

BAC06CRO

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	BANK OF COLORADO, A COLORADO BANK CORPORATION
PURPOSE:	A MULTI-PURPOSE EASEMENT
ADDRESS:	2779 CROSSROADS BLVD.
PARCEL NO:	2701-361-22-014
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WARRANTY DEED

Grantor(s), **BANK OF COLORADO, A COLORADO BANK CORPORATION**

whose legal address is **200 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501**

*County of **MESA** and State of

COLORADO, for the consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION / PPA/ARS,
in hand paid, hereby sell(s) and convey(s) to **THE CITY OF GRAND JUNCTION**

Grantee(s), whose legal address is **250 NORTH FIFTH STREET
GRAND JUNCTION, COLORADO 81501**
*County of **MESA** and State of **COLORADO**

the following real property in the *County of **MESA** and State of

Colorado, to wit:

**A MULTI-PURPOSE EASEMENT AS SET FORTH ON EXHIBIT "A" ATTACHED
HERETO AND INCORPORATED HEREIN**

also known by street and number as: **2779 CORSSROADS BOULEVARD
GRAND JUNCTION, COLORADO 81506**
assessor's schedule or parcel number: **2701-361-22-014**

with all its appurtenances, and warrant(s) the title to the same, subject to **2006 GENERAL TAXES, PAYABLE
IN 2007, AND ALL SUBSEQUENT TAXES; EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS,
COVENANTS, CONDITIONS AND RESERVATIONS OF RECORD OR IN USE.**

Signed this 25th day of July, 20 06

**BANK OF COLORADO, A COLORADO BANK
CORPORATION**

E. Chris Launer
E. CHRIS LAUNER, PRESIDENT

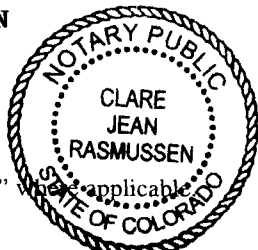
STATE OF COLORADO

County of **MESA**

} ss.

The foregoing instrument was acknowledged before me this 25th day of July, 20 06,
by **E. CHRIS LAUNER AS PRESIDENT OF THE BANK OF COLORADO, A COLORADO BANK
CORPORATION**

Witness my hand and official seal.
My commission expires: 11-19-2008



Clare Jean Rasmussen
Notary Public

*Insert "City and" where applicable

My Commission Expires 11/19/2008 Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



EXHIBIT A

14.00 FOOT WIDE MULTI-PURPOSE EASEMENT LEGAL DESCRIPTION

A parcel of land lying in Lot 3, Block 2, Replat of Lots 1 thru 5, Block Two Crossroads Colorado West, recorded among the land records of Mesa County, Colorado as Reception No. 1157412 in Plat Book 11 at Page 351 on April 12, 1978, said parcel also being a part of the NE ¼ of Section 36, Township 1 North, Range 1 West of the Ute Principal Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 3;

Thence along the Northerly boundary of Said Lot 3 for the following two (2) courses:

1. South 89°50'58" East a distance of 161.32 feet to a point of curvature;
2. Thence along the arc of a curve to the right, having a chord which bears South 62°28'14" East a distance of 189.34 feet, a radius of 205.86 feet, a central angle of 54°45'28" and an arc length of 196.74 feet to the Northeast corner of said Lot

Thence South 54°54'30" West along the Easterly line of said lot 3 a distance of 14.00 feet;

Thence along the arc of a curve to the left, having a chord which bears North 62°28'14" West a distance of 176.46 feet, a radius of 191.86 feet, a central angle of 54°45'27" and an arc length of 183.36 feet to a point of tangency;

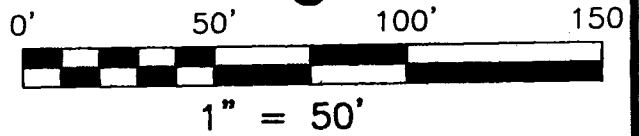
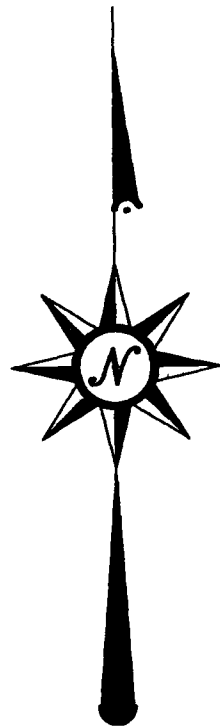
Thence North 89°50'58" West along said tangent line a distance of 161.32 feet to a point on the west line of said Lot 3;

Thence North 00°08'02" East a long said west line a distance of 14.00 feet to the Point of beginning.

Basis of Bearing: Bearings are based on the North line of said Lot 3 bearing South 89°50'58" East, per the recorded Replat of Lots 1 thru 5, Block Two Crossroads Colorado West.

Parcel contains 4,919 square feet (0.113 Acres), more or less.

This description was prepared by John Hill for Rolland Engineering, 405 Ridges Blvd., Grand Junction Colorado.



CROSSROADS COURT

CROSSROADS BLVD.

14' MULTI-PURPOSE EASEMENT

P.O.B.

BASIS OF BEARING

S 89°50'58" E 161.32'

N 89°50'58" W 161.32'

N 00°08'02" E
14.00'

0.11 ACRES
4919 SQ. FT.

EXISTING 10'
UTILITY
EASEMENT

S 54°54'30" W
14.00'

LOT 3
BLOCK 2,
REPLAT OF LOTS 1-5, BLOCK 2,
CROSSROADS COLORADO WEST
PLAT BOOK 11 PAGE 351
RECEPTION NO. 1157412

2779 CROSSROADS BLVD.

EXISTING 10'
UTILITY
EASEMENT

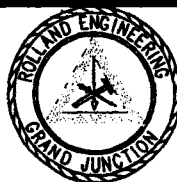
EXISTING 10'
UTILITY EASEMENT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	205.86'	196.74'	189.34'	S 62°28'14" E	54°45'28"
C2	191.86'	183.36'	176.46'	N 62°28'14" W	54°45'27"

LEGEND

P.O.B. POINT OF BEGINNING



ROLLAND ENGINEERING
405 Ridge Blvd
Grand Jct, CO 81503
(970) 243-8300

C:\PROJECTS\5090\5090MP-EASEMENT.DWG

EXHIBIT
IN THE NE1/4 SECTION 36
T1N, R1W OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION
MESA COUNTY COLORADO

Designed	Checked	Proj	Sheet
		5090	1
Drawn	Date	Plt	Of
	12/28/05		1