

2328170 BK 4205 PG 623-628
07/19/2006 08:05 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$30.00 SurChg \$1.00
DocFee EXEMPT

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 31st day of March , 2006 ,
by first party, Grantor, DEPARTMENT OF MILITARY AND VETERANS AFFAIRS
whose post office address is 6848 S. Revere Pkwy, Centennial, Colorado 80112-6709
to second party, Grantee, CITY OF GRAND JUNCTION, a home rule municipality,
whose post office address is 2529 High Country Court, Grand Junction, Colorado 81501

WITNESSETH, That the said first party, for good consideration and for the sum of
none Dollars (\$)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release
and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first
party has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of Mesa , State of Colorado to wit:

See attached legal description(s)
3 attachments consisting of 4 pages

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Print name of Witness

Signature of Witness

Print name of Witness

Mason C. Whitney
Signature of First Party

MASON C. WHITNEY, MAJ GEN, COANG
Print name of First Party

Signature of First Party

Print name of First Party

State of Colorado
County of Arapahoe
On March 31, 2006

}
before me, Janet M. Jones, a Notary Public

appeared Mason C. Whitney, Maj Gen, COANG
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Janet M. Jones
Signature of Notary



Affiant X Known _____ Produced ID _____
Type of ID _____ (Seal)

State of _____
County of _____
On _____
appeared _____

} My Commission Expires July 29, 2008
before me,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant _____ Known _____ Produced ID _____
Type of ID _____ (Seal)

Signature of Preparer

Charlie A. VanderLinden
Print Name of Preparer

6848 S. Revere Pkwy, Centennial, CO 80112
Address of Preparer

Carter-BurgessNovember 23, 2005
071514.402.1.0025**EXHIBIT "A"**707 17th Street, Suite 2300
Denver, Colorado 80202-3404
Phone: 303.820.5240
Fax: 303.820.2402
www.c-b.com**PROPERTY DESCRIPTION**

Parcel No. F-74

A parcel of land being a portion of a tract of land described in Book 4012 at Page 677 recorded in the Mesa County Clerk and Recorder's Office on October 11, 2005 lying in the Southwest Quarter of Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, 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 N53°51'55"W a distance of 59.91 feet to the POINT OF BEGINNING;

THENCE S00°03'46"W along the easterly line of said tract of land described in Book 4012 at Page 677 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 of Section 18 a distance of 780.01 feet;

THENCE N00°03'46"E along the westerly line of said tract of land described in Book 4012 at Page 677 a distance of 13.03 feet;

THENCE S89°39'20"E a distance of 471.37 feet;

THENCE N71°00'13"E a distance of 31.70 feet;

THENCE S89°39'20"E a distance of 63.23 feet;

THENCE S70°21'56"E a distance of 31.78 feet;

THENCE S89°39'20"E a distance of 27.38 feet;

THENCE S78°20'45"E a distance of 40.79 feet;

THENCE S89°39'20"E a distance of 118.16 feet to the POINT OF BEGINNING.

Containing 10,037 square feet, (0.230 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

Maria Mellor Member, PLS 24961
For and on behalf of Carter & Burgess, Inc.

K:\071514-Riverside\Desc\parcels\FVF-74.doc

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. Nixon & Laird Architects/Engineers, P.C.

Carter-Burgess

November 23, 2005
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EXHIBIT "A"

707 17th Street, Suite 2300
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PROPERTY DESCRIPTION

Parcel No. PE F-74A

A parcel of land being a portion of a tract of land described in Book 4012 at Page 677 recorded in the Mesa County Clerk and Recorder's Office on October 11, 2005 lying in the Southwest Quarter of Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, 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 N53°51'55"W a distance of 59.91 feet to the easterly line of said tract of land described in Book 4012 at Page 677, being the POINT OF BEGINNING;

THENCE N89°39'20"W a distance of 118.16 feet;
THENCE N78°20'45"W a distance of 40.79 feet;
THENCE N89°39'20"W a distance of 27.38 feet;
THENCE N70°21'56"W a distance of 31.78 feet;
THENCE N89°39'20"W a distance of 63.23 feet;
THENCE S71°00'13"W a distance of 31.70 feet;
THENCE N89°39'20"W a distance of 471.37 feet;
THENCE N00°03'46"E along the westerly line of said tract of land described in Book 4012 at Page 677 a distance of 14.00 feet;
THENCE S89°39'20"E a distance of 469.05 feet;
THENCE N71°00'13"E a distance of 31.70 feet;
THENCE S89°39'20"E a distance of 68.00 feet;
THENCE S70°21'56"E a distance of 31.78 feet;
THENCE S89°39'20"E a distance of 26.39 feet;
THENCE S78°20'45"E a distance of 40.79 feet;
THENCE S89°39'20"E a distance of 116.70 feet;
THENCE S00°03'46"W along the easterly line of said tract of land described in Book 4012 at Page 677 a distance of 14.00 feet to the POINT OF BEGINNING.

Containing 10,982 square feet, (0.252 Acres), more or less for a Multipurpose Easement to the City of Grand Junction for the use of City approved utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structures, irrigation, road construction and maintenance.

Carter-Burgess

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Parcel No. PE F-74A
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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.

Marla Mellor
Prepared by:
Date: 11/29/05
Marla Mellor Member, PLS 24961
For and on behalf of Carter & Burgess, Inc.



Carter-BurgessNovember 23, 2005
071514.402.1.0025**EXHIBIT "B"**707 17th Street, Suite 2300
Denver, Colorado 80202-3404
Phone 303 820.5240
Fax 303 820.2402
www.c-b.com**PROPERTY DESCRIPTION**

Parcel No. PE F-74B



A parcel of land being a portion of a tract of land described in Book 4012 at Page 677 recorded in the Mesa County Clerk and Recorder's Office on October 11, 2005 lying in the Southwest Quarter of Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, 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 N76°51'30"W a distance of 304.90 feet to the POINT OF BEGINNING;

THENCE N89°39'20"W a distance of 20.00 feet;
THENCE N00°20'40"E a distance of 22.74 feet;
THENCE S89°39'20"E a distance of 20.00 feet;
THENCE S00°20'40"W a distance of 22.74 feet to the POINT OF BEGINNING.

Containing 455 square feet, (0.010 Acres), more or less to the City of Grand Junction as a perpetual easement for the installation, operation, maintenance, repair and replacement of storm drainage facilities and appurtenances related thereto.

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
Maria Mellor McO
For and on behalf of  Carter & Burgess, Inc.