

PAR04PAT

TYPE OF RECORD: PERMANENT

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

NAME OF PROPERTY OWNER OR GRANTOR: PARADISE VALLEY  
PARK LLC

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-  
OF-WAY, PATTERSON ROAD ADDITIONAL RIGHT-OF-WAY

ADDRESS: PATTERSON ROAD AND 25 ½ ROAD

PARCEL NO: 2945-102-00-100

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION: NONE

DESTRUCTION: NONE

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

2209573 BK 3722 PG 935-940  
08/24/2004 01:16 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$30.00 SurChg \$1.00  
DocFee NO FEE

**QUIT CLAIM DEED**

Paradise Valley Park LLC, a Colorado Limited Liability Company, 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 5<sup>th</sup> 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:

A certain parcel of land for right of way purposes lying in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

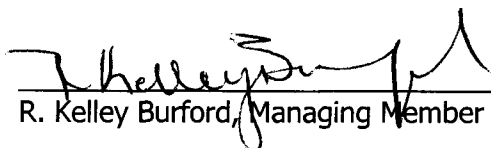
COMMENCING at the Northwest corner of the NE 1/4 NW 1/4 of said Section 10, and assuming the North line of the NE 1/4 NW 1/4 of said Section 10 bears S 89°59'38" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°59'38" E along the North line of the NE 1/4 NW 1/4 of said Section 10 a distance of 30.00 feet to a point being the Northeast corner of that certain parcel of land for right of way purposes as described in Book 3606, Page 483, Public Records of Mesa County, Colorado; thence S 00°03'04" W along the East line of said parcel, a distance of 52.02 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°03'04" W along the West right of way for 25-1/2 Road, as same is described in Book 685, Page 149, Public Records of Mesa County, Colorado, a distance of 24.50 feet; thence N 85°58'09" W a distance of 235.36 feet; thence N 89°59'38" W along a line 60.00 feet South of, as measured at right angles thereto, and parallel with, the North line of the NE 1/4 NW 1/4 of said Section 10, a distance of 1054.23 feet, to a point on the West line of the NE 1/4 NW 1/4 of said Section 10 and being the East line of Westgate Park No. 2, as same is recorded in Plat Book 11, Page 225, Public Records of Mesa County, Colorado; thence N 00°01'11" W along the West line of the NE 1/4 NW 1/4 of said Section 10, a distance of 60.00 feet to a point being the Northwest corner of the NE 1/4 NW 1/4 of said Section 10; thence S 89°59'38" E along the North line of the NE 1/4 NW 1/4 of said Section 10, a distance of 1265.56 feet to a point being the Northwest corner of that certain parcel of land for right of way purposes as described in Book 3606, Page 483, Public Records of Mesa County, Colorado; thence S 00°00'22" W along the West line of said parcel, a distance of 29.50 feet to a point being the beginning of a 22.50 foot radius non-tangent curve, concave Southwest, whose long chord bears S 44°58'17" E with a long chord length of 31.83 feet; thence Southeasterly 35.36 along the arc of said curve, through a central angle of 90°02'42"; thence S 89°56'56" E a distance of 1.00 feet, more or less, to the Point of Beginning.

CONTAINING 1.801 Acres (78,458 Sq. Ft.), more or less, as described herein and depicted on "Exhibit A" attached hereto and incorporated herein by reference

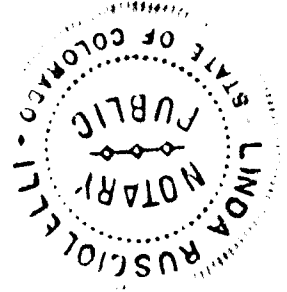
TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and delivered this 23<sup>rd</sup> day of August, 2004.

Paradise Valley Park LLC,  
a Colorado Limited Liability Company

  
R. Kelley Burford, Managing Member

3/25/04  
1:27 PM  
H:\ROW\25\_5 Road\Documents\ParadiseQCDPatterson.doc



State of Colorado            )  
  )ss.  
County of Mesa                )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of August, 2004, by R. Kelley Burford, as Manager for Paradise Valley Park LLC, a Colorado Limited Liability Company.

My commission expires 8/21/2008

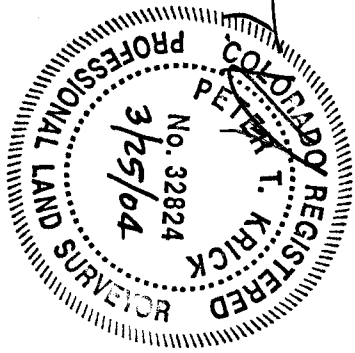
Witness my hand and official seal.

Linda Ruscioli  
Notary Public

# EXHIBIT "A"

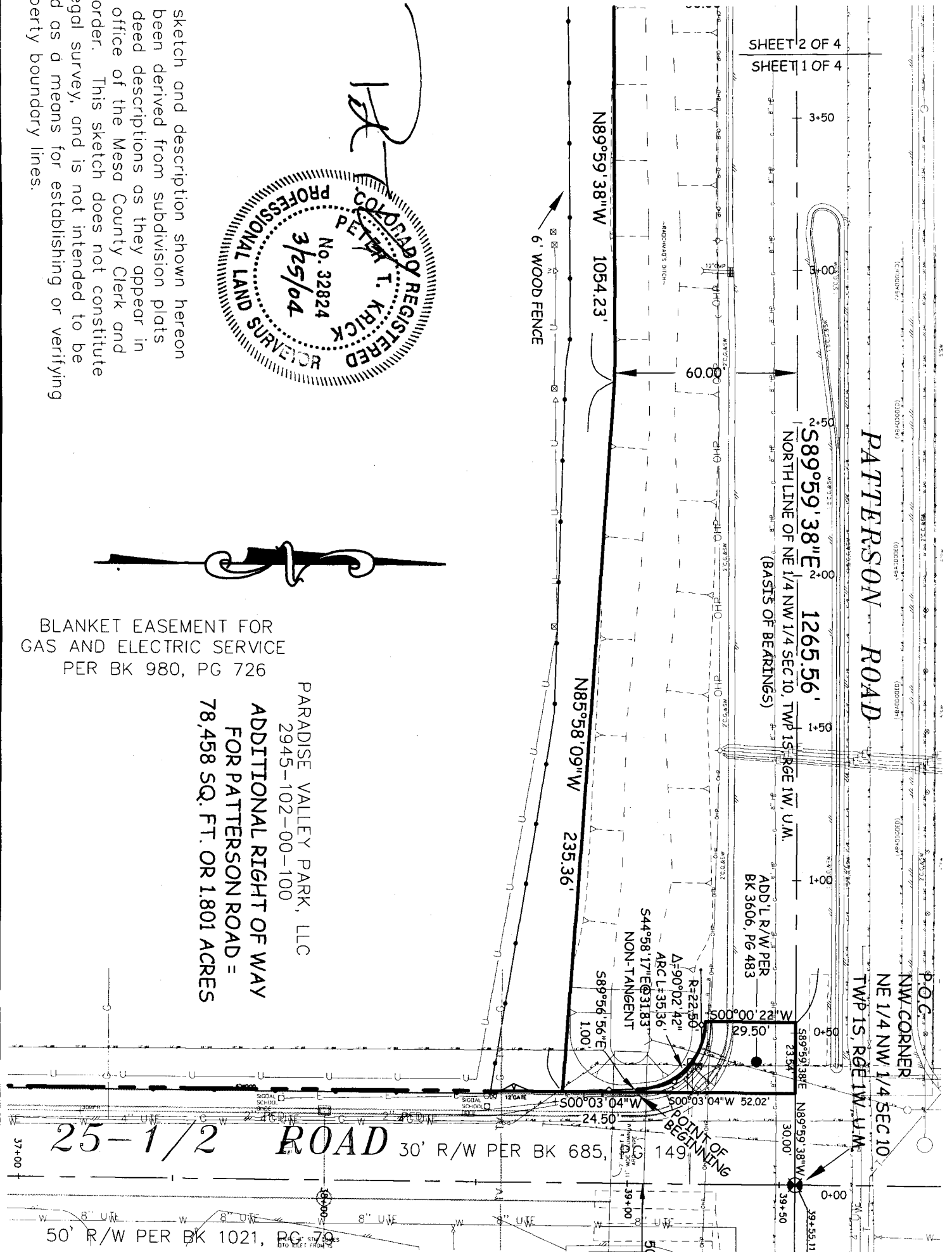
SHEET 1 OF 4

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



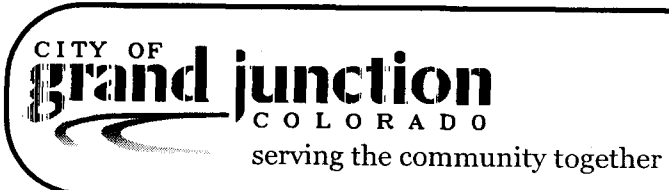
BLANKET EASEMENT FOR  
GAS AND ELECTRIC SERVICE  
PER BK 980, PG 726

PARADISE VALLEY PARK, LLC  
2945-102-00-100  
ADDITIONAL RIGHT OF WAY  
FOR PATTERSON ROAD =  
78,458 SQ. FT. OR 1.801 ACRES



DRAWN BY: P.T.K.  
DATE: 3-25-2004  
SCALE: 1" = 40'  
APPR. BY: TW

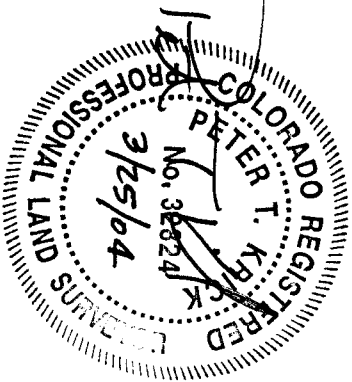
PATTERSON ROAD  
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2945-102-00-100



# EXHIBIT "A"

SHEET 2 OF 4

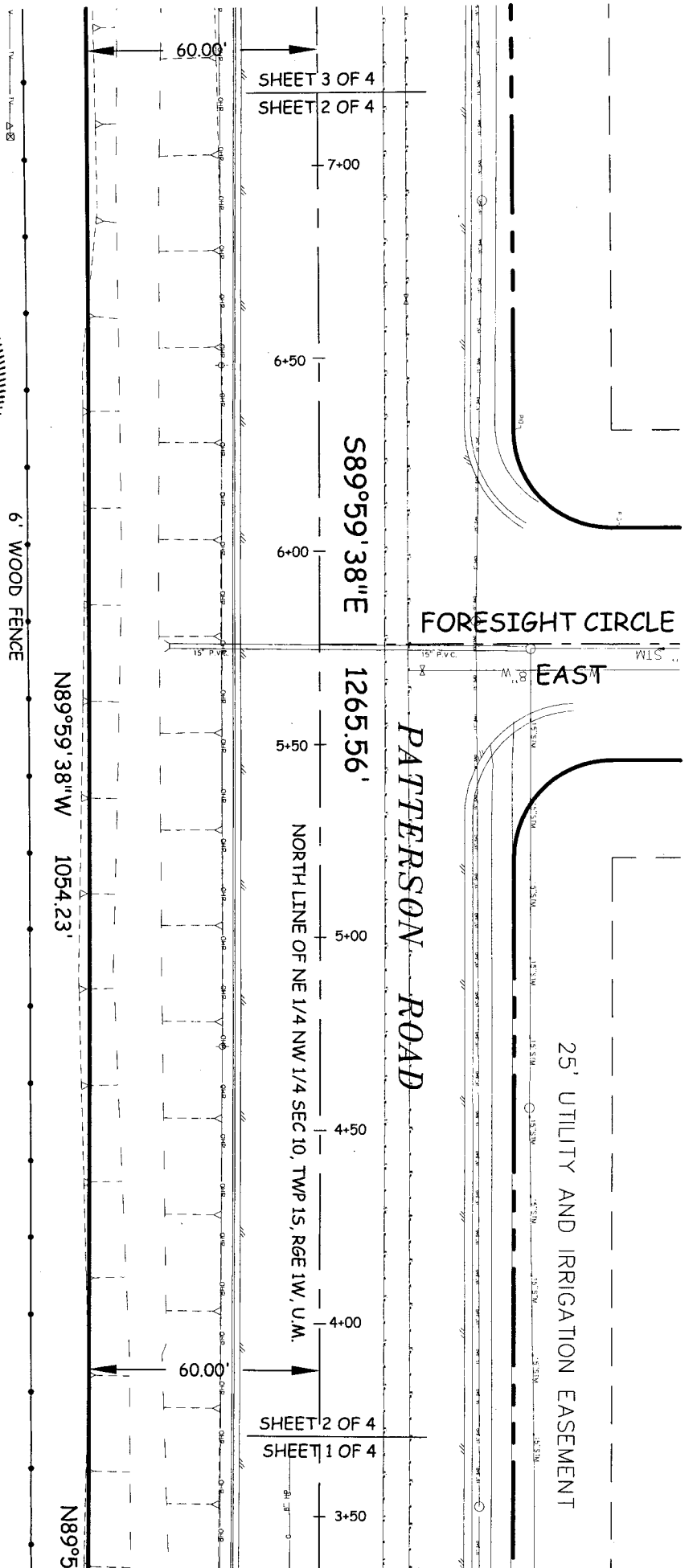
RES  
=  
WAY  
LLC



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PATTERSON ROAD  
ADDITIONAL RIGHT OF WAY

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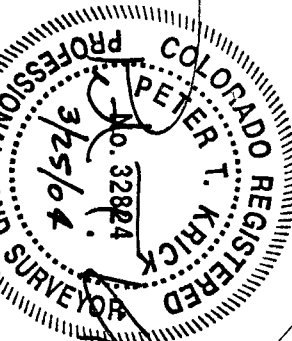


servicing the community together

# EXHIBIT "A"

SHEET 3 OF 4

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6' WOOD FENCE

N89°59'38"W 1054.23'

SHEET 4 OF 4

SHEET 3 OF 4

10+50

10+00

S88°59'38"E 1265.56'

9+50

9+00

NORTH LINE OF NE 1/4 NW 1/4 SEC 10, TWP 1S, RGE 1W, U.M.

8+50

8+00

7+50

SHEET 3 OF 4

SHEET 2 OF 4

7+00

25' UTILITY AND IRRIGATION EASEMENT

PATTERSON ROAD

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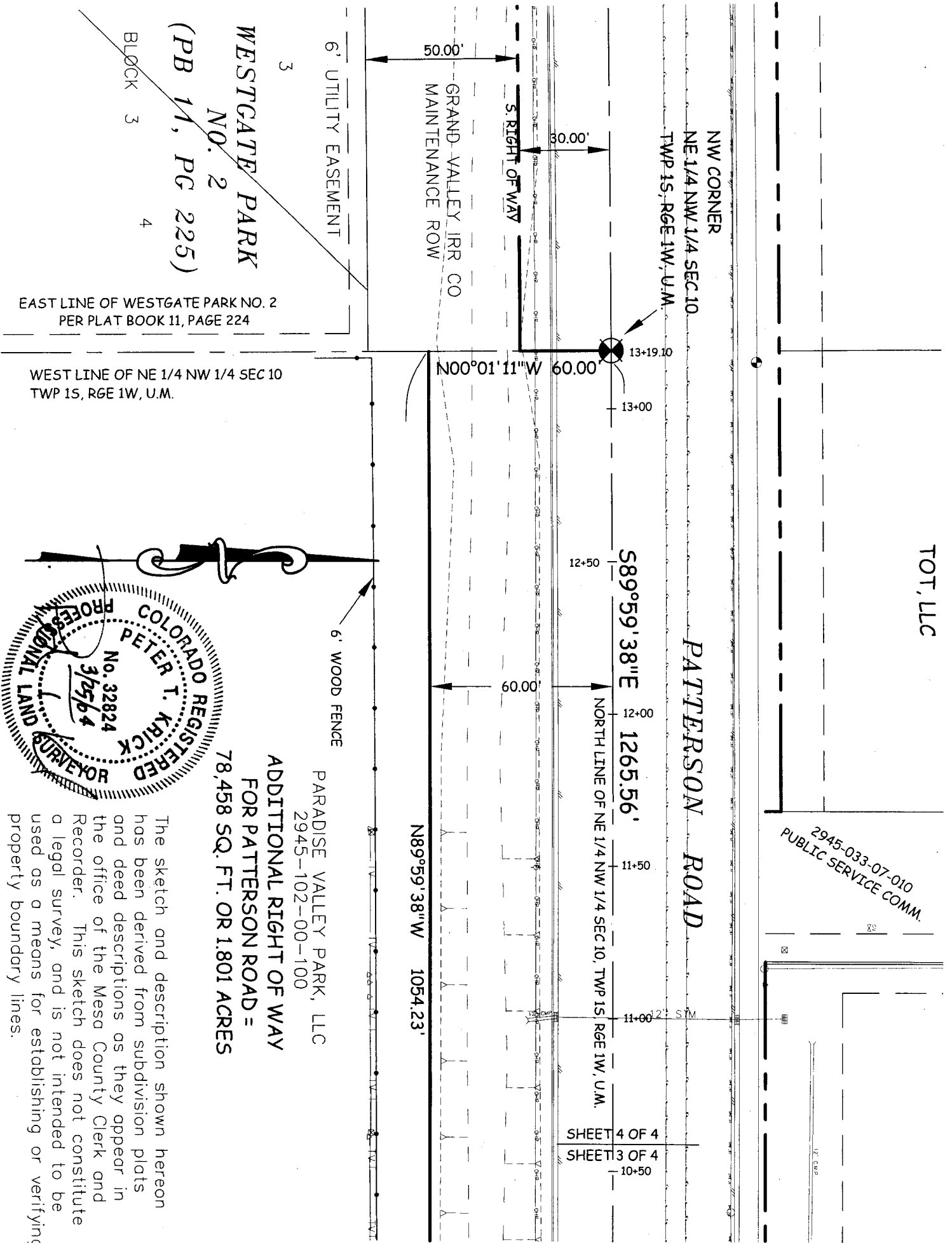
PARADISE VALLEY PARK, LLC  
2945-102-00-100

CITY OF  
**Grand junction**  
COLORADO

serving the community together

# EXHIBIT "A"

SHEET 4 OF 4



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