

DEA09ORL

TYPE OF RECORD:

PERMANENT

CATEGORY OF RECORD:

DEED (WARRANTY)

NAME OF PROPERTY OWNER
OR GRANTOR OR GRANTEE:

GLEN R. DEAN DBA ORAL HEALTH
PARTNERS CLINIC

PURPOSE:

ROAD AND UTILITIES RIGHT-OF-WAY

ADDRESS:

2552 F ROAD

PARCEL NO:

2945-034-17-001

CITY DEPARTMENT:

PUBLIC WORKS AND PLANNING

YEAR:

2009

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE

WARRANTY DEED

Glen R. Dean, Grantor, whose address is 2655 G 1/2 Road, Grand Junction, CO 81506 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 sold, granted and conveyed, and by these presents does hereby sell, 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 real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, as described in Exhibit "A" and depicted on 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 covenants that he 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 09 day of October, 2008.


Glen R. Dean

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 9th day of October, 2008, by Glen R. Dean.

My commission expires Feb. 26, 2009.

Witness my hand and official seal.




Notary Public

EXHIBIT A

A portion of Lot 1 of Miller Subdivision, Plat Book 13 Page 404, situate in the SW1/4 SE1/4 of section 3 in Township One South, Range One West of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado, said portion being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the South 1/4 Corner of said Section 3; whence a Mesa County Survey Marker for the Southeast corner of said section bears S89°55'03"E a distance of 2638.09 feet; thence S89°55'03"E along the south line of said section, for a distance of 217.75 feet; thence N00°04'57"E a distance of 40.28 feet to a point on the northerly right-of-way line of Patterson road and the southeast corner of said Lot 1; thence westerly along said northerly right-of-way line, 3.35 feet on the arc of a non-tangent 899.50-foot radius curve to the right subtended by a central angle of 00°12'49" and having a chord which bears N88°22'32"W a distance of 3.35 feet to the Point of Beginning; thence the following:

1. Westerly along said northerly right-of-way line, 68.71 feet on the arc of a 899.50-foot radius curve to the right subtended by a central angle of 04°22'36" and having a chord which bears N86°04'49"W a distance of 68.69 feet;
2. Westerly along said northerly right-of-way line, 95.75 feet on the arc of a non-tangent 910.50-foot radius curve to the right subtended by a central angle of 06°01'32" and having a chord which bears N86°54'17"W a distance of 95.71 feet;
3. Westerly along said right-of-way N89°55'03"W for a distance of 8.00 feet;
4. Northwesterly along said right-of-way N44°55'03"W for a distance of 3.17 feet;
5. Departing said right-of-way, S89°42'38"E for a distance of 12.71 feet;
6. 82.10 feet on the arc of a 883.50-foot radius curve to the right subtended by a central angle of 05°19'28" and having a chord which bears S87°02'54"E a distance of 82.07 feet;
7. S84°23'11"E for a distance of 80.06 feet; to the Point of Beginning.

(Containing approximately 322 square feet, more or less.)



EXHIBIT B

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	899.50'	3.35'	3.35'	N 88°22'32" W	00°12'49"
C2	899.50'	68.71'	68.69'	N 86°04'49" W	04°22'36"
C3	910.50'	95.75'	95.71'	N 86°54'17" W	06°01'32"
C4	883.50'	82.10'	82.07'	S 87°02'54" E	05°19'28"

LOT 5 FORESIGHT VILLAGE
NORTH LINE

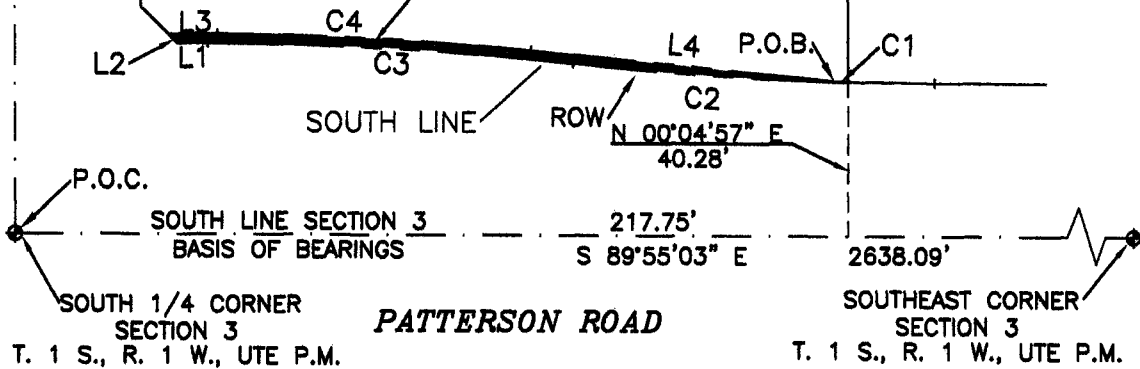
LINE	BEARING	DISTANCE
L1	N 89°55'03" W	8.00'
L2	N 44°55'03" W	3.17'
L3	S 89°42'38" E	12.71'
L4	S 84°23'11" E	80.06'

25 1/2 ROAD ROW

SUBJECT PROPERTY
2945-034-17-001
GLEN R. DEAN
2552 F ROAD
GRAND JUNCTION, CO 81506
LOT 1 MILLER SUB.
PLAT BK 13 PG 404

LOT 2
MILLER SUB.

NEW RIGHT-OF-WAY
TO BE DEDICATED TO CITY
322 SQUARE FEET



0' 50' 100' 150'



SCALE 1"=50'
ALL LINEAL UNITS ARE IN U.S. SURVEY FEET

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

SUBJECT PROPERTY

LOT 1 MILLER SUBDIVISION
PER PLAT BOOK-13 PAGE-404
MESA CO RECORDS

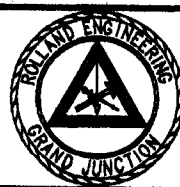
LIST OF ABBREVIATIONS:

- ROW RIGHT OF WAY
- N NORTH
- BK BOOK
- PG PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

NOTE: THIS MAP IS NOT A MONUMENTED SURVEY PLAT.



Jodie L. Grein
Professional Land Surveyor
P.L.S. No. 38075



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

File Name: D:\AB209\AB209MEASE.DWG

EXHIBIT
RIGHT OF WAY
FOR ORAL HEALTH PARTNERS
IN THE SW1/4 SE1/4 SECTION 3
T1S, R1W OF THE UTE MERIDIAN
IN THE CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO.

Drawn	Checked	Proj	Sheet
JLG	JLG	8051	1
Date	5/16/08	Rev	01