

3 PAGE DOCUMENT

Location: Along D Road  
Mesa County, Colorado

**QUIT CLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that the State of Colorado acting by and through the **Department of Human Services (Grantor)**, a principal department of state government, whose address is 1575 Sherman Street, Denver, Colorado 80203, for the consideration of TEN and NO/100 DOLLARS (\$10.00), in hand paid, acceptance, sufficiency, and receipt of which is hereby acknowledged, do hereby remise, release, sell, convey and **QUIT CLAIM** unto **The City of Grand Junction (Grantee)**, a Colorado home rule municipality, whose address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501 for use as a public roadway & utilities right-of-way, all their interest in the following real property in the County of Mesa, and State of Colorado, to wit:

Two (2) tracts or parcels of land in fee simple for Public Roadway & Utilities Right-of-Way purposes located along the westerly and southerly boundaries of the Grantor's Property, identified as Project Parcel No. F-57Rev.2, containing a total area of 27,328 square feet (0.627 acres), more or less, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference, and identified as Project Parcel No. F-57A, containing a total area of 243 square feet (0.006 acres), more or less, as more particularly described in **Exhibit "B"** 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 Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth below.

Signed this 17<sup>th</sup> day of July, 2006.

By Marva Livingston Hammons  
Executive Director  
STATE OF COLORADO  
By and Through the Department of Human Services  
**Grantor**

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2006, by Marva Livingston Hammons, Executive Director, Department of Human Services, Grantor

My commission expires: April 24, 2007 Witness my hand and official seal.

State of Colorado  
County of Denver



Carolyn W. Cooper  
Notary Public

1575 Sherman St  
Street Address

Denver, CO 80203  
City, State Zip Code

**Carter-Burgess**

**EXHIBIT "A"**

707 17th Street, Suite 2300  
Denver, Colorado 80202-3404  
Phone: 303.820.5240  
Fax: 303.820.2402  
www.c-b.com

September 10, 2004  
071514.402.1.0025  
Revised: November 23, 2005

PROPERTY DESCRIPTION

Parcel No. F-57Rev2

A parcel of land being a portion of that part of the Southwest Quarter of Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado lying south of the Denver & Rio Grande Western Railroad Hump Yard as described in Book 838, Page 57, recorded at Mesa County Clerk and Recorder's Office on January 10, 1963, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 18, (a found 1" pipe in monument box) whence the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 13, Township 1 South, Range 1 West of the Ute Principal Meridian (a found 2-3/4" Mesa County brass cap, illegible) bears N89°59'05"W a distance of 1310.86 feet; THENCE N04°44'23"E a distance of 381.93 feet to a line 30 feet easterly of and parallel with the westerly line of said Section 18, being the POINT OF BEGINNING;

THENCE S03°54'39"E a distance of 216.74 feet;  
THENCE S00°13'46"E a distance of 100.96 feet;  
THENCE S54°07'22"E a distance of 35.63 feet;  
THENCE S89°39'20"E a distance of 1750.47 feet;  
THENCE S00°03'46"W along the westerly line of a parcel of land described in Book 4012 at Page 677 recorded in the Mesa County Clerk and Recorder's Office on October 11, 2005 a distance of 13.03 feet;  
THENCE N89°39'18"W along a line being 30 feet northerly of and parallel with the southerly line of said Southwest Quarter a distance of 1795.96 feet;  
THENCE N00°14'05"E along a line being 30 feet easterly of and parallel with the westerly line of said Southwest Quarter a distance of 350.81 feet to the POINT OF BEGINNING.

Containing 27,328 square feet, (0.627 Acres), more or less.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by:   
Date: 11-23-05  
Maria McOmber, P.E. 24961  
For and on behalf of Carter & Burgess, Inc.

Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.  
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.

**Carter Burgess**

**EXHIBIT "B"**

707 17th Street, Suite 2300  
Denver, Colorado 80202-3404  
Phone: 303.820.5240  
Fax: 303.820.2402  
www.c-b.com

November 23, 2005  
071514.402.1.0025

PROPERTY DESCRIPTION

Parcel No. F-57A

A parcel of land being a portion of that part of the Southwest Quarter of Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado lying south of the Denver & Rio Grande Western Railroad Hump Yard as described in Book 838, Page 57, recorded at Mesa County Clerk and Recorder's Office on January 10, 1963, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 18 (a 2 1/2" MCSM brass cap #990) whence the Southwest Corner of said Section 18 (a found 1" pipe in monument box) bears N89°39'18"W a distance of 2654.48 feet;  
THENCE N00°16'05"W along the easterly line of said Southwest Quarter a distance of 35.04 feet to the POINT OF BEGINNING;

THENCE S00°16'05"E along the easterly line of said Southwest Quarter a distance of 5.04 feet;

THENCE N89°39'18"W along a line being 30 feet northerly of and parallel with the southerly line of said Southwest Quarter a distance of 48.25 feet;

THENCE N00°03'46"E along the easterly line of a parcel of land described in Book 4012 at Page 677 recorded in the Mesa County Clerk and Recorder's Office on October 11, 2005 a distance of 5.04 feet;

THENCE S89°39'20"E a distance of 48.22 feet to the POINT OF BEGINNING.

Containing 243 square feet, (0.006 Acres), more or less.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by:

Date: 11/29/05

Marla Mellor Mc  
For and on behalf of Carter & Burgess, Inc.

