

MSD97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: MESA COUNTY VALLEY SCHOOL
DISTRICT NO. 51

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

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: PERMANENT

DESTRUCTION DATE: PERMANENT

4 PAGE DOCUMENT

QUIT CLAIM DEED

1787817 0224PM 02/10/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Mesa County Valley School District No. 51, whose address is 2115 Grand Avenue, Grand Junction, Colorado 81501, Grantor, for and in consideration of the installation, operation, maintenance and repair of street improvements, 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, its successors and assigns forever, all of the right, title and interest of Grantor in and to the following described parcel of land for Roadway and Utilities right-of-way purposes, to wit:

See Exhibit "A" and Exhibit "B", which Exhibits are attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same, 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 4th day of February, 1997.

Attest:

Mesa County Valley School District No. 51

Mary K. Kalenian
Mary K. Kalenian, Secretary

Debra D. Johns
Debra D. Johns, President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4 day of February, 1997, by Debra D. Johns as President and attested to by Mary K. Kalenian as Secretary of the Board of Education of Mesa County Valley School District No. 51.

My commission expires 12-2-97
Witness my hand and official seal.



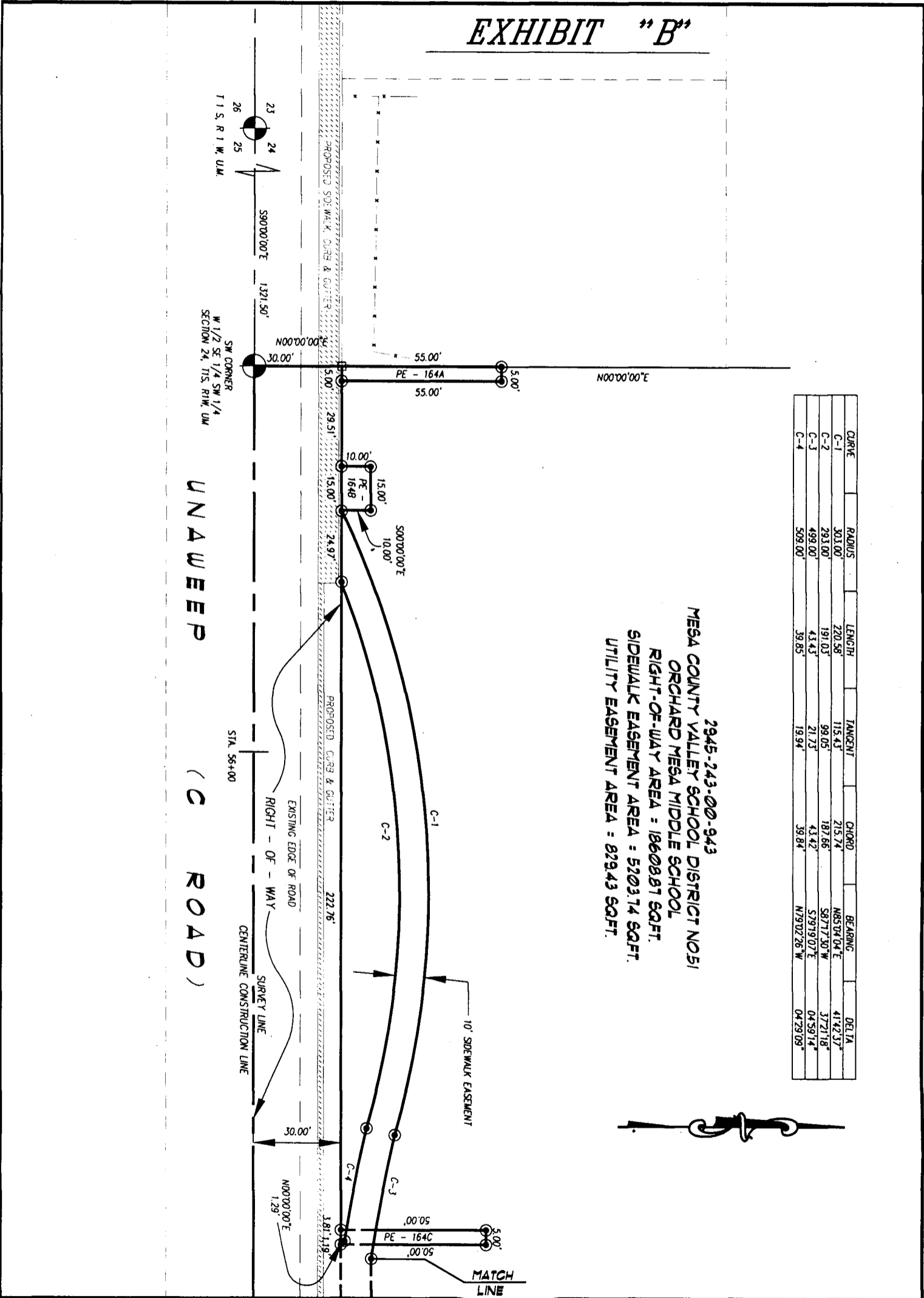
Benny L. [Signature]
Notary Public

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 feet 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°14'04"E	41°42'37"
C-2	293.00'	191.03'	99.05'	187.66'	S87°13'07"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 : 18608.87 SQ.FT.
 SIDEWALK EASEMENT AREA : 5203.74 SQ.FT.
 UTILITY EASEMENT AREA : 829.43 SQ.FT.

UNAWEEP (C ROAD)

DRAWN BY: SRP
 DATE: 1-23-97
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP50T.DWG

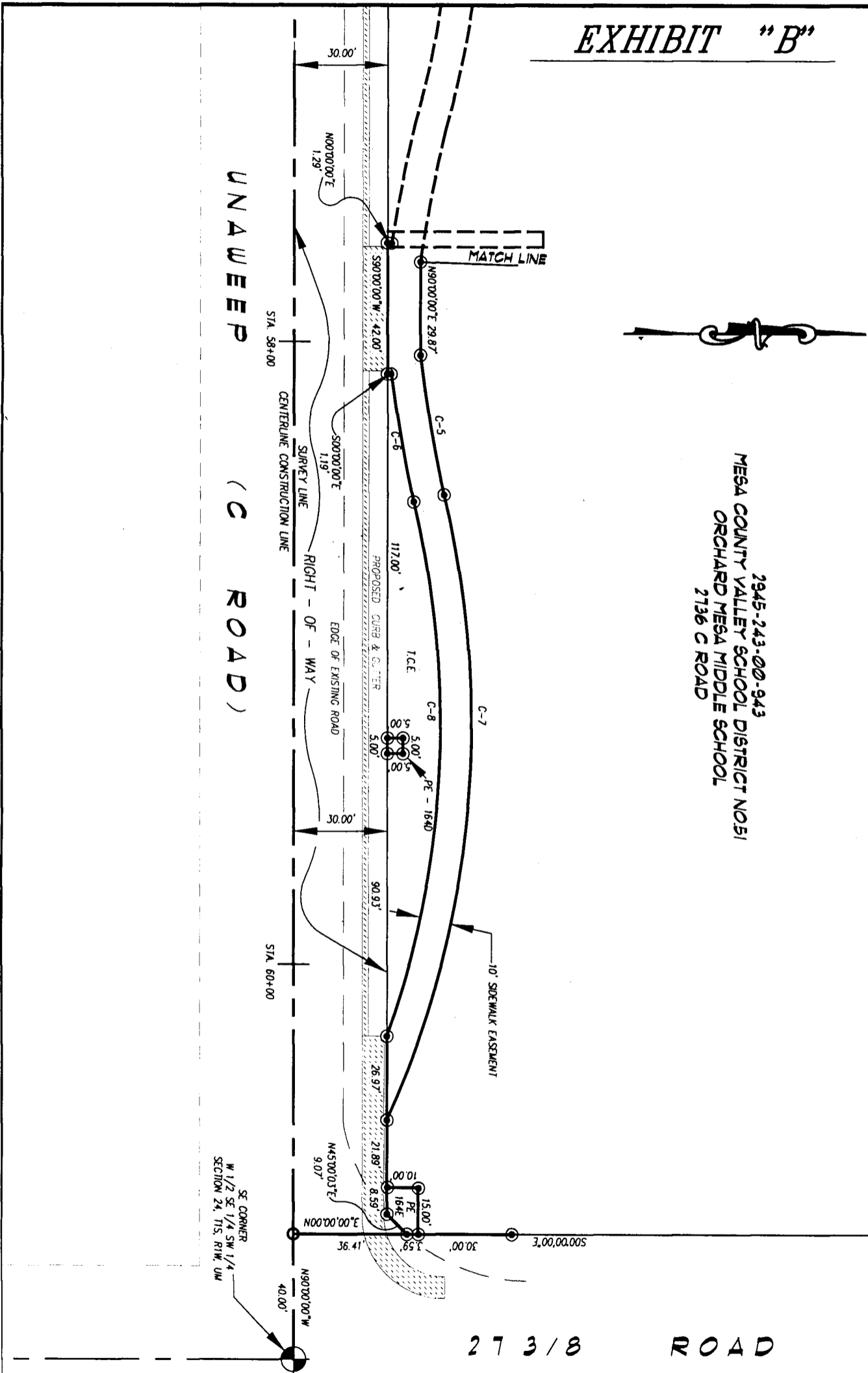
EASEMENT DESCRIPTION MAP
 UNAWEEP (164)
 PAGE 1

