

MCC99RVR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: STEPHEN D. MCCALLUM AND BOBETTE D. MCCALLUM

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIVER ROAD - FOR DRAINAGE
PURPOSES ALONG THE WEST 30.0 FEET OF THE PROPERTY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1934169 01/03/00 1239PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

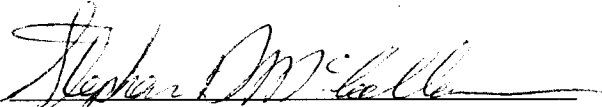
2 PAGE DOCUMENT


Stephen D. McCallum and Bobette D. McCallum, Grantors, as a gift of open space land for parks, trails and recreational purposes, hereby gift and convey to 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, interest, claim and demand of Grantor's undivided one-half (1/2) interest in and to the following described real property, together with all improvements thereon, situate in the County of Mesa, State of Colorado, to wit:

See 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 Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever, subject to the reservation by Grantors, for the use by Grantor's and Grantor's heirs, successors and assigns, of a non-exclusive easement for ingress, egress and drainage purposes along the West 30.0 feet of the real property hereby conveyed.

Executed and Delivered this 27 day of DEC., 1999.


Stephen D. McCallum

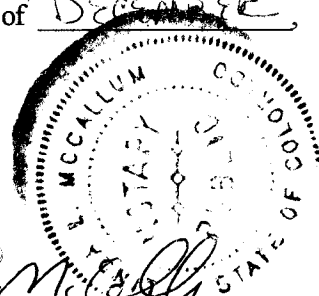

Bobette D. McCallum


State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 27 day of DECEMBER, 1999, by Stephen D. McCallum and Bobette D. McCallum.

My commission expires 11-16-00.

Witness my hand and official seal.




Notary Public
146 16 1/2 Road
Gleede Park, CO. 81503

A parcel of land situated in the NW1/4 SE1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point on the East line of that parcel of land described in an instrument recorded in Book 1482 at Page 196 of the Mesa County records, whence the aluminum cap marker "Thompson Langford Corp PLS 18480" for the Center-north one-sixteenth corner of said Section 9 bears North 00°03'42" East, a distance of 821.45 feet, (all bearings herein are relative to South 89°56'21" West between said C-N 1/16 corner and the B.L.M. aluminum cap marker at the Center one-quarter corner of said Section 9);

Thence continuing along said East line, South 00°03'42" West to the North bank of the Colorado River; Thence along the North bank of the Colorado River, northwesterly to the West line of said parcel of land described in Book 1482 at Page 196;

Thence along said West line, North 00°01'19" East to a point which is four feet northerly of the north edge of the Blue Heron Trail as constructed;

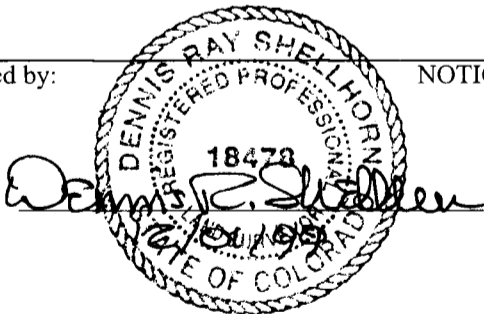
Thence along a line that is generally four feet northerly of the north edge of the Blue Heron Trail, the following ten courses:

- 1) South 87°26'16" East, a distance of 224.62 feet;
- 2) South 88°30'42" East, a distance of 56.21 feet;
- 3) South 85°51'30" East, a distance of 216.64 feet;
- 4) 106.90 feet along the arc of a 231.30 foot radius tangent curve to the right, through a central angle of 26°28'46", with a chord bearing South 72°37'07" East, a distance of 105.95 feet;
- 5) South 59°22'44" East, a distance of 48.21 feet;
- 6) 55.56 feet along the arc of a 132.71 foot radius tangent curve to the left, through a central angle of 23°59'12", with a chord bearing South 71°22'20" East, a distance of 55.15 feet;
- 7) South 83°21'56" East, a distance of 59.27 feet;
- 8) 59.01 feet along the arc of a 93.24 foot radius tangent curve to the right, through a central angle of 36°15'54", with a chord bearing South 65°13'59" East, a distance of 58.03 feet;
- 9) South 47°06'02" East tangent to said curve, a distance of 69.89 feet;
- 10) 26.81 feet along the arc of a 347.83 foot radius tangent curve to the left, through a central angle of 4°24'58", with a chord bearing South 49°18'30" East, a distance of 26.80 feet to the Point of Beginning.

Containing 1.722 acres, more or less.

Reserving unto grantor, his heirs, successors and assigns an easement for ingress and egress purposes over the West thirty feet of the herein described parcel.

This description was prepared by:
Dennis R. Shellhorn
Colorado P.L.S. 18478
529 25 1/2 Road, Suite 210
Grand Junction, Colorado



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.