

MSR981ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: MICHAEL J. RADOSEVICH AND SUSAN L.  
RADOSEVICH

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2209 NORTH 1ST STREET, RIGHT OF WAY,  
PARCEL NO. 2945-101-00-023

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1835867 03/10/98 1002AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REG FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

**QUIT CLAIM DEED**

Michael J. Radosevich and Susan L. Radosevich, whose address is 2209 North First Street, Grand Junction, Colorado 81501, Grantors, for and in consideration of the installation, operation, maintenance and repair of street improvements, the receipt and sufficiency of which is hereby acknowledged, have 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 Grantors in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Southeast Corner of the North 1/4 of the Southeast 1/4 of the Northeast 1/4 (N1/4 SE1/4 NE1/4) of Section 10, 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 East line of the SE1/4 NE1/4 of said Section 10 to bear S 00°00'00" W with all bearings contained herein being relative thereto; thence S 89°44'06" W along the South line of the N1/4 SE1/4 NE1/4 of said Section 10 a distance of 11.23 feet to a point on the West line of the open, used and historical right-of-way for North First Street; thence along the West line of the open, used and historical right-of-way for North First Street the following seven (7) courses and distances:

1. N 00°17'58" W a distance of 50.53 feet;
2. N 00°50'03" W a distance of 33.86 feet;
3. N 02°48'32" W a distance of 15.88 feet;
4. N 07°45'46" E a distance of 5.60 feet;
5. N 00°46'46" E a distance of 9.48 feet;
6. N 31°01'44" W a distance of 10.26 feet;
7. N 63°12'00" W a distance of 9.40 feet;

thence leaving said right-of-way line, N 90°00'00" E a distance of 25.56 feet to a point on the East line of the SE1/4 NE1/4 of said Section 10; thence S 00°00'00" W along the East line of said SE1/4 NE1/4 a distance of 128.25 feet to the Point of Beginning, containing 1,568.23 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 Grantors, 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 5<sup>th</sup> day of January, ~~1997~~ <sup>1998</sup>

Michael J. Radosevich  
Michael J. Radosevich

Susan L. Radosevich  
Susan L. Radosevich

State of Colorado )  
                                  )ss.  
County of Mesa     )

~~1997~~ <sup>1998</sup> The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of January, ~~1997~~ by Michael J. Radosevich and Susan L. Radosevich.

My commission expires 3 3 01  
Witness my hand and official seal.

