

MCV97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: MESA COUNTY VALLEY SCHOOL

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ADJACENT TO  
ORCHARD MESA MIDDLE SCHOOL AT 2736 UNAWEEP AVENUE FOR  
UNAWEEP AVENUE IMPROVEMENT PROJECT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

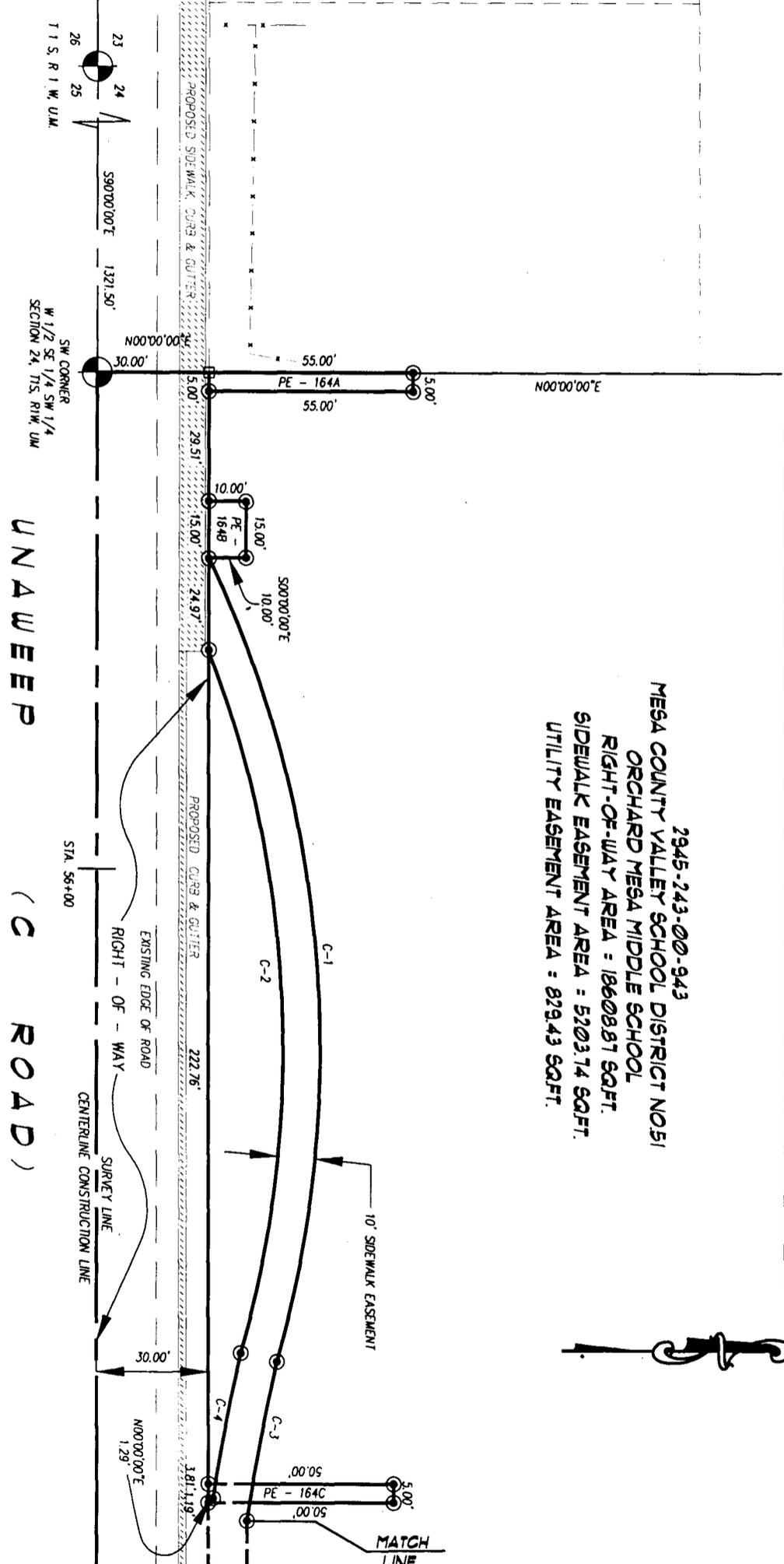


## Exhibit "A"

Commencing at the Southeast Corner of the West 1/2 of the Southeast 1/4 Southwest 1/4 (W1/2 SE1/4 SW1/4) of Section 24, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the South line of said W1/2 SE1/4 SW1/4 to bear N 90°00'00" W with all bearings contained herein being relative thereto; thence N 90°00'00" W along the South line of said W1/2 SE1/4 SW1/4 a distance of 40.0 feet to a point on the West line of that certain 40.0 foot wide parcel of road right-of-way conveyed to the County of Mesa by Quit Claim Deed as recorded in Book-775 at Page-496 in the office of the Mesa County Clerk and Recorder, said point being the **True Point of Beginning** of the parcel herein described; thence N 90°00'00" W along the South line of said W1/4 SE1/4 SW1/4 a distance of 619.84 feet to the Southwest Corner of said W1/2 SE1/4 SW1/4; thence N 00°00'00" E along the West line of said W1/2 SE1/4 SW1/4 a distance of 30.0 feet; thence S 90°00'00" E a distance of 613.43 feet; thence N 45°00'03" E a distance of 9.07 feet to a point on the West line of the 40.0 foot wide parcel described in Book-775 at Page-496; thence S 00°00'00" W along said West line a distance of 36.41 feet to the Point of Beginning, containing 18,620.67 square feet (0.427 acres) as described herein and depicted on the attached Exhibit "B".

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

# EXHIBIT "B"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	303.00'	220.58'	115.43'	215.74'	N85°04'04"E	41°42'37"
C-2	293.00'	191.03'	99.05'	187.66'	S87°17'30"W	37°21'18"
C-3	499.00'	43.43'	21.73'	43.42'	S79°19'07"E	04°59'14"
C-4	509.00'	39.85'	19.94'	39.84'	N79°02'26"W	04°29'09"

2945-243-00-943  
 MESA COUNTY VALLEY SCHOOL DISTRICT NO.51  
 ORCHARD MESA MIDDLE SCHOOL  
 RIGHT-OF-WAY AREA : 1860897 SQ.FT.  
 SIDEWALK EASEMENT AREA : 5203.74 SQ.FT.  
 UTILITY EASEMENT AREA : 829.43 SQ.FT.



DRAWN BY: SRP  
 DATE: 1-23-97  
 SCALE: 1" = 40'  
 APPR. BY: IW  
 FILE NO: WEEP501.DWG

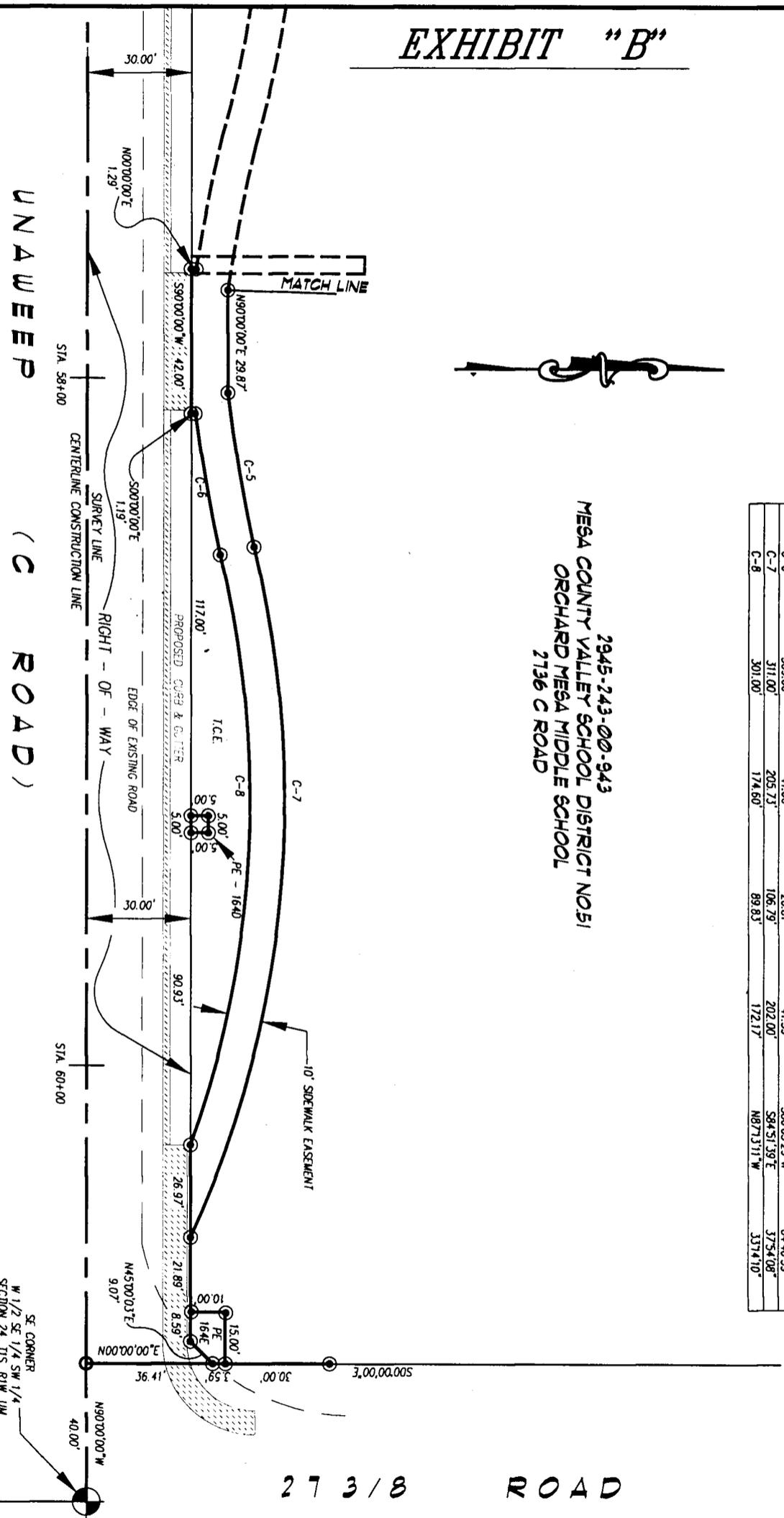
EASEMENT DESCRIPTION MAP  
 UNAWEEP ( 164 )  
 PAGE 1

