

RIC98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: WILLIAM H. RICHARDSON AND RUBY A. RICHARDSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2751 UNAWEEP AVENUE, UNAWEEP
EASEMENT, PARCEL NO. 2945-251-00-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1827249 01/08/98 0343PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

William H. Richardson and Ruby A. Richardson, whose address is 2751 UnawEEP Avenue, Grand Junction, Colorado 81503, Grantors, for and in consideration of the installation, operation, maintenance and repair of street improvements, the receipt and sufficiency of which is hereby acknowledged, have remised, released, conveyed and QUIT CLAIMED, and by these presents do hereby remise, release, convey and QUIT CLAIM unto THE CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, all of the right, title and interest of Grantors in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

A parcel of land situate in the NW 1/4 NE 1/4 of Section 25, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 25; thence N 90°00'00" E along the north line of said Section 25 a distance of 15.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along the north line of said Section 25 N 90°00'00" E a distance of 116.00 feet to a point; thence leaving said north line S 00°00'00" E a distance of 16.00 feet to a point on the south edge of an existing road; thence S 90°00'00" W along the south edge of said existing road a distance of 92.00 feet to the beginning of a curve concave to the southeast; thence 29.03 feet along the south edge of said existing road and arc of said curve, having a radius of 28.43 feet, a delta angle of 58°30'15" and a chord bearing S 59°44'37" W a distance of 27.78 feet to a point; thence N 00°00'00" W a distance of 30.00 feet to the point of beginning, containing 1,955.94 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same, 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 the Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

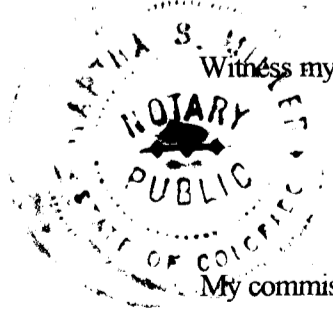
Executed and delivered this 2nd day of January, 1998

William H. Richardson
William H. Richardson

Ruby A. Richardson
Ruby A. Richardson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of January, 1998, by William H. Richardson and Ruby A. Richardson.



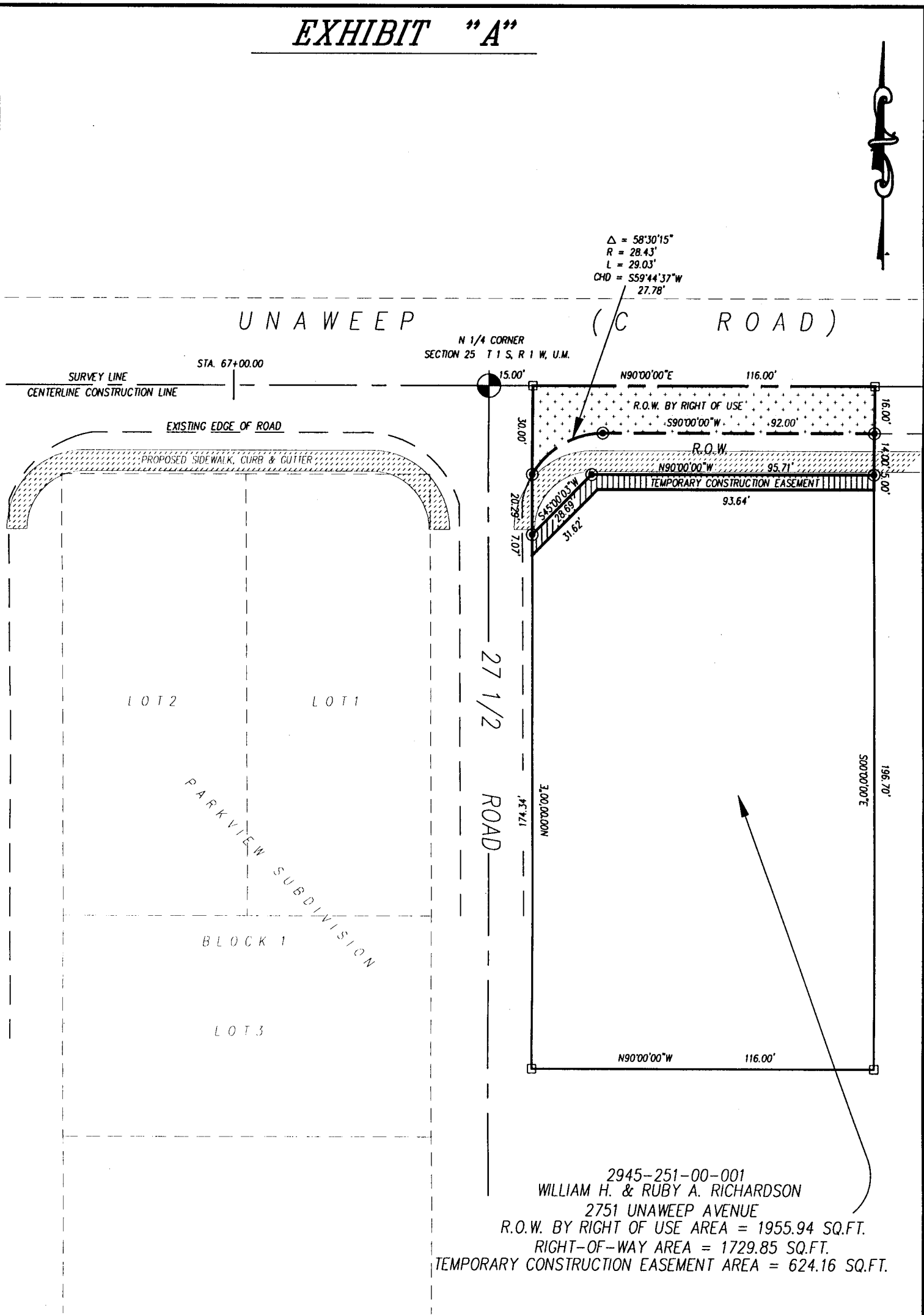
Witness my hand and official seal.

Matthew S. Muller
Notary Public

My commission expires 6-7-1999

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



2945-251-00-001
 WILLIAM H. & RUBY A. RICHARDSON
 2751 UNAWEEP AVENUE
 R.O.W. BY RIGHT OF USE AREA = 1955.94 SQ.FT.
 RIGHT-OF-WAY AREA = 1729.85 SQ.FT.
 TEMPORARY CONSTRUCTION EASEMENT AREA = 624.16 SQ.FT.

DRAWN BY: SRP
 DATE: 01-05-98
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP83.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (199)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION