

COR04BWY

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	CHURCH ON THE ROCK, INC.
PURPOSE: RIGHT-OF-WAY PURPOSES	FOR PUBLIC ROADWAY AND UTILITIES
ADDRESS:	2170 BROADWAY BLVD
PARCEL NO:	2947-231-00-950
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION:	NONE
DESTRUCTION:	NONE

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

3 PAGE DOCUMENT

2186095 BK 3626 PG 576-578
04/08/2004 02:37 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee NO FEE

WARRANTY DEED

Church on the Rock, Inc., a Colorado non-profit corporation, 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 granted and conveyed, and by these presents does hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or 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 the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 6 day of APRIL, 2004.

Church on the Rock, Inc.,
a Colorado non-profit corporation, Grantor:

By Harold Basinski
President of the Board of Trustees

By Sharon Kellogg
Secretary of the Board of Trustees

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6 day of APRIL, 2004, by Harold Basinski as President and attested to by Sharon Kellogg as Secretary of the Board of Trustees of Church on the Rock, Inc., a Colorado non-profit corporation.

My commission expires 7-19-2005.
Witness my hand and official seal.

Joyce Saunders
Notary Public



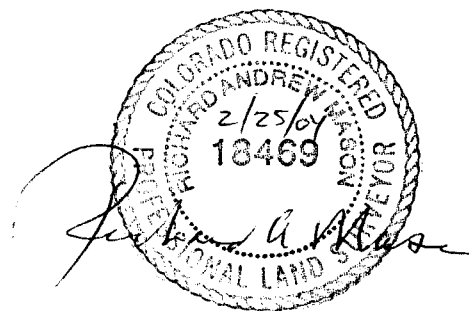
EXHIBIT "A"

R.O.W. Parcel No. 2947-231-00-950

A parcel of land in the E1/2 of Section 23, Township 11 South, Range 101 West of the 6th P.M., in Mesa County, Colorado, being a part of that certain tract of land granted to Church on the Rock, Inc., a Colorado Non-profit Corporation, by deed recorded on October 10, 1997 in Book 2366 at Page 613 in the office of the Mesa County Clerk and Recorder, said part of which is more particularly described by the following courses and distances:

Commencing at a Mesa County Survey Marker for the N1/4 Corner of said Section 23, from whence a GLO brass cap for the N.E. Corner of said Section 23 bears S89°24'00"E a distance of 1405.41 feet, as shown on the attached map exhibit herewith; thence S12°31'54"E a distance of 2507.92 feet to the southwest corner of said tract of land; thence N04°49'00"E on the easterly right-of-way line of Rio Hondo Drive, for a distance of 169.12 feet to the point of beginning; thence N04°49'00"E, on said easterly right-of-way line, for a distance of 116.00 feet; thence, leaving said right-of-way line, in a southerly direction 182.21 feet on the arc of a 58.00 foot radius curve to the right (the central angle of which is 180°00'00", the chord of which bears S04°49'00"W a distance of 116.00 feet to the point of beginning.

[5284 sq. ft.]



