

CWC99RF3

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: COLORADO WATER CONSERVATION BOARD, DEPARTMENT
OF NATURAL RESOURCES, STATE OF COLORADO

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: THE RIDGES FILING NO.
THREE, RIDGES METROPOLITAN DISTRICT, GARDNER LAKE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

STATE OF COLORADO

Colorado Water Conservation Board
Department of Natural Resources

1313 Sherman Street
Denver, Colorado 80203
Phone: (303) 866-3441
FAX: (303) 866-4474

MAR 29 1999



Bill Owens
Governor
Greg E. Walcher
Executive Director, DNR
Peter H. Evans
Director, CWCB

March 26, 1999

City Council of the City of Grand Junction
Attn: Dan Brown, City Attorney
250 N 5th
Grand Junction CO 81501

Subject: Ridges Metropolitan District

Dear Mr. Brown:

Enclosed is the original recorded warranty deed conveying the property used as collateral for a loan made by the CWCB to the Ridges Metropolitan District. *Kathy*

This warranty deed should satisfy all requirements and conditions of the contract modification entered into on June 3, 1992. *am 4/26/99 P1*

Thank you for your assistance in this matter. Please let me know if you have any questions concerning this transaction.

Sincerely,

A handwritten signature in cursive script that reads "Janis Illian".

Janis Illian, Contract Administrator
Construction Fund Section

cc: Bassi, AGO
Stanton, CWCB
File

*original to
Steph N
c: Tim W, John S
Don H, Scott H*

1892418 03/11/99 0918AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$NO FEE

WARRANTY DEED

THIS DEED, made this 26th day of February 1999, between the Colorado Water Conservation Board, Department of Natural Resources, State of Colorado whose address is 1313 Sherman Street, Room 721, Denver, Colorado 80203, City and County of Denver, State of Colorado ("Grantor"), and Ridges Metropolitan District, a quasi-municipal corporation whose address is c/o City Council of the City of Grand Junction, 250 N. 5th, Grand Junction, Colorado 81501, County of Mesa and State of Colorado ("Grantee"):

WITNESSETH, that Grantor, for and in consideration of the accord and satisfaction of all obligations and indebtedness of Grantee, evidenced by a Discharge and Release Agreement dated September 30, 1994, hereby sells and conveys to Grantee the following real property in the County of Mesa and State of Colorado, to wit: see Exhibit "A" attached hereto and made a part hereof, with all its appurtenances, and warrants the title to the same, subject to reservations contained in the patent as described in Book 163 at Page 343 and Power of Attorney and Service Agreement appearing in Book 1130 at Page 79 and the terms and conditions of contract appearing in Book 1462 at Page 602, all Mesa County, Colorado, public records.

State of Colorado
Bill Owens, Governor

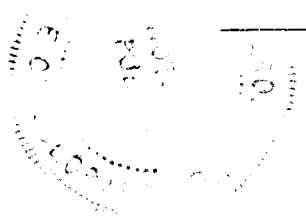
By Peter H. Evans
For the Executive Director
Department of Natural Resources
Colorado Water Conservation Board
Peter H. Evans, Director

State of Colorado)
) ss.
City and County of Denver)

The foregoing instrument was acknowledged before me this 26th day of February 1999, by Peter H. Evans, as Director of the Colorado Water Conservation Board. Witness my hand and official seal.

My Commission Expires
11/23/2002

Susan Carol Maul
Notary Public



RECEIVED
MAR 22 1999
Colorado Water Conservation Board

ATTACHMENT "A"

A tract of land located in the SE 1/4 NE 1/4 and SW 1/4 NE 1/4 of Section 20, T 1 S, R 1 W, U.M., Mesa County, Colorado, described as follows: Beginning at a point on the West right of way line of East Lakeridge Drive, said point being an angle point in the South boundary of Ridges Filing No. Three Subdivision, whence the East 1/4 corner of said Section 20 bears S 70 degrees 52' 42" E 1020.65 feet, to the Point of Beginning. Thence S 38 degrees 34' 30" W 120.00 ft.; thence S 55 degrees 13' 20" W 220.00 ft.; thence N 84 degrees 28' 10" W 272.64 ft.; thence N 34 degrees 39' 50" W 150.00 ft.; thence N 18 degrees 35' 50" E 335.00 ft. to a point on the South right of way of West Ridges Boulevard; thence N 59 degrees 44' 40" E 140.00 ft. along said South right of way line; thence 52.46 ft. along the arc of a tangent curve to the right to a point on the South right of way line of East Lakeridge Drive, said curve having a central angle of 46 degrees 38' 40" and a radius of 64.44 ft.; thence South 73 degrees 36' 40" E 303.00 ft. along said South right of way line; thence 77.09 ft. along the arc of a tangent curve to the right, along said right of way line, said curve having a central angle of 73 degrees 36' 40" and a radius of 60.00 ft.; thence S 00 degrees 00' 00" W 181.44 ft. to the point of beginning, containing 5.756 acres, more or less.

