

REA80282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QC)

NAME OF AGENCY OR CONTRACTOR: WARREN F. BEAMS, LAWRENCE B. DOWD, RICHARD D. KIMBALL, MARY KAY KIMBALL, NORMAN E. EBBLEY, ROBERT P. GERLOFS, SHARON M. GERLOFS, DEE A. BRINGAR, EVELYN PATRICIA BRINEGAR, RALPH T. LANDING, LELARMARIE LANDING, AND THE CITY OF GRAND JUNCTION.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/4 ROAD ORCHARD AVE. TO PATTERSON RD, PHASE I FOR ROAD RIGHT OF WAY AND UTILITY PURPOSES.

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1976

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

FEB 27 1980

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## QUIT CLAIM DEED

Warren F. Reams, Lawrence B. Dowd, Richard D. Kimball, Mary Kay Kimball, Norman E. Ebbley, Robert P. Gerlofs, Sharon M. Gerlofs, Dee A. Brinegar, Evelyn Patricia Brinegar, Ralph T. Landing, LeLarmarie Landing, and The City of Grand Junction, a municipal corporation for the consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, hereby sell and Quit Claim to the CITY OF GRAND JUNCTION, COLORADO, a municipal corporation, whose address is Grand Junction, Colorado, County of Mesa, State of Colorado, the following real property, in the County of Mesa and State of Colorado, to wit:

A parcel or tract of land for road right of way and utility purposes located in the Northwest One Quarter (NW 1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian more particularly described as follows:

Beginning at the Northwest corner (NW Cor.) of the Northeast One Quarter (NE 1/4) of the Northwest One Quarter (NW 1/4) of Sec. 7, T 1 S, R 1 E, U.M.;

Thence South 2°07'42" East, along the West boundary line of the Northeast One Quarter (NE 1/4) of the Northwest One Quarter (NW 1/4) of said Section 7, a distance of 403.65 feet;

Thence along the arc of a 916.50 foot radius curve to the right, a distance of 158.36 feet (the chord of which bears South 18°47'51" West, a distance of 158.17 feet);

Thence along the arc of a 611.50 foot radius curve to the left, a distance of 437.58 feet (the chord of which bears South 3°14'46" West, a distance of 428.30 feet);

Thence along the arc of a 1,107.50 foot radius curve to the right, a distance of 309.27 feet (the chord of which bears South 9°15'14" East a distance of 308.27 feet);

Thence South 1°15'14" East, a distance of 162.50 feet;

Thence South 88°44'46" West, a distance of 38.50 feet;

Thence South 1°15'14" East, a distance of 41.00 feet;

Thence North 88°44'46" East, a distance of 38.50 feet;

Thence South 1°15'14" East, a distance of 84.64 feet;

Thence North 88°44'46" East, a distance of 54.62 feet;

Thence North 34°28'47" East, a distance of 35.35 feet;

Thence North 88°25'34" East, a distance of 1.73 feet;

Thence North 1°15'14" West, a distance of 55.94 feet;

Thence North 88°44'46" East, a distance of 31.50 feet;

Thence North 1°15'14" West, a distance of 41.00 feet;

Thence South 88°44'46" West, a distance of 31.50 feet;

Thence North 1°15'14" West, a distance of 162.50 feet;

Thence along the arc of a 1,184.50 foot radius curve to the left, a distance of 230.69 feet to a point on the said West boundary line (the chord of which bears North 6°49'56" West, a distance of 230.33 feet);

Thence North 2°07'42" West along said West boundary line, a distance of 441.22 feet;

Thence along the arc of a 534.50 foot radius curve to the right, a distance of 31.90 feet (the chord of which bears North 22°01'56" East, a distance of 31.90 feet);

Thence along the arc of a 993.50 foot radius curve to the left, a distance of 239.22 feet (the chord of which bears North 16°50'55" East, a distance of 238.64 feet);

Thence South 80°03'01" East, a distance of 4.50 feet;

Thence along the arc of a 998.00 foot radius curve to the left, a distance of 195.13 feet (the chord of which bears North 4°20'52" East, a distance of 194.48 feet);

Thence North 1°15'14" West, a distance of 112.57 feet;

Thence North 89°50'00" East, a distance of 301.17 feet;

Thence North 2°07'42" West, a distance of 50.00 feet to a point on the North boundary line of the Northeast One Quarter (NE 1/4) of the Northwest One Quarter of said Section 7;

Sixth Documentary Fee

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*E. E. E.*

Thence South 89°50'00" West along said North boundary line, a distance of 420.00 feet to the point of beginning.

FOR ROAD RIGHT OF WAY AND UTILITY PURPOSES.

Signed this 27<sup>th</sup> day of February, <sup>1980.</sup> 1979.

Warren F. Reams

Richard D. Kimball

Mary Kay Kimball

Dee A. Brinegar

Evelyn Patricia Brinegar

Lawrence B. Dowd

Norman E. Ebbley

Robert P. Gerlofs

Sharon M. Gerlofs

Ralph T. Landing

LeLamarie Landing

ATTEST:

Neva B. Lockhart, City Clerk

CITY OF GRAND JUNCTION:

James E. Wysocki  
James E. Wysocki, City Manager

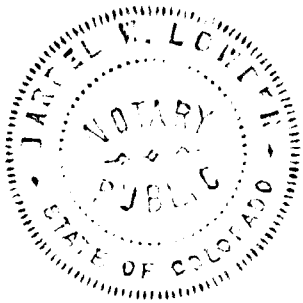
STATE OF COLORADO, )  
  ) ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of February, 1980, by Warren F. Reams, Lawrence B. Dowd, Richard D. Kimball, Mary Kay Kimball, Norman E. Ebbley, Robert P. Gerlofs, Sharon M. Gerlofs, Dee A. Brinegar, Evelyn Patricia Brinegar, Ralph T. Landing, LeLamarie Landing and James E. Wysocki as City Manager and Neva B. Lockhart as City Clerk of the City of Grand Junction Colorado, a municipal corporation.

My Commission expires Jan. 27 1984.

Witness my hand and official seal.

James E. Wysocki  
Notary Public



1217019

28 1/4 Ea. from Orchard Ave.  
to Patterson Rd, Phase I  
DUT Claim Deed (Recd and  
utility purposes)

STATE OF COLORADO } ss  
County of MESA }  
I hereby certify that this instrument was  
Filed for record

FEB 27 1980

132  
at 1:30 clock M and recorded  
in Book 1245 Page 841  
EARL CRAVER, County Clerk & Recorder  
by Earle

Kimball, Richard & Mary Kay  
Ebbeloy, Norman E.  
Lauding, Ralph T. & LeMarie  
Bethesda Foundation  
David Lawrence B.  
Gerlofs, Robert P. & Sharon M.  
Brinagan, Dee A. & Evelyn Patricia  
City of Grand Junction  
TG

The City of Grand Junction

400  
Lance J. ...  
5095 W