

LLC98DRA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: QUIT CLAIM DEED

NAME OF AGENCY OR CONTRACTOR: 3090 12TH STREET LLC

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 3090 N. 12TH STREET BONITA
AND HORIZON UTILITY AND DRAINAGE EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1877172 12/02/98 0412PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$5.00

3090 12th Street LLC, a Colorado limited liability company, Grantor, for and in consideration of the 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 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, 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:

Book 2521 Page 569

Beginning at a Mesa County Brass Cap set for the Southwest Corner of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 (SW 1/4 NW 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, from whence a Mesa County Brass Cap set for the Northwest Corner of the SW 1/4 NW 1/4 SW 1/4 of said Section 1 bears N 00°04'41" E a distance of 659.19 feet, with all bearings contained herein being relative thereto;
thence N 00°04'41" E along the West line of the SW 1/4 NW 1/4 SW 1/4 of said Section 1 a distance of 65.92 feet to a point on the North line of the South 1 acre of the SW 1/4 NW 1/4 SW 1/4 of said Section 1;
thence S 89°50'24" E along the North line of the South 1 acre of said SW 1/4 NW 1/4 SW 1/4 a distance of 16.36 feet to a point on the East line of the open, used and historical right-of-way for North 12th Street;
thence S 00°00'29" W along the East line of the open, used and historical right-of-way for North 12th Street a distance of 28.00 feet to a point;
thence continuing along said right-of-way line, S 00°12'02" E a distance of 37.92 feet to a point on the South line of the SW 1/4 NW 1/4 SW 1/4 of said Section 1;
thence N 89°50'28" W along the South line of said SW 1/4 NW 1/4 SW 1/4 a distance of 16.58 feet to the Point of Beginning,
containing 1,083.93 square feet as described herein and as 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 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 18th day of November, 1998.

3090 12th Street LLC,
a Colorado limited liability company


Daniel Lee Roberts, managing member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18th day of November, 1998, by Daniel Lee Roberts, managing member of 3090 12th Street LLC, a Colorado limited liability company.

My commission expires 09-09-99
Witness my hand and official seal.

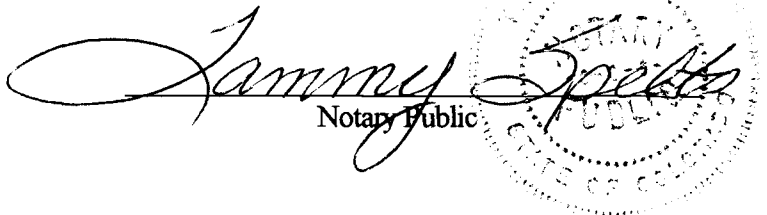

Notary Public



EXHIBIT "A"

NW CORNER
SW 1/4 NW 1/4 SW 1/4
SECTION 1, T1S, R1W, UM

SW CORNER
SW 1/4 NW 1/4 SW 1/4
SECTION 1, T1S, R1W, UM

SW CORNER
NW 1/4 SW 1/4 SW 1/4
SECTION 1, T1S, R1W, UM

S89°50'24"E

SOUTH 1 ACRE OF THE SW 1/4 NW 1/4 SW 1/4

N89°50'28"W

SW 1/4 NW 1/4 SW 1/4
NW 1/4 SW 1/4 SW 1/4

2945-013-00-010

3090 12th STREET LLC
3090 N. 12TH STREET

R.O.W. BY RIGHT OF USE AREA = 1083.93 SQ.FT.
R.O.W. AREA = 3494.13 SQ.FT.

UTILITY & DRAINAGE EASEMENT AREA = 61.88 SQ.FT.
UTILITY EASEMENT AREA = 631.04 SQ.FT.

LOT 55
BLOCK 15

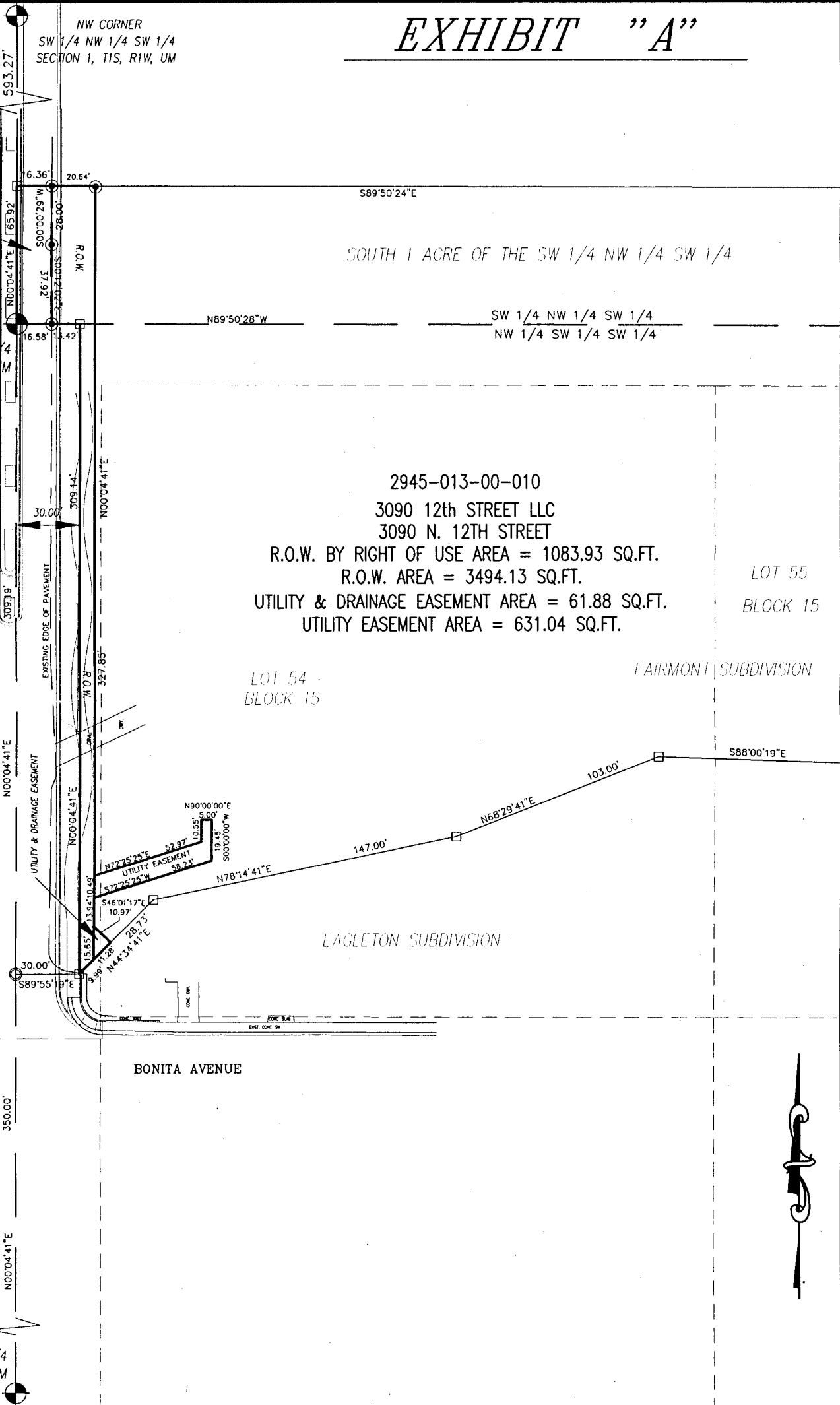
LOT 54
BLOCK 15

FAIRMONT SUBDIVISION

EAGLETON SUBDIVISION

BONITA AVENUE

NORTH 12TH STREET



DRAWN BY: SRP
DATE: 11-16-98
SCALE: 1" = 60'
APPR. BY: TW
FILE NO: 12TH13.DWG

RIGHT-OF-WAY DESCRIPTION MAP

12TH STREET - BONITA TO HORIZON

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION