# LAR04RGS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF CONTRACTOR: LA ROCHE CONDOMINIUM ASSOCIATION, INC.

PURPOSE: INGRESS AND EGRESS

SUBJECT/PROJECT: 406 RIDGES BLVD.

TAX PARCEL #: 2945-163-26-032

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE



22**03902** BK 3702 PG 226-227 07/23/2004 01:11 PM Janice Ward CLK%REC Mesa County, CO RecFee \$10.00 SurCh9 \$1.00 DocFee NO FEE

# QUIT CLAIM DEED

LA ROCHE CONDOMINIUM ASSOCIATION, INC.\*, a Colorado nonprofit corporation, whose address is 406 Ridges Boulevard,
Unit 22, Grand Junction, County of Mesa, and State of Colorado,
for the consideration of Ten Dollars (\$10.00) and Other Good and
Valuable Consideration, in hand paid, hereby sells and quitclaims
to the CITY OF GRAND JUNCTION, a Colorado municipality, whose
address is 250 North Fifth Street, Grand Junction, County of
Mesa, and State of Colorado (81501), the following real property
in the County of Mesa, and State of Colorado, to wit:

All right, title and interest in and to:

See Exhibit "A" attached hereto and by this reference incorporated herein;

with all its appurtenances.

Signed this 18th day of July, 2004.

LA ROCHE CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation

Earl D. Resner, President

ATTEST:

Charlotte A. Reicks, Secretary

STATE OF COLORADO )

COUNTY OF MESA

ss.

The foregoing instrument was acknowledged before me this day of July, 2004, by EARL D. RESNER as President and CHARLOTTE A. REICKS as Secretary of LA ROCHE CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation.

WITNESS my hand and official seal.

My commission expires: 12/005



Notary Piblic Wangubh

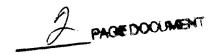
<sup>\*</sup>Grantor asserts that it is authorized by its membership to effectuate such conveyance.

### EXHIBIT "A"

Perpetual easements for the installation, operation, maintenance, repair and/or replacement of drainage facilities for the conveyance of runoff water originating within "La Roche Enterprise (Lot 1, Block 6, The Ridges Filing No. Two)" subdivision or from upstream areas, through natural or manmade facilities above or below ground, said easements being over, above, through and across that certain part of said subdivision in Section 16, Township One South, Range One West of the Ute Meridian described as follows: Commencing at Mesa County Survey Marker for the SW corner of said Section 16, from whence a Mesa County Survey Marker for the W 1/16 corner of said Section 16 bears N 89°16'39" E, according to the plat of said subdivision, as recorded in Plat Book 12 at Page 372 of the Office of the Mesa County Clerk and Recorder; thence N 37°03'36" E, on the boundary line of said subdivision, for a distance of 100.00 feet; thence, continuing on said boundary line, S 80°32'44" E (a) for a distance of 310.17 feet to the point of beginning; thence, leaving said boundary line, N 09°27'16" E for a distance of 80.16 feet; thence S 34°23'20" E for a distance of 10.74 feet; thence S 04°23'20" E for a distance of 74.58 feet to the intersection with said boundary line; thence N 80°32'44" W for a distance of 25.29 feet to the beginning; and (b) for a distance of 70.43 feet to the point of beginning; thence, leaving said boundary line, N 21°22'22" E for a distance of 86.76 feet; thence N 68°37'38" W for a distance of 4.00 feet; thence S 21°22'22" W for a distance of 87.60 feet to the intersection with said boundary line; thence S 80°32'44" E for a distance of 4.09 feet to the beginning;

County of Mesa, State of Colorado.

These easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush and, as drainage easements, the right to dredge; provided, however, that the beneficiaries shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of the underlying fee shall not burden or overburden said easements by erecting or placing any improvements thereon that may prevent reasonable ingress and egress to and from the easements.



2203903 BK 3702 PG 228-229 07/23/2004 01:11 PM Janice Ward CLK%REC Mesa County, CO RecFee \$10.00 SurChy \$1.00 DocFee NO FEE

# QUIT CLAIM DEED

LA ROCHE CONDOMINIUM ASSOCIATION, INC.\*, a Colorado non-profit corporation, whose address is 406 Ridges Boulevard, Unit 22, Grand Junction, County of Mesa, and State of Colorado, for the consideration of Ten Dollars (\$10.00) and Other Good and Valuable Consideration, in hand paid, hereby sells and quitclaims to the CITY OF GRAND JUNCTION, a Colorado municipality, whose address is 250 North Fifth Street, Grand Junction, County of Mesa, and State of Colorado (81501), the following real property in the County of Mesa, and State of Colorado, to wit:

All right, title and interest in and to:

See Exhibit "A" attached hereto and by this reference incorporated herein;

with all its appurtenances.

Signed this Khaday of July, 2004.

LA ROCHE CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation

Earl D. Resner, President

ATTEST:

Charlotte A. Reicks, Secretary

STATE OF COLORADO )

COUNTY OF MESA

ss.

The foregoing instrument was acknowledged before me this day of July, 2004, by EARL D. RESNER as President and CHARLOTTE A. REICKS as Secretary of LA ROCHE CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation.

WITNESS my hand and official seal.

My commission expires: 12/10/05



Notary Public Wayubh

<sup>\*</sup>Grantor asserts that it is authorized by its membership to effectuate such conveyance.

### EXHIBIT "A"

A perpetual utility easement for use of city-approved public utilities for the installation, operation, maintenance, repair and/or replacement of utilities and appurtenant facilities, including but not limited to electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines and communication lines, said easement being over, above, through, under and across that certain party of "La Roche Enterprise (Lot 1, Block 6, The Ridges Filing No. Two)" subdivision in Section 16, Township One South, Range One West of the Ute Meridian described as follows: Commencing at Mesa County Survey Marker for the SW corner of said Section 16, from whence a Mesa County Survey Marker for the W 1/16 corner of said Section 16 bears N 89°16'39" E, according to the plat of said subdivision, as recorded in Plat Book 12 at Page 372 of the Office of the Mesa County Clerk and Recorder; thence N 71°59'38" E, for a distance of 389.87 feet to the point of beginning; thence S 85°36'40" W for a distance of 54.07 to the beginning of a non-tangent curve; thence 62.71 feet on the arc of said curve (the radius of which curve bears N 04°23'20" W a distance of 67.50 feet, the central angle of said curve is 53°14'00" and the chord of said curve bears N 58°59'40" E a distance of 60.48 feet); thence S 04°23'20" E a distance of 27.10 feet to the beginning;

County of Mesa, State of Colorado.

This easement includes the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of the underlying fee shall not burden or overburden said easement by erecting or placing any improvements thereon that may prevent reasonable ingress and egress to and from the easement.