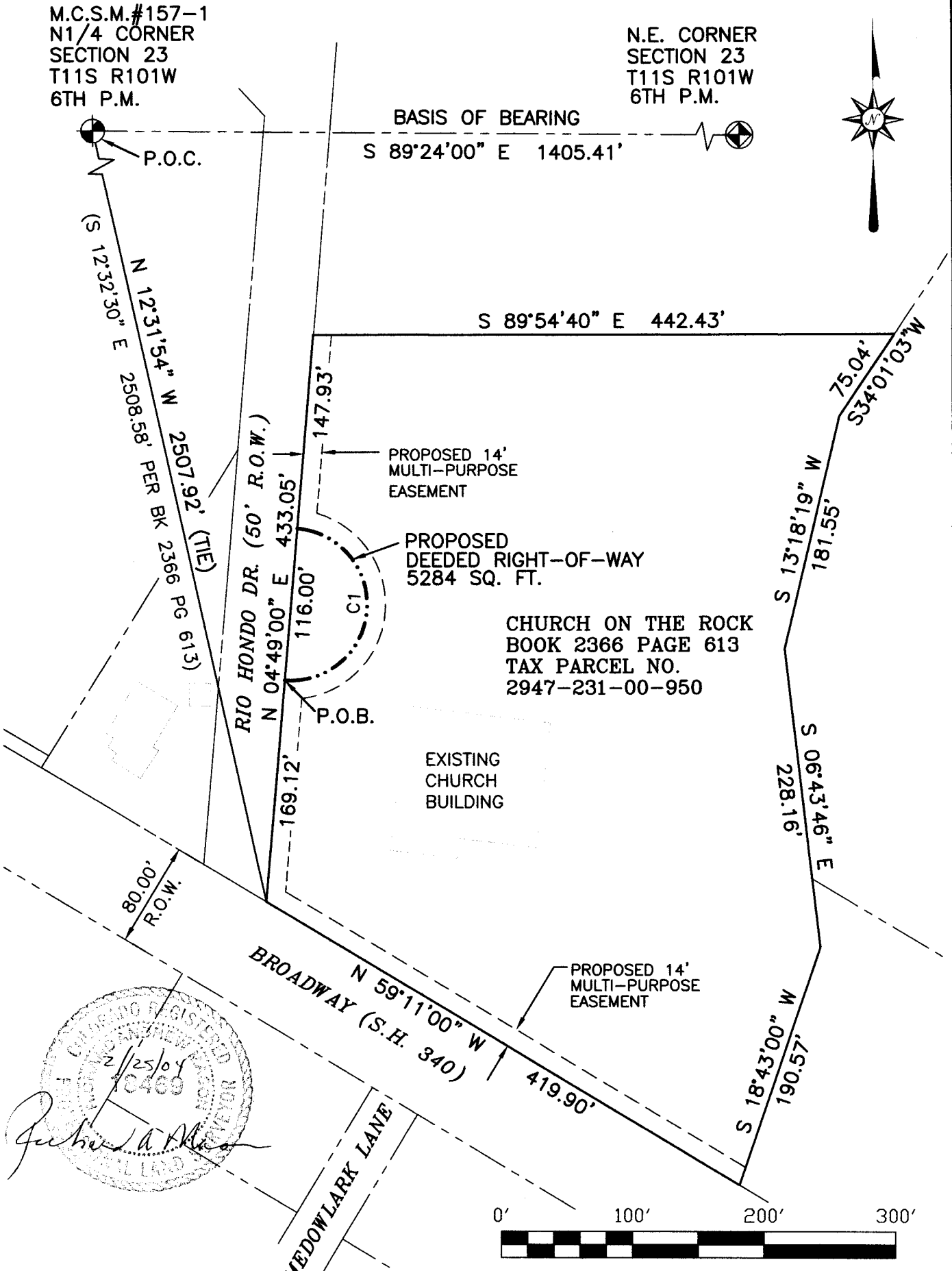
This description was prepared by Richard Mason for Rolland Engineering, 405 Ridges Blvd., Grand Junction Colorado 81503.

EXHIBIT "B"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	58.00'	182.21'	116.00'	S 04°49'00" W	180°00'00"

NOTE: EXHIBIT BASED ON PLAT OF SURVEY BY P.L.S. 29419,
DEPOSIT NO. 257802, DATED 4/25/02.



2/25/04
0469
Richard A. Allen
REGISTERED SURVEYOR
MESA COUNTY, COLORADO

LEGEND

- U.S. GOVERNMENT AS NOTED
- MESA COUNTY SURVEY MARKER



		File Name: C:\2001\2001EXHROW.DWG			
		EXHIBIT PROPOSED RIGHT-OF-WAY IN THE SW1/4 NE1/4 SECTION 23 T11S, R101W, 6TH P.M. MESA COUNTY, COLORADO			
Designed	Checked	Proj	2001	Sheet	1
Drawn	LC	Date	2/24/04	Rev	01