feet to a point on the southerly right-of-way line for South Canyon View Drive; thence along said southerly right-of-way line, S 45°17'47" E a distance of 0.61 feet to a point on the west right-of-way line for South Camp Road; thence S00°17'47" E along said west right-of-way of said South Camp Road a distance of 141.80 feet to the **True Point of Beginning**, containing 174.03 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's, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and Delivered this 24 day of JANUARY, ~~2000~~ ²⁰⁰¹.

Bernard K. Jones II
Bernard K. Jones, II
Tammy E. Jones
Tammy E. Jones

State of Colorado)
)ss.
County of Mesa)



The foregoing instrument was acknowledged before me this 24 day of JANUARY, ~~2000~~ ²⁰⁰¹, by Bernard K. Jones, II and Tammy E. Jones.

My Commission expires 6-26-2001.
Witness my hand and official seal.

Kent Stoddard
Notary Public

EXHIBIT "A"

LOT 1, BLOCK 1
 CANYON VIEW SUBDIVISION - PHASE III

14' MULTI-PURPOSE EASEMENT

10' IRRIGATION
 EASEMENT

14' UTILITY EASEMENT

EAST LINE OF SECTION 35, T11S, R101W, 6TH P.M.

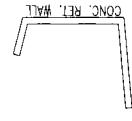


SOUTH CANYON VIEW

N89°42'13"E
 98.00'

14' MULTI-PURPOSE EASEMENT

14' UTILITY EASEMENT
 41.82'
 S45°17'47"E



EXISTING CONCRETE TRAIL

EXISTING DITCH

EXISTING EDGE OF ASPHALT

2947-351-15-001
 BERNARD K. JONES, II & TAMMY E. JONES
 2145 SO. CANYON VIEW DRIVE
 R.O.W. AREA = 174.03 SQ.FT.

LOT 2, BLOCK 2

N00°17'47"W
 164.86'

10' IRRIGATION EASEMENT
 31.241'
 S00°17'47"E
 141.90'

50.00'
 R.O.W.

SOUTH CAMP ROAD

LOT 1, BLOCK 2
 CANYON VIEW SUBDIVISION - PHASE III

10' IRRIGATION EASEMENT

15' EASEMENT TO REDLANDS WATER & POWER
 COMPANY FOR THE 3RD LIFT CANAL

P.O.B.
 SE CORNER
 LOT 1, BLOCK 2
 CANYON VIEW
 SUB. PHASE III

N87°11'34"W
 126.17'

EXISTING IRR. DITCH

2.02'

EXISTING ASPHALT

2947-351-00-942
 MESA COUNTY VALLEY SCHOOL DISTRICT

SCHOOL
 DWY.

PROPOSED TRAIL IMPROVEMENTS

GATE

3.5'x6' STORM - CMP

EXISTING EDGE OF ASPHALT

DRAWN BY: SRP
 DATE: 11-9-2000
 SCALE: 1" = 30'
 APPR. BY: TW
 FILE NO: camp2.dwg

RIGHT-OF-WAY DESCRIPTION MAP

SOUTH CAMP TRAIL

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION

Tim Woodmansee