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION

EXHIBIT "B"

2945-243-00-943
 MESA COUNTY VALLEY SCHOOL DISTRICT NO 51
 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	0512°59'
C-6	509.00'	41.60'	20.81'	41.59'	S80°05'29"W	04°40'59"
C-7	311.00'	205.73'	106.29'	202.00'	S84°51'39"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® 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 UnawEEP 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

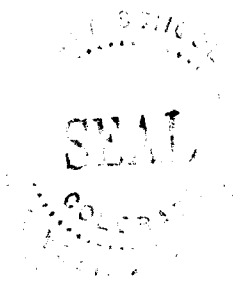
WHEREAS, prior to proceeding with the improvement project adjacent to the District property, the City must provide documentation that all easements and rights-of-ways necessary for the installation, operation, maintenance and repair of the aforescribed improvements have been obtained; and

WHEREAS, the Board of Education desires to cooperate in and assist with the UnawEEP 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:

FIS95WGP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: WILLIAM R PATTERSON AND DAVID
P FISHER, MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51

STREET ADDRESS/PARCEL NAME/SUBDIVISION: CANYON VIEW
SUBDIVISION AND WINGATE ELEMENTARY SCHOOL ACCESS EASEMENT TO
WINGATE PARK ADJACENT TO WINGATE ELEMENTARY SCHOOL

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: PERMANENT

DESTRUCTION DATE: PERMANENT

INGRESS AND EGRESS AGREEMENT

BOOK 2153 PAGE 877

THIS INGRESS AND EGRESS AGREEMENT is made and entered into this 10th day of May, 1995, by and between MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51, "Grantor", WILLIAM R. PATTERSON and DAVID P. FISHER, "Grantees", and THE CITY OF GRAND JUNCTION, a Colorado home rule municipality, "the City".

RECITALS:

1721421 01:03 PM 06/26/95
MONIKA TODD CLR&REC MESA COUNTY CO

A. The Grantor is the owner of that certain real property commonly known as Wingate Elementary School, which property is more particularly described on Exhibit "A" which is attached hereto and incorporated by reference, said property hereinafter referred to as "the School Property."

B. The Grantees are the owners of that certain real property located in and being a part of Lot 1 in Block 3 of Canyon View Subdivision, which property is more particularly described on Exhibit "B" which is attached hereto and incorporated herein by reference, and are desirous of donating the said property to the City as a gift of open space land. Said Property, which is hereinafter referred to as "the Open Space Parcel", is presently void of any legal access.

C. The City is willing to accept title to the Open Space Parcel, as a gift, provided that a dedicated non-public and non-motorized access be first given by private grant or dedication.

D. The Grantor has agreed to grant a conditional private right of ingress and egress on, along, over, through and across the School Property in the manner and location described on Exhibit "C" which is attached hereto and incorporated herein by reference, said parcel hereinafter referred to as "the Ingress and Egress Access."

NOW, THEREFORE, based on the recitals above and for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and having determined that the Ingress and Egress Access described herein will not interfere with present or future school purposes, Grantor hereby grants and conveys to the Grantee, its successors and assigns, a private right of access for ingress and egress purposes on, along, over, through and across that certain portion of land owned by the Grantor and known as the Wingate School Property, which access is more particularly described in the attached Exhibit "C" FOR SO LONG AS the Open Space Parcel is used exclusively for open space or as a public park.

The Ingress and Egress Access is restricted for private ingress and egress purposes by non-motorized methods of travel; provided, however, that the City of Grand Junction, with the approval and consent of the Superintendent of Schools, may travel on, along, over, through and across the Ingress and Egress Access with motorized equipment for the purpose of installing, maintaining, repairing and replacing improvements located on and appurtenant to the Open Space Parcel described in the attached Exhibit "B" .

