

LAC04RTR

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	LA CIMA II LLC.
PURPOSE:	TEMPORARY TURNAROUND, ACCESS, AND UTILITY EASEMENT FOR RED TAIL RIDGES SUBDIVISION
ADDRESS:	CIRCLING HAWK COURT AND GREAT PLAINS DRIVE
PARCEL NO:	2943-323-00-948
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2004
EXPIRATION:	NONE
DESTRUCTION:	NONE

Recorded at _____ o'clock _____ M., _____ Recorder
Reception No. _____

QUITCLAIM DEED

2206025 BK 3710 PG 283-286
08/03/2004 03:42 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$20.00 SurChg \$1.00
DocFee EXEMPT

Grantor(s) **LA CIMA II LLC., a Colorado Limited Liability Company** whose address is 2070 E 3/4 Road, **Grand Junction, 81503***County of **Mesa** State of **Colorado**, for the consideration of Ten Dollars, in hand paid, hereby sell(s) and quitclaims to **City of Grand Junction**

whose address is P. O. Box 1809, **Grand Junction, 81501***County of **Mesa**, and State of **Colorado**, the following real property, in the **said** County of **MESA**, and State of **Colorado**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

ADD EXHIBIT "B"

cont
of

also known as street and number: **Vacant Land, , CO**

assessor's schedule or parcel number: **2943-323-00-948**

with all its appurtenances taxes for 2004, payable in 2005 and all subsequent years, easements, rights of way, reservations and restrictions of record.

Signed this 1ST day of July 2004.

LA CIMA II LLC., A COLORADO LIMITED LIABILITY COMPANY
[Signature]
Jay Kee Jacobson, Manager
[Signature]
Cheri A. Jacobson, Manager

STATE OF COLORADO,
County of **Mesa**

The foregoing instrument was acknowledged before me this 1ST day of July, 2004 by **Jay Kee Jacobson, Manager and Cheri A. Jacobson, Manager for LA CIMA II LLC., A COLORADO LIMITED LIABILITY COMPANY.**

DONALD K. PARIS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 08/30/2004

Witness my hand and official seal.
My commission expires:
[Signature]
Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

EXHIBIT "A"
EASEMENT DESCRIPTION No. 1

A tract of land for a temporary turn-around easement situated in the NE 1/4 SW 1/4 of Section 32, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the C-S 1/16 corner of said Section 32, the basis of bearing being N89°31'13"E to the SE 1/16 corner of said Section 32;
thence N00°02'06"W a distance of 213.46 feet along the east line of said NE 1/4 SW 1/4 to the point of beginning;
thence along the arc of a non-tangent curve to the right 262.12 feet, having a radius of 48.00 feet and a central angle of 312°53'12", the chord of which bears N00°02'06"W a distance of 38.37 feet;
thence S00°02'06"E a distance of 38.37 feet to the point of beginning.
Said tract contains 7,135 square feet, more or less.

This description was prepared by:
Michael W. Drissel PLS
118 Ouray Ave.
Grand Junction, CO. 81501

EXHIBIT "A"

EASEMENT DESCRIPTION No. 2

A tract of land for a temporary turn-around easement situated in the NE 1/4 SW 1/4 of Section 32, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

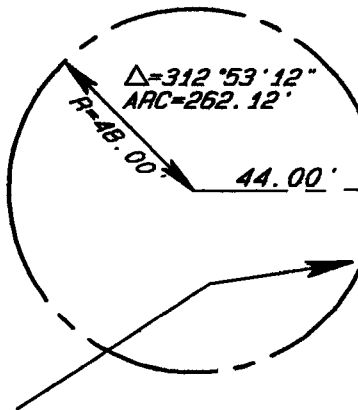
Commencing at the C-S 1/16 corner of said Section 32, the basis of bearing being N89°31'13"E to the SE 1/16 corner of said Section 32;
thence N00°02'06"W a distance of 466.76 feet along the east line of said NE 1/4 SW 1/4 to the point of beginning;
thence along the arc of a non-tangent curve to the right 262.12 feet, having a radius of 48.00 feet and a central angle of 312°53'12", the chord of which bears N00°02'06"W a distance of 38.37 feet;
thence S00°02'06"E a distance of 38.37 feet to the point of beginning.
Said tract contains 7,135 square feet, more or less.

This description was prepared by:
Michael W. Drissel PLS
118 Ouray Ave.
Grand Junction, CO. 81501

EXHIBIT B

LOT 3
11712 SQ. FT.

LOT 2
11721 SQ. FT.



POINT OF BEGINNING EASEMENT DESCRIPTION No. 2

38.37'

CIRCLING HAWK COURT

LOT 4
8000 SQ. FT.

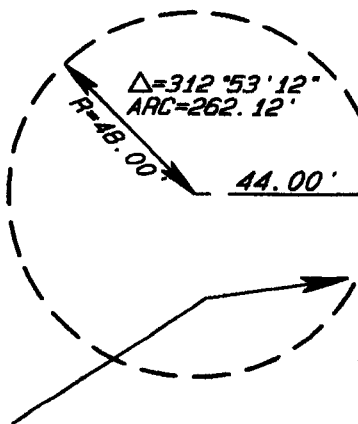
LOT 5
8003 SQ. FT.

EAST LINE OF THE NE 1/4 SW 1/4

214.93'

LOT 11
8013 SQ. FT.

LOT 10
8020 SQ. FT.



POINT OF BEGINNING EASEMENT DESCRIPTION No. 1

38.37'

GREAT PLAINS DRIVE

LOT 1
8002 SQ. FT.

LOT 2
8015 SQ. FT.

213.46'

TRACT C

LOT 12
8029 SQ. FT.

LOT 11
8054 SQ. FT.

N00°02'06"W



SCALE
1" = 50'

TO
SE 1/16 COR.
SEC. 32

C-S 1/16 COR.
SEC. 32
MCSM #561

N89°31'13"E

BASIS OF BEARINGS

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

RED TAIL RIDGE SUBDIVISION