

WVD02VAL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: WEST VALLEY DEVELOPMENTS,
LLC, A COLORADO LIMITED LIABILITY COMPANY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT
16 OF VALLEY WEST SUBDIVISION

PARCEL #: 2697-361-03-016

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

THIS DEED is made this 12 day of November, 2002,
between

2092822 12/12/02 0330PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$No FEE

WEST VALLEY DEVELOPMENTS, LLC, a Colorado limited liability
company, 1111 S. 12th Street, Grand Junction, Colorado 81501 (herein
"Grantor"), and

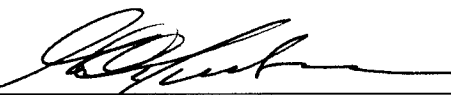
CITY OF GRAND JUNCTION, 250 North 5th Street, Grand Junction,
Colorado 81501 (herein "Grantee"),

Grantor, as a donation, hereby transfers and Quit Claims to Grantee for
public trail purposes the real property in the County of Mesa and State of
Colorado, described as follows:

See the legal description attached as Exhibit A, and by this reference made
a part hereof together with the plat of the described property set forth on
Exhibit B, attached hereto and made a part hereof.

Dated: Nov. 12, 2002.

WEST VALLEY DEVELOPMENTS, LLC,

By 
Gerald A. Tucker, Manager

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing was acknowledged before me this 12th day of November, 2002, by Gerald A.
Tucker, Manager of West Valley Developments, LLC, a Colorado limited liability company, Grantor.

My commission expires: 4/3/05
WITNESS my hand and official seal.

Cheryl Burnett
Notary Public

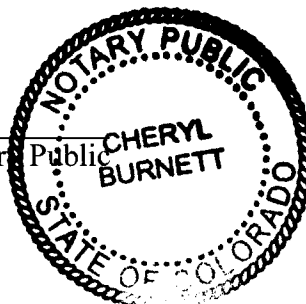


EXHIBIT A
DESCRIPTION

A parcel of land located in the Northerly portion of Lot 16 of Valley West Subdivision, as shown on plat recorded in Plat Book 12, Pages 166 and 167 and more particularly described as follows:

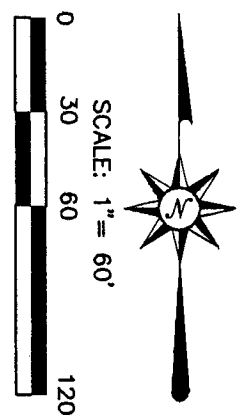
Commencing at the Northeast corner of said Section 36, Township 1 North, Range 2 West, Ute Meridian, whence the Northeast corner of the SE1/4 NE1/4 of said Section 36 bears South 00 degrees 05 minutes 28 seconds West, a distance of 1320.11 feet, for a basis of bearing, with all bearings contained herein relative thereto; thence South 00 degrees 05 minutes 28 seconds West, a distance of 1175.41 feet; thence South 84 degrees 30 minutes 58 seconds West, a distance of 40.19 feet to a point on the West right-of-way line of 22 Road; thence, along said West right-of-way line, South 00 degrees 05 minutes 28 seconds West, a distance of 27.93 feet to the Point of Beginning; thence South 86 degrees 31 minutes 01 seconds West, a distance of 40.44 feet; thence with a curve to the left, having a delta angle of 28 degrees 22 minutes 08 seconds, a radius of 196.80 feet, an arc length of 97.44 feet, a chord length of 96.45 feet, and a chord bearing of South 75 degrees 00 minutes 38 seconds West; thence South 64 degrees 09 minutes 45 seconds West, a distance of 219.79 feet; thence South 66 degrees 37 minutes 40 seconds West, a distance of 54.03; thence with a curve to the right, having a delta angle of 83 degrees 23 minutes 20 seconds, a radius of 172.61 feet, an arc length of 251.22 feet, a chord length of 229.62 feet, and a chord bearing of North 82 degrees 03 minutes 22 seconds West; thence South 49 degrees 04 minutes 36 seconds West, a distance of 10.00 feet; thence with a curve to the left, having a delta angle of 83 degrees 04 minutes 09 seconds, a radius of 182.61 feet, an arc length of 264.75 feet, a chord length of 242.16 feet, and a chord bearing of South 81 degrees 55 minutes 37 seconds East; thence North 66 degrees 37 minutes 40 seconds East, a distance of 53.35 feet; thence North 64 degrees 09 minutes 45 seconds East, a distance of 220.30 feet; thence with a curve to the right, having a delta angle of 28 degrees 31 minutes 40 seconds, a radius of 186.80 feet, an arc length of 93.01 feet, a chord length of 92.05 feet, and a chord bearing of North 75 degrees 00 minutes 07 seconds East; thence North 86 degrees 31 minutes 01 seconds East, a distance of 40.05 feet, to a point on said West right-of-way line of 22 Road; thence, along said West right-of-way line, North 00 degrees 05 minutes 28 seconds East, a distance of 10.02 feet to the Point of Beginning.

Said parcel containing an area of 0.153 Acres, as described.



2002-32-trail.doc
Patrick R. Green, PLS17485
LANDesign, L.L.C.
244 North 7th Street
Grand Junction, CO 81501

EXHIBIT B



Fnd NE Corner
Section 36
T1N, R2W, UM
MCGPS #P098

S00°05'28"W 1320.11'
1175.41'

S84°30'58"W
40.19'
Fnd #5 Rebar
Illegible Plastic Cap

S00°05'28"W
27.93'

Fnd #5 Rebar
No Cap

$\Delta=28^{\circ}22'08''$
 $R=196.80'$
 $L=97.44'$
 $Ch=96.45'$
 $Brg=S75^{\circ}00'38''W$

N00°05'28"E
10.02'

N86°31'01"E
40.05'

$\Delta=28^{\circ}31'40''$
 $R=186.80'$
 $L=93.01'$
 $Ch=92.05'$
 $Brg=N75^{\circ}00'07''E$

Fnd NE Corner
SE1/4 NE1/4
Section 36
T1N, R2W, UM
MCGPS #S102
BM=4533.22

Fnd #5 Rebar
Illegible Plastic Cap
 $\Delta=83^{\circ}23'20''$
 $R=172.61'$
 $L=251.22'$
 $Ch=229.62'$
 $Brg=N82^{\circ}03'22''W$

Fnd 2" Alum Cap
PLS 29041

Fnd #5 Rebar
No Cap

S49°04'36"W
10.00'

Fnd #5 Rebar
No Cap

N64°09'45"E 220.30'
N66°37'40"E 53.35'
50' Utility, Drainage, & Irrigation Easement
by Plat of Valley West Subdivision
Plat Book 12, Pages 166 & 167

Independent Ranchmans Ditch
Book 20, Page 504

$\Delta=83^{\circ}04'09''$
 $R=182.61'$
 $L=264.75'$
 $Ch=242.16'$
 $Brg=S81^{\circ}55'37''E$

16
5.700 Acres