## PVY04255

TYPE OF RECORD: PERMANENT

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

NAME OF CONTRACTOR: PARADISE VALLEY PARK LLC

SUBJECT / PROJECT: PUBLIC ROADWAY AND UTILITIES RIGHT-

**OF-WAY PURPOSES** 

ADDRESS: 585 25 ½ ROAD

PARCEL: 2945-102-00-100

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO: City of Grand Junction Real Estate Division 250 North 5th Screet Grand Junetica, CO 81501

2181648 BK 3606 PG 483-484 03/12/2004 03:44 PM Janice Ward CLK%REC Mesa County, CO

RecFee \$10.00 SurCh9 \$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 North Quarter (N 1/4) corner of said Section 10, and assuming the North line of the NE 1/4 NW 1/4 of said Section 10 bears N 89°59'38" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°59'38" W 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 on the West right of way for 25-1/2 Road, as same is described in Book 685, Page 149, Public Records of Mesa County and being the POINT OF BEGINNING; thence from said Point of Beginning, S 00°03′04" W along the West right of way for said 25-1/2 Road, being a line 30.00 feet West of and parallel with the East line of the NE 1/4 NW 1/4 of said Section 10, a distance of 52.02 feet; thence N 89°56′56" W a distance of 1.00 feet to a point being the beginning of a 22.50 foot radius non-tangent curve, concave Southwest, whose long chord bears N44°58'17"W with a long chord length of 31.83 feet; thence 35.36 feet Northwesterly along the arc of said curve, through a central angle of 90°02'42"; thence N 00°00'22" E a distance of 29.50 feet, more or less, to a point on the North line 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 23.54 feet, more or less, to the Point of Beginning.

CONTAINING 825.5 Square Feet, 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.

A OTARY	Paradise Valley Park LLC, a Colorado Limited Liability Company		mpany
FUBL OF COLOR		R. Kelley Burford, Managing M	11 ember
State of Colorado	) )ss.	K. Kelley Burrord, Harlaging I'm	
County of Mesa	)		•
The foregoing	instrument was acknowled , 2004, by R. Kelley Burf	dged before me this $\frac{\sqrt{2^{+L}}}{2^{+L}}$ ord, as Manager for Paradise Valle	day of ey Park LLC, a

Executed and delivered this  $12^{10}$  day of max, 2004.

Witness my hand and official seal.

My commission expires  $\frac{8}{2}/2004$ 

Notary Public

3/4/04 3:25 PM

H:\ROW\25\_5 Road\Documents\ParadiseQCDN.doc

Colorado Limited Liability Company.

The foregoing legal description was prepared by Peter T. Krick, 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501.

DRAWN BY: P.T.K. DATE: 12-26-2003 SCALE: 1" = 30' APPR. BY: TW

ADDITIONAL RIGHT OF WAY MAP

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

serving the community together