Also a 10.00 ft wide exclusive permanent easement to enter, lay, repair, remove, enlarge and operate one or more sanitary sewer pipelines, and/or one or more water pipelines, together with all underground and surface appurtenances thereto. By way of explanation, and not by way of limitation, the parties intend to include within the terms "pipelines" and "appurtenances", the following: mains, conduits, valves, volts, manholes, control systems, ventilators and the like, in, through, over and across the following parcel located in the SE 1/4 NE 1/4 and SW 1/4 NE 1/4 of Section 20, T 1 S, R 1 W, U.M., Mesa County, Colorado, described as follows: Beginning at a point on the West right of way line of East Lakeridge Drive, said point being an angle point in the South boundary of Ridges Filing No. Three Subdivision, whence the East 1/4 corner of said Section 20 bears S 70 degrees 52' 42" E 1020.65 feet, to the Point of Beginning. Thence S 00 degrees 00' 00" W 16.04 ft.; thence S 38 degrees 34' 30" W 108.93 ft.; thence S 55 degrees 13' 20" W 225.13 ft.; thence N. 84 degrees 28' 10" W 280.95 ft.; thence N 34 degrees 39' 50" W 159.66 ft.; thence N 18 degrees 35' 50" E 328.89 ft. to a point on the South right of way line of said West Ridges Boulevard; thence along said South right of way 14.96 ft. along the arc of a curve to the left to the Northwest corner of the above described tract, said curve having a central angle of 01 degrees 35' 15" and a radius of 540.00 ft.; thence S 18 degrees 35' 50" W 335.00 ft. along said tract boundary; thence S 34 degrees 39' 50" E 150.00 ft. along said tract boundary; thence S 84 degrees 28' 10" E 272.64 ft. along said tract boundary; thence N 55 degrees 13' 20" E 220.00 ft. along said tract boundary; thence N 38 degrees 34' 30" E 120.00 ft. along said tract boundary to the point of beginning, containing 0.253 acres more or less.

The sub-surface of the easement herein described shall be used exclusively by Grantee, its successors and assigns, and by way of explanation, and not limitation, no other utility lines, structures, wires, or appurtenances whatsoever shall be placed therein. Furthermore, it is agreed that the Grantor, its successors and assigns, shall not construct or place any structure, tree or shrub, including, but not limited to, any building, fence, mailbox, power pole, yardlight, street light, on or within any part of the surface of the above described easement, without the express written consent of Grantee. Any building, structure, tree or shrub of any kind whatsoever situated on the surface of the above described easement as of the date of this Easement Deed may be removed by the Grantee without liability for damages arising therefrom.

After construction of any sewer pipeline, as hereinabove referred to, the general surface of the ground, except as necessarily modified to accommodate appurtenances, shall be restored by Grantee as nearly as may reasonably be possible, to the grade and condition prior to construction. Existing fencing located outside of the easement destroyed or disturbed by Grantee shall be replaced or restored by Grantee to as near its original condition as is reasonably possible.

Except as otherwise provided herein, Grantor retains the right to the undisturbed use and occupancy of the above described real property insofar as said use and occupancy is consistent with and does not impair any grant herein contained.

Each and every one of the benefits and burdens contained in these covenants shall inure to and be binding upon the respective legal representatives, heirs, executors, administrators, successors and assigns of the parties hereto.

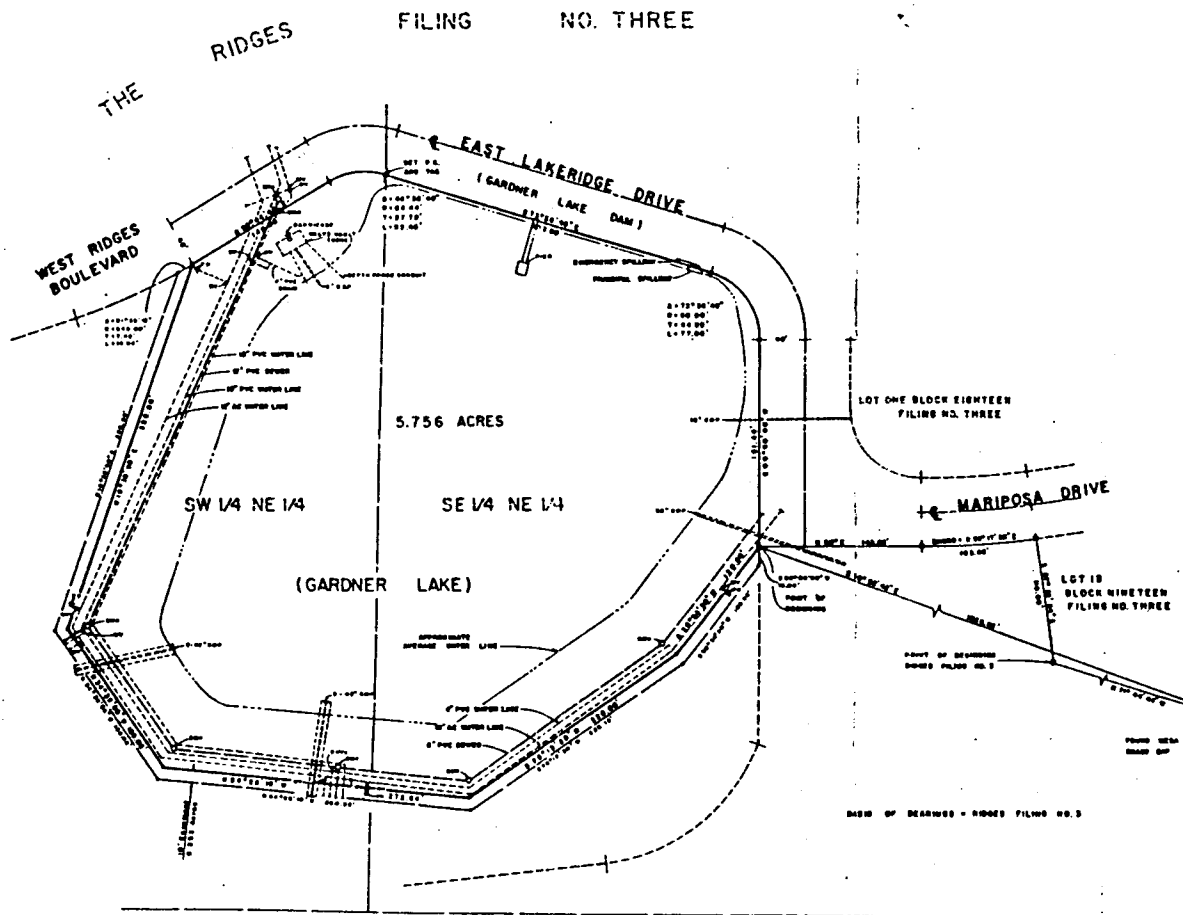
BOOK 2561 PAGE 266

355 NO
 8/5+81
 Colorado Water Conservation Board
 Attn: Jack Illian
 1313 Sherman, Rm 721
 Denver, CO 80203

BOOK 2561 PAGE 267

ATTACHMENT "A" PAGE 2

IMPROVEMENT SURVEY
 LOCATED IN THE SE 1/4 NE 1/4 AND SW 1/4 NE 1/4 OF
 SECTION 20, T1S, R1W, U.M. MESA COUNTY, COLORADO



LEGAL DESCRIPTION
 A tract of land located in the SE 1/4 NE 1/4 and SW 1/4 NE 1/4 of Section 20, T1S, R1W, U.M., Mesa County, Colorado, described as follows: Beginning at a point on the West right-of-way line of East Lakeridge Drive, said point being an angle point to the South boundary of Ridge Property No. Three Subdivision, thence the East 1/4 corner of said Section 20 bears S 70° 22' 42" E 1050.00 ft., thence S 24° 24' 30" W 150.00 ft., thence S 55° 15' 20" W 220.00 ft., thence S 04° 20' 40" W 272.00 ft., thence S 24° 30' 00" W 100.00 ft., thence W 10° 35' 00" E 330.00 ft. to a point on the South right-of-way line of West Ridges Subdivision, thence S 55° 44' 40" E 140.00 ft. along said South right-of-way line, thence S 22.00 ft. along the line of a tangent curve to the right to a point on the South right-of-way line of East Lakeridge Drive, said curve having a central angle of 00° 30' 00" and a radius of 54.40 ft., thence S 75° 30' 40" E 302.00 ft. along said South right-of-way line, thence W 77.00 ft. along the line of a tangent curve to the right, along said right-of-way line, said curve having a central angle of 73° 35' 00" and a radius of 60.00 ft., thence S 00° 00' 00" W 101.44 ft. to the point of beginning, containing 8.755 acres, more or less.
 Also a 10.00 ft. wide express, apron and utility easement described as follows: Beginning at same point as above described tract, thence S 00° 00' 00" W 10.00 ft., thence S 24° 24' 30" W 100.00 ft., thence S 05° 15' 20" W 220.15 ft., thence S 04° 22' 10" W 200.00 ft., thence S 04° 35' 00" W 150.00 ft., thence S 10° 35' 00" E 320.00 ft. to a point on the South right-of-way line of said West Ridges Subdivision, thence along said South right-of-way line 10.00 ft. along the arc of a curve to the left to the North West corner of the above described tract, said curve having a central angle of 01° 35' 10" and a radius of 54.00 ft., thence S 10° 30' 00" W 330.00 ft. along said tract boundary, thence S 24° 30' 00" E 100.00 ft. along said tract boundary, thence S 04° 22' 10" E 272.00 ft. along said tract boundary, thence S 05° 15' 20" E 220.00 ft. along said tract boundary, thence S 24° 24' 30" E 100.00 ft. along said tract boundary to the point of beginning, containing 0.253 acres, more or less.



SURVEYED FOR: RIDGES METROPOLITAN DISTRICT
 I hereby certify that I am a Registered Land Surveyor of the State of Colorado, that this was made under my supervision, that the measurements shown herein actually were taken and their positions are as shown. This survey does not include measurements except those specifically shown herein.
 W. H. Smith
 W. H. Smith, L.S. 10738

- LEGEND**
- Found Stake & Cap
 - Set Stake
 - Set Stake & Cap

**RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION**