

MER02HRZ

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (QUIT CLAIM)**

NAME OF AGENCY OR CONTRACTOR: WILLIAM D. MERKEL

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT
8 - BLOCK 2 OF O'NAN SUBDIVISION - RIGHT-OF-WAY FOR HORIZON
DRIVE, CLIFF DRIVE & BUDLONG STREET FROM VACANT LAND

PARCEL NO.: 2945-012-02-008

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

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2073877 08/30/02 1016AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

William D. Merkel, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, conveyed and QUIT CLAIMED, and by these presents does 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, all of the right, title and interest of Grantor in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

Beginning at the Northeast Corner of Lot 8, Block 2, Second Addition to O'nan Subdivision, situate in the Northwest ¼ of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 9 at Page 99 in the office of the Mesa County Clerk and Recorder, with all bearings contained herein being relative to said recorded plat;
Thence South along the East boundary line of said Lot 8 a distance of 25.24 feet;
Thence leaving the East boundary line of said Lot 8, N 37°20'41" W a distance of 31.68 feet to a point on the North boundary line of said Lot 8;
Thence N 89°49' E along the North boundary line of said Lot 8 a distance of 19.22 feet to the Point of Beginning.

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 Grantors, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and Delivered this 27 day of August, 2002.

William D. Merkel
William D. Merkel

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 27th day of August, 2002, by William D. Merkel.

My commission expires 11/13/2004.
Witness my hand and official seal.

Barbara J. Ledoux
Notary Public



BEING a parcel of land located in Lot 8, Block 2, 2nd Addition to O'nan Subdivision, as shown on plat recorded in Plat Book 9, Page 99, and more particularly described as follows:

Commencing at the Southwest Corner of the NW1/4 NW1/4 of said Section 1, whence the Southeast Corner of the NW1/4 NW1/4 of said Section 1 bears South 87 degrees 36 minutes 34 seconds East, a distance of 1320.84 feet; thence, along the South line of the NW1/4 NW1/4 of said Section 1, South 87 degrees 36 minutes 34 seconds East, a distance of 620.07 feet; thence South 00 degrees 08 minutes 32 seconds West, a distance of 24.33 feet to the Northeast corner of Lot 8, Block 2, 2nd Addition to O'nan Subdivision, as shown on plat recorded in Plat Book 9, Page 99, the POINT OF BEGINNING; thence, along the West right-of-way line of the 50 foot wide right-of-way for Budlong Street, as shown on First Addition to O'nan Subdivision plat recorded in Plat Book 9, Page 68, South 00 degrees 03 minutes 19 seconds West, a distance of 25.24 feet; thence North 37 degrees 17 minutes 22 seconds West, a distance of 31.68 feet, to a point on the North line of said Lot 8; thence, along said North line of said Lot 8 North 89 degrees 52 minutes 19 seconds East, a distance of 19.22 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.006 Acres more or less, as described.

SE Corner
NW1/4 NW1/4
Section 1
T1S, R1W, UM
BLM Marker

S89°51'28"E 1320.84' (Basis of Bearings)

SW Corner
NW1/4 NW1/4
Section 1
T1S, R1W, UM
MCSM #202

SCALE: 1" = 100'



HORIZON DRIVE

CLIFF DRIVE

Zoning RSF-4

2945-012-02-007
WILLIAM D. MERKEL
2945-012-02-008
WILLIAM D. MERKEL
Zoning RSF-4
2945-012-02-006
WILLIAM D. MERKEL
2525 N. 8TH STREET
GRAND JUNCTION, CO. 81501

BUDLONG STREET

S89°51'28"E 1320.84' (Basis of Bearings)

619.59'

N89°52'19"E
19.22'

24.33'

S00°08'32"W

POB S00°03'19"W
25.24'

BUDLONG STREET

N37°17'22"W
31.68'

SCALE: 1" = 20'

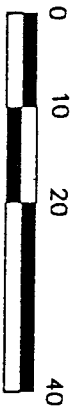


EXHIBIT B

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