

SNY98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: JOHN M. SNYDER AND BARBARA A. SNYDER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2757 UNAWEEP AVENUE, UNAWEEP  
EASEMENT, PARCEL NO. 2945-251-00-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1827278 01/08/98 0356PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

John M. Snyder and Barbara A. Snyder, whose address is 2757 Unaweep Avenue, Grand Junction, Colorado 81503, Grantor, 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 312.50 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 100.00 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 along the south edge of said existing road the following 5 courses:

- 1) S 90°00'00" W a distance of 50.00 feet to a point;
  - 2) S 77°28'16" W a distance of 27.66 feet to a point;
  - 3) S 82°52'30" W a distance of 16.12 feet to a point;
  - 4) S 23°57'45" W a distance of 9.85 feet to a point;
  - 5) S 02°22'40" W a distance of 12.01 feet to a point;
- thence N 90°00'00" W a distance of 2.50 feet to a point; thence N 00°00'00" E a distance of 45.00 feet to the point of beginning, containing 1,927.01 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 6th day of January, 1998

John M. Snyder  
John M. Snyder

Barbara A. Snyder  
Barbara A. Snyder

State of Colorado        )  
                                      )ss.  
County of Mesa            )

The foregoing instrument was acknowledged before me this 6th day of January, 1998, by John M. Snyder and Barbara A. Snyder.

My commission expires 6-7-1999.

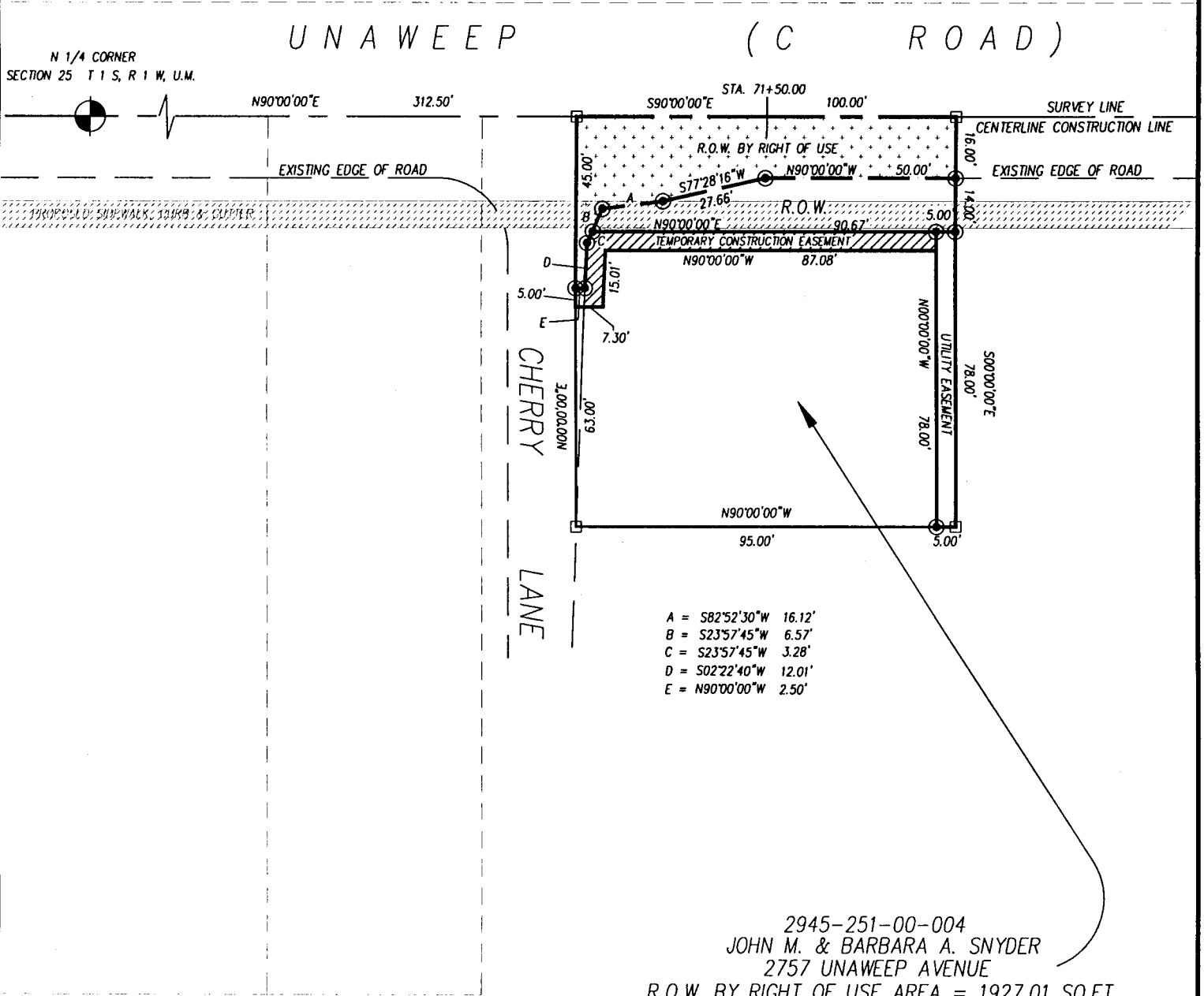
Witness my hand and official seal.



Martha S. Miller  
Notary Public

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

**EXHIBIT "A"**



- A = S82°52'30\"W 16.12'
- B = S23°57'45\"W 6.57'
- C = S23°57'45\"W 3.28'
- D = S02°22'40\"W 12.01'
- E = N90°00'00\"W 2.50'

2945-251-00-004  
 JOHN M. & BARBARA A. SNYDER  
 2757 UNAWEEP AVENUE  
 R.O.W. BY RIGHT OF USE AREA = 1927.01 SQ.FT.  
 RIGHT-OF-WAY AREA = 1117.00 SQ.FT.  
 UTILITY EASEMENT AREA = 390.00 SQ.FT.  
 TEMPORARY CONSTRUCTION EASEMENT AREA = 545.14 SQ.FT.

DRAWN BY: SRP  
 DATE: 12-19-97  
 SCALE: 1" = 40'  
 APPR. BY: IW  
 FILE NO: WEEP91.DWG

**EASEMENT DESCRIPTION MAP**  
 UNAWEEP ( 205 )

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION