

NHM9826R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: NICK H. MAHLERES AND HELEN C. MAHLERES

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 612 26 1/2 ROAD--PUBLIC OPEN SPACE
ALONG GRAND VALLEY CANAL ADJACENT TO THE GLEN AT HORIZON SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2 PAGE DOCUMENT

QUITCLAIM DEED

Grantor(s) NICK H. MAHLERES AND HELEN C. MAHLERES

whose address is 612 26 1/2 Road, Grand Junction, CO 81506

*County of MESA and State of
COLORADO, for the consideration of

TEN (\$10) Dollars,
in hand paid, hereby sell(s) and quitclaims(s) to THE CITY OF GRAND JUNCTION

whose address is 250 NORTH 5TH STREET, GRAND JUNCTION, CO 81501

County of MESA, and State of COLORADO, the following

real property, in the County of MESA and State of Colorado, to wit:

SEE ATTACHED APPENDIX A

also known as street and number: TRACT B according to The Glen at Horizon Drive, City of Grand Junction, Mesa County, Colorado Plat recorded at Book 16, Page 157 & 158.
assessor's schedule or parcel number:
with all its appurtenances

Signed this 14th day of APRIL

, 19 98 .

Nick H. Mahleres
NICK H. MAHLERES

Heleen C. Mahleres
HELEN C. MAHLERES

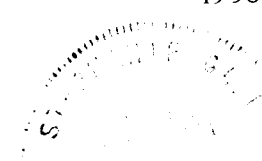
STATE OF COLORADO,

County of MESA

The foregoing instrument was acknowledged before me this 14th day of APRIL 1998
by NICK H. MAHLERES AND HELEN MAHLERES.

ss.

Witness my hand and official seal.
My commission expires:



*If in Denver, insert "City and".

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§.38-35-106.5, C.R.S.)



PROPERTY DESCRIPTION.

A parcel of land situated in the west half of the southeast quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the south quarter corner of said Section 2, whence the center-south sixteenth corner of said Section 2 bears North 00°00'00" East with all bearings herein relative thereto;

Thence North 00°00'00" East a distance of 657.34 feet;

Thence South 89°54'45" East a distance of 290.01 feet;

Thence South 00°00'00" East a distance of 24.69 feet;

Thence South 89°54'00" East a distance of 126.00 feet;

Thence North 60°06'00" East a distance of 49.45 feet;

Thence South 89°54'45" East a distance of 131.12 feet to the Point of Beginning;

Thence North 06°55'49" West, a distance of 110.19 feet;

Thence North 12°37'36" East, a distance of 57.43 feet;

Thence North 16°22'59" East, a distance of 143.20 feet;

Thence 75.03 feet along the arc of a 350.00 foot radius tangent curve to the left, through a central angle of 12°16'55", with a chord bearing North 10°14'32" East, a distance of 74.88 feet;

Thence North 04°06'05" East tangent to said curve, a distance of 79.36 feet;

Thence 142.84 feet along the arc of a 400.00 foot radius tangent curve to the left, through a central angle of 20°27'39", with a chord bearing North 06°07'45" West, a distance of 142.09 feet;

Thence North 16°21'34" West tangent to said curve, a distance of 51.93 feet, Thence 298.51 feet along the arc of 425.00 foot radius curve to the left, through a central angle of 40°14'37", with a chord bearing North 36°28'53" West, a distance of 292.41 feet;

Thence North 56°36'11" West tangent to said curve, a distance of 77.11 feet;

Thence North 53°56'00" East, a distance of 7.49 feet;

Thence South 61°04'00" East, a distance of 31.66 feet;

Thence North 28°56'00" East, a distance of 25.00 feet;

Thence South 57°21'48" East, a distance of 44.87 feet;

Thence 323.10 feet along the arc of a 460.00 foot radius non-tangent curve to the right, through a central angle of 40°14'37", with a chord bearing South 36°28'53" East, a distance of 316.50 feet;

Thence South 16°21'34" East tangent to said curve, a distance of 51.93 feet;

Thence 155.34 feet along the arc of a 435.00 foot radius tangent curve to the right, through a central angle of 20°27'39", with a chord bearing South 06°07'45" East, a distance of 154.52 feet;

Thence South 04°06'05" West tangent to said curve, a distance of 79.36 feet;

Thence 82.53 feet along the arc of a 385.00 foot radius tangent curve to the right, through a central angle of 12°16'55", with a chord bearing South 10°14'32" West, a distance of 82.37 feet;

Thence South 16°22'59" West tangent to said curve, a distance of 142.05 feet;

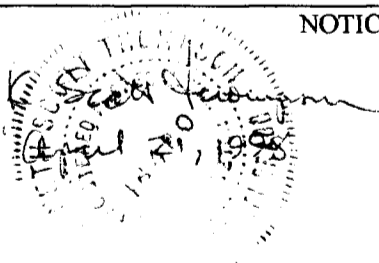
Thence South 12°37'36" West, a distance of 50.25 feet;

Thence South 06°55'49" East, a distance of 108.46 feet;

Thence North 89°54'45" West, a distance of 35.26 feet to the Point of Beginning.

Containing 0.825 acres, more or less.

This description was prepared by:
 Kenneth Scott Thompson
 Colorado P.L.S. 18480
 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 embossed seal indicates this document is not the original.