Dated the day and year first above written.

MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51 THE CITY OF GRAND JUNCTION

By [Signature]
President, Board of Education

By [Signature]
William R. Patterson

Attest **SEAL** Mary K. Kalenian
Secretary, Board of Education

[Signature]
William R. Patterson
David P. Fisher

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this day 16th of May, 1995, by , Debra Johns, as President, and attested to by Mary K. Kalenian, as Secretary, of the Board of Education of Mesa County Valley School District No. 51.

Witness my hand and official seal.
My commission expires:

Viola [Signature]
Notary Public **STATE OF COLORADO**

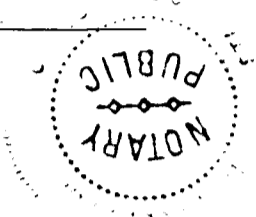
STATE OF COLORADO)
)ss.
COUNTY OF MESA)

BOOK 2153 PAGE 879

The foregoing instrument was acknowledged before me this day ^{June} 26th of May, 1995, by Mark K. Achen, as City Manager, of the City of Grand Junction, a Colorado home rule municipality.

Witness my hand and official seal.
My commission expires: 2/27/98

Jim Woodmansee
Notary Public



STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this day 31st of May, 1995, by William R. Patterson and David P. Fisher.

Witness my hand and official seal.
My commission expires: 7-8-98

Jessie Coulson
Notary Public

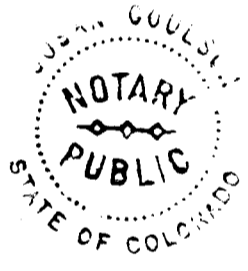


Exhibit "A"

Description of the Wingate School Property, 334 South Camp Road, owned by Mesa County Valley School District No. 51:

Beginning at the Northeast Corner of Tract 39 of Section 11, Township 11 South, Range 101 West of the Sixth Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado: thence South $89^{\circ}54'21''$ West a distance of 30.00 feet; thence along the arc of a curve to the left having a radius of 60.58 feet and along chord which bears South $22^{\circ}43'00''$ West a distance of 46.72 feet; thence South $45^{\circ}24'00''$ West a distance of 129.01 feet; thence South $89^{\circ}54'21''$ West a distance of 542.44 feet; thence North $00^{\circ}02'00''$ East a distance of 133.50 feet; thence South $89^{\circ}54'29''$ West a distance of 23.68 feet; thence North $00^{\circ}02'42''$ West a distance of 845.97 feet; thence South $86^{\circ}43'14''$ East a distance of 678.19 feet; thence South $00^{\circ}02'00''$ West a distance of 806.06 feet to the Point of Beginning.

Exhibit "B"

Description of Open Space Parcel to be dedicated to the City of Grand Junction, a Colorado home rule municipality, owned by William R. Patterson and David P. Fisher, being a parcel of land located in Lot 1 of Block Three of Canyon View Subdivision, situated in Tract 37 of Section 11, Township 11 South, Range 101 West of the Sixth Principal Meridian, County of Mesa, State of Colorado:

Beginning at the Southeast Corner of said Lot 1, from whence the Southeast Corner of said Tract 37 bears North $89^{\circ}35'29''$ East a distance of 705.66 feet; thence South $89^{\circ}35'29''$ West along the South boundary of said Canyon View Subdivision a distance of 307.43 feet; thence North $18^{\circ}35'44''$ East a distance of 208.10 feet; thence North $10^{\circ}42'56''$ East a distance of 130.59 feet; thence North $04^{\circ}21'45''$ West a distance of 136.80 feet; thence North $10^{\circ}31'58''$ West a distance of 115.30 feet; thence North $20^{\circ}01'51''$ West a distance of 130.84 feet; thence North $48^{\circ}45'23''$ East a distance of 67.43 feet; thence North $63^{\circ}25'32''$ East a distance of 78.59 feet; thence North $72^{\circ}53'50''$ East a distance of 80.88 feet; thence North $62^{\circ}25'45''$ East a distance of 100.84 feet; thence South $00^{\circ}21'59''$ East a distance of 846.11 feet to the Point of Beginning.

A twelve (12) foot wide access way commencing at a point to be designated by the Superintendent of Schools along the boundary of the School Property and South Camp Road, and continuing along a course to also be designated by the Superintendent of Schools along, over, through and across the School Property to the Open Space Parcel. The Superintendent may, from time to time, redesignate the course of said access way.