Regina  
Notary Public



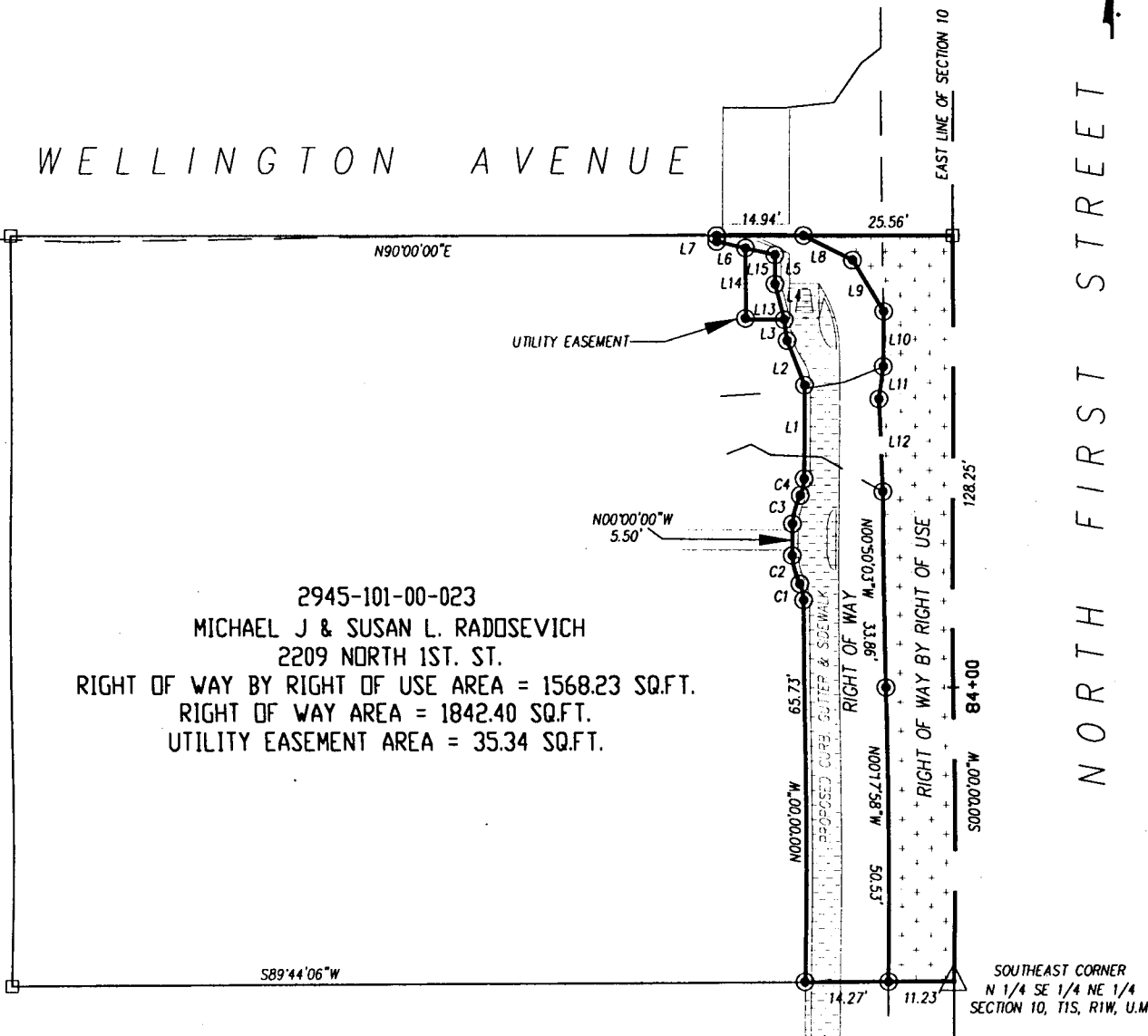
The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

# EXHIBIT "A"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD BEARING	CHORD
C1	2.93	6.50	25°50'31"	N12°55'16"W	2.91
C2	5.09	13.50	21°35'37"	N15°02'43"W	5.06
C3	5.09	13.50	21°35'35"	N15°02'42"E	5.06
C4	2.93	6.50	25°50'29"	N12°55'14"E	2.91

WELLINGTON AVENUE

NORTH FIRST STREET



2945-101-00-023  
 MICHAEL J & SUSAN L. RADOSEVICH  
 2209 NORTH 1ST. ST.  
 RIGHT OF WAY BY RIGHT OF USE AREA = 1568.23 SQ.FT.  
 RIGHT OF WAY AREA = 1842.40 SQ.FT.  
 UTILITY EASEMENT AREA = 35.34 SQ.FT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.01	S00°00'00"E
L2	8.21	N21°23'07"W
L3	3.64	S07°31'31"E
L4	6.31	N14°02'10"W
L5	4.98	S00°00'00"W
L6	5.07	S76°59'24"E
L7	1.03	S00°00'00"W
L8	9.40	S63°12'00"E
L9	10.26	S31°01'44"E
L10	9.48	S00°46'46"W
L11	5.60	N07°45'46"E
L12	15.88	N02°48'32"W
L13	6.59	N90°00'00"W
L14	12.27	S00°00'00"W
L15	5.19	S76°59'24"E

DRAWN BY: SRP  
 DATE: 9-11-97  
 SCALE: 1" = 30'  
 APPR. BY: IKH  
 FILE NO: F115.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE  
 ( 115 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION