

VEN02255

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: JUAN F. VENEGAS

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 25  
½ ROAD RIGHT OF WAY

PARCEL NO.: 2945-151-00-019

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2083972 10/28/02 0430PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REG FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$NO FEE

**QUIT CLAIM DEED**

JUAN F. VENEGAS, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, conveyed and QUIT CLAIMED, and by these presents does hereby remise, release, convey and QUIT CLAIM unto The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, Grantee, all of the right, title and interest of Grantor in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference.

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

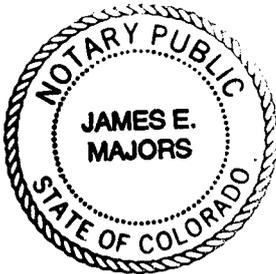
Executed and Delivered this 19 day of September, 2002.

Juan F Venegas  
Juan F. Venegas

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 19 day of September, 2002, by Juan F. Venegas.

My commission expires 09/08/2006.  
Witness my hand and official seal.



[Signature]  
Notary Public

**EXHIBIT A**  
**RIGHT-OF-WAY DESCRIPTION**

A 30 foot wide strip of land for Right-Of-Way purposes, located in the South Half of the Northwest Quarter of the Northeast Quarter (S1/2 NW1/4 NE1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Southwest corner of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 15, Township 1 South, Range 1 West, of the Ute Meridian; whence the North Quarter corner of said Section 15 bears North 00 degrees 06 minutes 33 seconds West, a distance of 1325.14 feet, for a basis of bearings with all bearings contained herein relative thereto; thence along the West line of said NW $\frac{1}{4}$  NE $\frac{1}{4}$ , North 00 degrees 06 minutes 33 seconds West, a distance of 634.00 feet; thence South 89 degrees 51 minutes 26 seconds East, a distance of 30.00 feet to the Northwest corner of an existing 3 foot parcel, being public Right-Of-Way as recorded in Book 1405, at Page 971, Mesa County, Colorado records; thence along the West line of said parcel, South 00 degrees 06 minutes 33 seconds East, a distance of 633.95 feet to the South line of said NW $\frac{1}{4}$  NE $\frac{1}{4}$ , also being the Northwest corner of Six and Fifty West Subdivision, Filing No. Two, as recorded in Plat Book 12, at Page 101 Mesa County, Colorado records; thence along the South line of said NW $\frac{1}{4}$  NE $\frac{1}{4}$ , North 89 degrees 56 minutes 49 seconds West, a distance of 30.00 feet to the POINT OF BEGINNING.

Said parcel containing 0.437 Acres, more or less, as described.

Prepared by:  
Patrick R. Green, PLS17485  
LANDesign, L.L.C.  
244 North 7<sup>th</sup> Street  
Grand Junction, Colorado 81501  
30'row25.5rd.DOC

# EXHIBIT B - 25 1/2 Road Right-Of-Way

N 1/4 SEC. 15  
T1S, R1W, U.M.

Lot 2  
Gregg II Minor Subdivision  
Plat Book 17, Page 367  
2945-151-19-005

Found #5 Rebar & Cap - PLS 16835

Book 3188 PAGE 195

S89°51'26"E 30.00'

NW1/4 NE1/4 SECTION 15

Parcel 2  
Juan F. Venegas  
Book 2265, Pages 140-141  
2945-151-00-019

Harbert Investment Company  
Book 1197, Page 849  
2945-152-00-006

N00°06'33"W 634.00'  
N00°06'33"W 1325.14' (Basis of Bearings)  
S00°06'33"E 633.95'

25 1/2 Road

N89°56'49"W 30.00'



SW Corner  
NW1/4 NE1/4  
T1S, R1W, U.M.

POB  
Six and 50 West Subdivision, Filing No  
Plat Book 12, Page 101

SCALE: 1"=100'

50 100 200



EXHIBIT B

Right-Of-Way Exhibit  
GRAND JUNCTION  
MESA COUNTY, COLORADO

**LANDesign**

ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

| PROJECT NO. | Surveyed | Drawn | APP'D | SHEET | OF |
|-------------|----------|-------|-------|-------|----|
| 201025      |          |       |       | 1     | 1  |

DATE: Mar., 2002

TLP