

TRU97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: JOHN M. TRUMBO AND LURA J. TRUMBO

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2677 UNAWEEP AVENUE, UNAWEEP  
EASEMENT, PARCEL NO. 2945-261-00-038

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1804864 0339PM 07/07/97  
MONIKA TODD CLK&REC MESA COUNTY Co  
DOCUMENT FEE \$No FEE

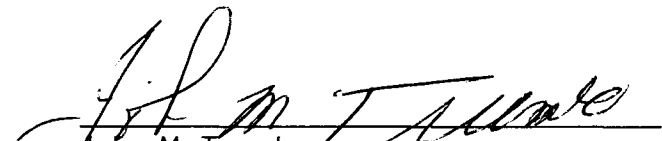
JOHN M. TRUMBO and LURA J. TRUMBO, whose address is 2677 Unaweep Avenue of the City of Grand Junction, County of Mesa, State of Colorado, Grantors, for and in consideration of the installation, operation, maintenance and repair of street improvements, the receipt and sufficiency of which is hereby acknowledged, have remised, released conveyed and QUIT CLAIMED, and by these presents do remise, release, covey 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:


Beginning at the Northwest Corner of the Northeast 1/4 of the Northeast 1/4 (NE1/4 NE1/4) of Section 26, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado;  
thence S 90°00'00" E along the North line of said NE1/4 NE1/4 a distance of 165.00 feet;  
thence S 00°30'00" E a distance of 18.56 feet;  
thence 91.90 feet along the arc of a non-tangent curve to the right having a radius of 502.96 feet, a central angle of 10°28'06", and a long chord bearing N 82°08'07" W a distance of 91.77 feet;  
thence 72.12 feet along the arc of a non-tangent curve to the left having a radius of 58.05 feet, a central angle of 71°10'52", and a long chord bearing S 64°26'35" W a distance of 91.77 feet;  
thence S 00°30'00" E a distance of 164.86 feet;  
thence N 90°00'00" W a distance of 13.00 feet;  
thence N 00°30'00" W a distance of 200.00 feet to the Point of Beginning;

containing 4,604.77 square feet as described herein and as depicted on the attached Exhibit "A", all of which is existing right-of-way, by historical use, for Unaweep Avenue and Linden Avenue.

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 18<sup>th</sup> day of February, 1998.

  
John M. Trumbo

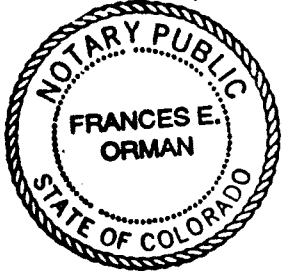
  
Lura J. Trumbo

State of Colorado )  
 ) ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of February, 1997, by John M. Trumbo and Lura J. Trumbo.

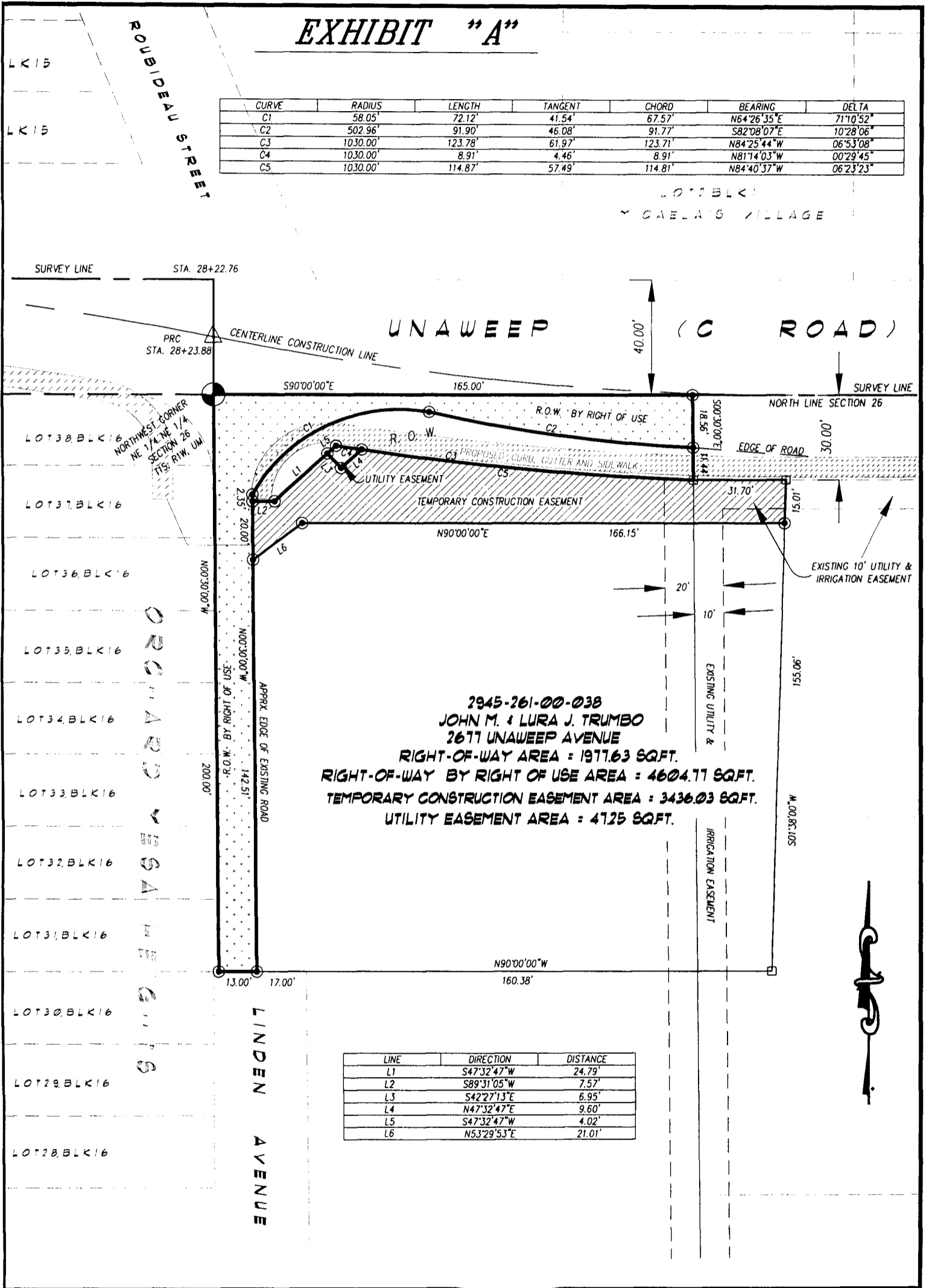
My commission expires 6-8-99.

Witness my hand and official seal. *Frances E. Orman*



# EXHIBIT "A"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	58.05'	72.12'	41.54'	67.57'	N64°26'35"E	71°10'52"
C2	502.96'	91.90'	46.08'	91.77'	S82°08'07"E	10°28'06"
C3	1030.00'	123.78'	61.97'	123.71'	N84°25'44"W	06°53'08"
C4	1030.00'	8.91'	4.46'	8.91'	N81°14'03"W	00°29'45"
C5	1030.00'	114.87'	57.49'	114.81'	N84°40'37"W	06°23'23"



2945-261-00-038  
 JOHN M. & LURA J. TRUMBO  
 2677 UNAWEEP AVENUE  
 RIGHT-OF-WAY AREA = 1977.63 SQFT.  
 RIGHT-OF-WAY BY RIGHT OF USE AREA = 4604.77 SQFT.  
 TEMPORARY CONSTRUCTION EASEMENT AREA = 3436.03 SQFT.  
 UTILITY EASEMENT AREA = 4725 SQFT.

LINE	DIRECTION	DISTANCE
L1	S47°32'47"W	24.79'
L2	S89°31'05"W	7.57'
L3	S42°27'13"E	6.95'
L4	N47°32'47"E	9.60'
L5	S47°32'47"W	4.02'
L6	N53°29'53"E	21.01'

DRAWN BY: SRP  
 DATE: 10-25-96  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: WEEP27.DWG

EASEMENT DESCRIPTION MAP  
 UNAWEEP ( 133 )

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