

TRU99UNA

TYPE OF RECORD: PERMANENT

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

PURPOSE: TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN QUIT CLAIM DEED
DATED THE 18TH DAY OF FEBRUARY, 1997

NAME OF PROPERTY OWNER OR GRANTOR: JOHN M. TRUMBO AND LURA J. TRUMBO

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2677 UNAWEEP
AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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QUIT CLAIM DEED
(Correction)

1903673 05/24/99 0209PM
MONIKA TODD CLK&REC MESA COUNTY CO
REG FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

John M. Trumbo and Lura J. Trumbo, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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:

Beginning at the Northwest Corner of the Northeast 1/4 of the Northeast 1/4 (NE 1/4 NE 1/4) of Section 26, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of the NE 1/4 NE 1/4 of said Section 26 to bear S 90°00'00" E with all bearings contained herein being relative thereto;
thence S 90°00'00" E along the North line of said NE 1/4 NE 1/4 a distance of 165.00 feet;
thence leaving the North line of said NE 1/4 NE 1/4, S 00°30'00" E a distance of 18.56 feet to a point on the South line of the open, used and historical right-of-way for UnawEEP Avenue;
thence along the South line of the open, used and historical right-of-way for UnawEEP Avenue, 91.90 feet along the arc of a curve concave to the northeast, 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 continuing along the South line of the open, used and historical right-of-way for UnawEEP Avenue, 72.12 feet along the arc of a curve concave to the southeast, 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 67.57 feet to a point on the East line of the open, used and historical right-of-way for Linden Avenue;
thence S 00°30'00" E along the East line of the open, used and historical right-of-way for Linden Avenue a distance of 164.86 feet;
thence leaving said right-of-way line, N 90°00'00" W a distance of 13.00 feet to a point on the West line of the NE 1/4 NE 1/4 of said Section 26;
thence N 00°30'00" W along the West line of the NE 1/4 NE 1/4 of said Section 26 a distance of 200.00 feet to the Point of Beginning,
containing 4,604.77 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

(The purpose of this deed is to correct the legal description contained in that certain Quit Claim Deed dated the 18th day of February, 1997, and recorded in Book 2339 at Pages 914 through 916 in the office of the Mesa County Clerk and Recorder).

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 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 12th day of April, 1999.

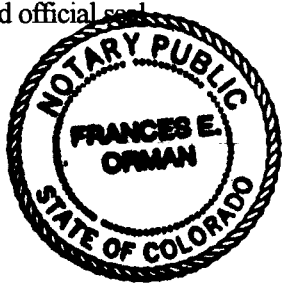
John M. Trumbo
John M. Trumbo

Lura J. Trumbo
Lura J. Trumbo

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 12th day of April, 1999, by John M. Trumbo and Lura J. Trumbo.

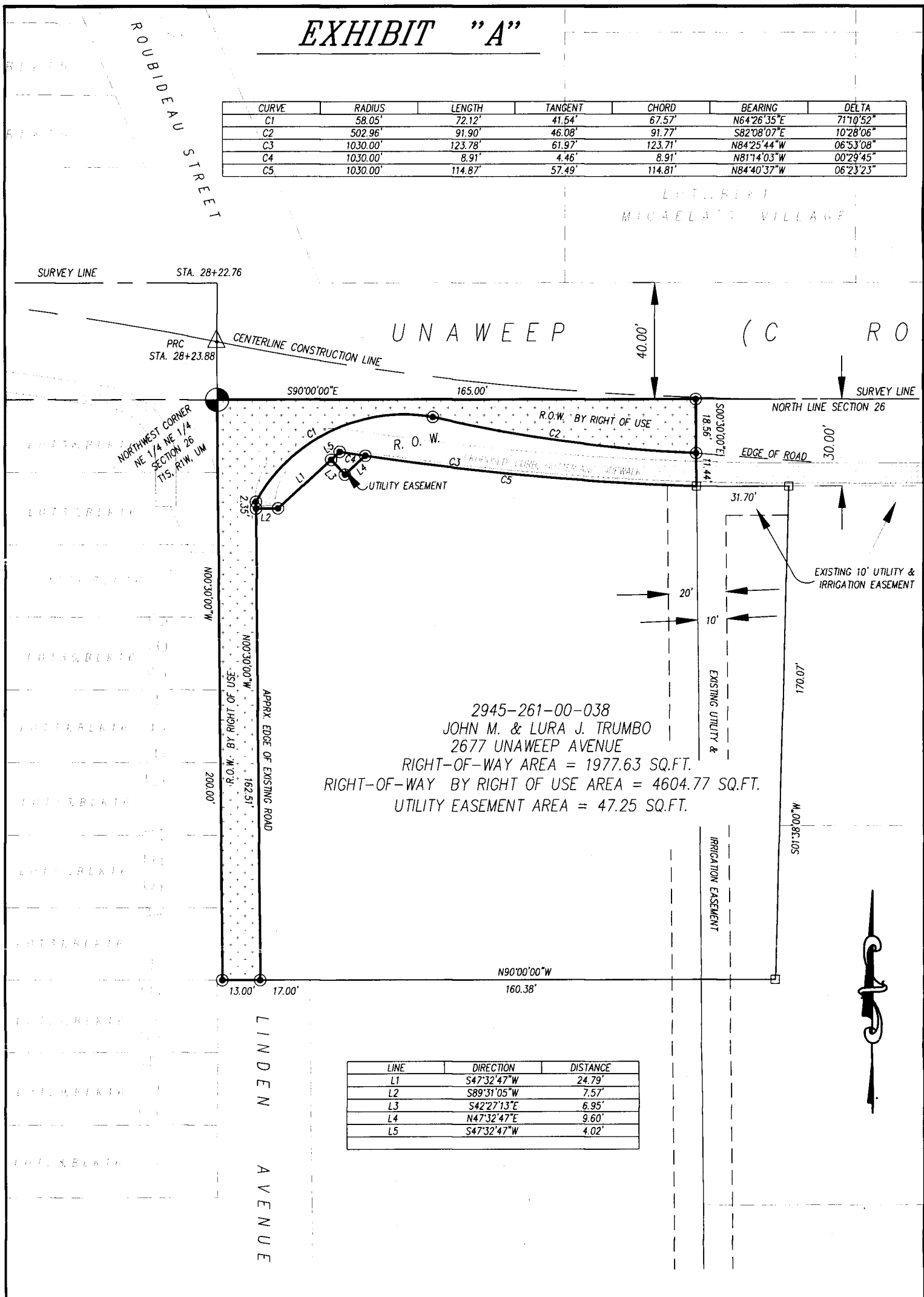
My commission expires 6-8-99
Witness my hand and official seal



Frances E. Orman
Notary Public

EXHIBIT "A"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	58.05'	72.12'	41.64'	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 SQ.FT.
 RIGHT-OF-WAY BY RIGHT OF USE AREA = 4604.77 SQ.FT.
 UTILITY EASEMENT AREA = 47.25 SQ.FT.

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'

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

EASEMENT DESCRIPTION MAP
 UNAWEEP (133)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION