

PRK85UTE

TYPE OF RECORD: PERMANENT

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

PURPOSE: ROAD AND UTILITY RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: ARTHUR E. AND LILY MAE PARKER

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): RIDGE DRIVE, EAST OF
15TH STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1395828 DOC EXEMPT 11:09 AM
JUL 25, 1985 E. SAWYER, CLK & REC MESA CTY, CO

ARTHUR E. PARKER and LILY MAE PARKER as
HUSBAND AND WIFE

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whose address is GRAND JUNCTION

SAID County of MESA, and State of

COLORADO, for the consideration of TEN DOLLARS AND
OTHER VALUABLE CONSIDERATION-----
Dollars, in hand paid,

hereby sell(s) and quit claim(s) to THE CITY OF GRAND JUNCTION
A MUNICIPAL CORPORATION
whose address is 5TH AND ROOD

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

A parcel of land for Road and Utility Right of Way purposes being a portion
of the E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, T1S, R1W, of the Ute Meridian, City of
Grand Junction, County of Mesa, State of Colorado, being more particularly
described as follows:

Commencing at the NW corner NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 and considering the
West line NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 to bear N00° 05' 39" W with all other
bearings contained herein relative thereto;

Thence S 89° 56' 57" E along said North line NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1
a distance of 330.33 feet to the True Point of Beginning;

Thence continuing S 89° 56' 57" E along said North line a distance of 92.77
feet;

Thence along the arc of a non-tangent curve to the right whose radius is
357.70 feet and whose long chord bears S 74° 33' 14" W 96.29 feet to a point
on the West line E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1;

Thence N 00° 06' 10" E along said West line a distance of 25.72 feet to the
True Point of Beginning containing 1402.4 square feet, more or less.

also known as street and number

with all its appurtenances and subject to easements, restrictions, rights of way
of record; 1985 taxes due and payable in 1986 and all subsequent taxes and
assessments thereafter.

Signed this _____ day of _____, 19

Arthur E. Parker
ARTHUR E. PARKER, HUSBAND

Lily Mae Parker
LILY MAE PARKER, WIFE

STATE OF COLORADO,
County of MESA

} ss.

The foregoing instrument was acknowledged before me in the SAID _____ County
of MESA, State of COLORADO, this 25th day
of July, 19 85, by ARTHUR E. PARKER, HUSBAND and LILY MAE PARKER,
WIFE

[Signature]
Notary Public



8-17-86

Address