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION

EXHIBIT "B"

2945-243-00-943  
 MESA COUNTY VALLEY SCHOOL DISTRICT NOS 1  
 ORCHARD MESA MIDDLE SCHOOL  
 2736 C ROAD

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-5	499.00'	45.43'	22.73'	45.42'	N80°22'26"E	05°12'59"
C-6	509.00'	41.60'	20.81'	41.59'	S80°05'29"W	04°40'59"
C-7	311.00'	205.73'	106.79'	202.00'	S84°51'19"E	37°54'08"
C-8	301.00'	174.60'	89.83'	172.17'	N87°31'11"W	33°14'10"



27318 ROAD

DRAWN BY: SRP  
 DATE: 1-23-97  
 SCALE: 1" = 40'  
 APPR. BY: IW  
 FILE NO: WEEP50AT.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP ( 164 )  
 PAGE 2

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION

RESOLUTION

1787816 0224PM 02/10/97  
MONIKA TODD CLK&REC MESA COUNTY CO

WHEREAS, Mesa County Valley School District No. 51 believes itself to be the owner of that certain real property described as the West 1/2 of the Southeast 1/4 Southwest 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado; and

WHEREAS, the City of Grand Junction, a Colorado home rule municipality, has adopted plans for the construction and installation of improvements to Unawep Avenue adjacent to the south of the aforescribed District property, said improvements including a new street section with curbing, gutter, sidewalk, underground storm sewer, street lights, conversion of overhead utilities to underground, replacement of domestic water mains and service lines, and the installation of fire hydrants; and

WHEREAS, prior to proceeding with the improvement project adjacent to the District property, the City must provide documentation that all easements and rights-of-ways necessary for the installation, operation, maintenance and repair of the aforescribed improvements have been obtained; and

WHEREAS, the Board of Education desires to cooperate in and assist with the Unawep Avenue Improvement Project by conveying to the City an interest in the use of the District property for the purposes stated above and that such action by the Board is in the best interests of the District; and

WHEREAS, the Board finds and determines that the lands included within the necessary rights-of-ways and easements are not needed in the foreseeable future for any educational purposes authorized by law.

NOW, THEREFORE, BE IT RESOLVED THAT the President and Secretary of the Board be and are hereby authorized, on the Board's behalf, to execute the attached: 1) Quit Claim Deed conveying the South thirty (30.0) feet of the District property for roadway and utilities right-of-way purposes; 2) Grant of Easement conveying parcel PE-164A for the installation, operation, maintenance and repair of underground electric and communications facilities, parcel PE-164B for the installation, operation, maintenance and repair of an electrical transformer and communication facilities switch cabinets, parcel PE-164C for the installation, operation, maintenance and repair of a fire hydrant, parcel PE-164D for the installation, operation, maintenance and repair of communication facilities switch cabinets, and PE-164E for the installation, operation, maintenance and repair of an electrical transformer and communication facilities switch cabinets, a Sidewalk Easement for the installation, operation, maintenance and repair of a public sidewalk, and; 3) Temporary Construction Easement Agreement over and across the North thirty (30.0) feet of the South sixty (60.0) feet of the District property to accommodate workers and equipment during the installation of the project improvements, together with such other documents or instruments as may be required in order to carry out the purposes and intent of the documents stated above.

I hereby certify that the information contained in the above resolution is accurate and was adopted by the Mesa County Valley School District No. 51 Board of Education on February 4, 1997.



Mary K. Kalenian

Mary K. Kalenian  
Secretary, Board of Education

ACTION OF THE BOARD: