

ISK04RIV

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF CONTRACTOR: ICE SKATING INC

SUBJECT/PROJECT: REDCO INDUSTRIAL PARK, RIVERSIDE PARKWAY
TRACTS OR PARCEL OF LAND FOR PUBLIC ROADWAY AND UTILITIES
RIGHT OF WAY PURPOSES TO RIVER ROAD LOTS 1, 2, 3, & 4

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2195832 BK 3670 PG 660-665
06/08/2004 02:04 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$30.00 SurChg \$1.00
DocFee EXEMPT

912919

WARRANTY DEED

Ice Skating, Inc., a Colorado nonprofit corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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, the following described tracts or parcels 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 3rd day of June, 2004.

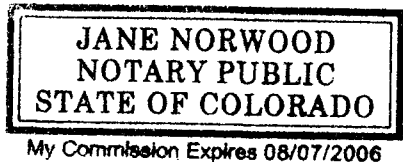
Ice Skating Inc.,
a Colorado nonprofit corporation

By: [Signature]
Curt Maki, President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3RD day of June, 2004, by Curt Maki as President of Ice Skating Inc., a Colorado nonprofit corporation.

My commission expires: _____
Witness my hand and official seal.



[Signature]
Notary Public

EXHIBIT "A"

Parcel No. 1: Portions of Lots 1, 2, 3 and 4, REDCO INDUSTRIAL PARK, situate in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, being more particularly described as follows:

Beginning at the Southeast corner of Lot 4 of said REDCO INDUSTRIAL PARK, as marked by a found #5 rebar with aluminum cap stamped "PLS 20677", and considering the Northeasterly boundary line of said REDCO INDUSTRIAL PARK, said line being common with the Southwesterly right-of-way line for River Road, to bear N $40^{\circ}56'51''$ W with all other bearings contained herein being relative thereto; thence N $89^{\circ}47'52''$ W along the Southerly boundary line of said Lot 4 a distance of 95.00 feet; thence leaving the southerly boundary line of said Lot 4, N $52^{\circ}54'28''$ W a distance of 37.64 feet; thence N $57^{\circ}22'29''$ W a distance of 261.29 feet to a point on the Southeasterly boundary line of Lot 3 of said REDCO INDUSTRIAL PARK, from whence the most Easterly corner of said Lot 3, as marked by a found #5 rebar with aluminum cap stamped "PLS 20677", bears N $49^{\circ}03'09''$ E a distance of 153.23 feet; thence leaving the Southeasterly boundary line of said Lot 3, N $57^{\circ}22'29''$ W a distance of 187.66 feet to a point on the Southeasterly boundary line of Lot 2 of said REDCO INDUSTRIAL PARK, from whence the most Easterly corner of said Lot 2, as marked by a found #5 rebar with aluminum cap stamped "PLS 20677", bears N $49^{\circ}03'09''$ E a distance of 206.30 feet; thence leaving the Southeasterly boundary line of said Lot 2, N $57^{\circ}22'29''$ W a distance of 2.78 feet; thence N $62^{\circ}36'57''$ W a distance of 136.53 feet to a point of curvature; thence 53.02 feet along the arc of a curve concave to the Northeast, having a radius of 385.00 feet, a central angle of $07^{\circ}53'27''$, and a long chord bearing N $58^{\circ}40'13''$ W a distance of 52.98 feet to a point on the Southeasterly boundary line of Lot 1 of said REDCO INDUSTRIAL PARK, from whence the most Easterly corner of said Lot 1, as marked by a found #5 rebar with aluminum cap stamped "DH THOMPSON", bears N $49^{\circ}03'09''$ E a distance of 273.63 feet; thence leaving the Southeasterly boundary line of said Lot 1, 181.68 feet along the arc of a curve concave to the Northeast, having a radius of 385.00 feet, a central angle of $27^{\circ}02'17''$, and a long chord bearing N $41^{\circ}12'21''$ W a distance of 180.00 feet to a point on the Northwesterly boundary line of said Lot 1; thence N $49^{\circ}03'09''$ E along the Northwesterly boundary line of said Lot 1 a distance of 274.44 feet to a point being the most Northerly corner of said Lot 1; thence along a line which is common with the Northeasterly boundary lines of Lots 1, 2, 3 and 4 of said REDCO INDUSTRIAL PARK and the Southwesterly right-of-way line for River Road, S $40^{\circ}56'51''$ E a distance of 889.97 feet to the Point of Beginning, containing 3.687 acres, more or less (160,584 square feet, more or less) as described herein and depicted on **Exhibit "B"** attached hereto and incorporated herein by reference,

AND ALSO

Parcel No. 2: A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes, situate in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being a portion of that certain parcel of land described by Warranty Deed recorded in Book 3604 at Page 381 in the office of the Mesa County Clerk and Recorder, being more particularly described as follows:

Beginning at the northernmost corner of REDCO INDUSTRIAL PARK, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, and considering the Northeasterly boundary line of said REDCO INDUSTRIAL PARK, said line being common with the Southwesterly right-of-way line for River Road, to bear S $40^{\circ}56'51''$ E with all other bearings contained herein being relative thereto;

Exhibit "A" continued on next page

EXHIBIT "A" Continued

thence S 49°03'09" W along the Northerly boundary line of said REDCO INDUSTRIAL PARK a distance of 274.44 feet to the True Point of Beginning;
thence leaving the Northerly boundary line of said REDCO INDUSTRIAL PARK, 123.65 feet along the arc of a non-tangent curve concave to the Northeast, having a radius of 385.00 feet, a central angle of 18°24'04", and a long chord bearing N 18°29'11" W a distance of 123.12 feet;
thence S 80°42'51" W a distance of 26.98 feet;
thence S 79°44'12" W a distance of 11.00 feet to a point of curvature;
thence 3.84 feet along the arc of a curve concave to the South, having a radius of 91.00 feet, a central angle of 02°25'06", and a long chord bearing S 78°31'39" W a distance of 3.84 feet to a point on the West line of the Southwest ¼ of said Section 10;
thence N 00°11'46" W along the West line of the Southwest ¼ of said Section 10 a distance of 403.15 feet to a point on the Southwesterly right-of-way line for River Road;
thence along a line which is common with the Southwesterly right-of-way line for River Road and the Northeasterly boundary line of that certain parcel of land described by Warranty Deed recorded in Book 3604 at Page 381 in the office of the Mesa County Clerk and Recorder, S 40°56'51" E a distance of 440.85 feet to the Point of Beginning, containing 1.709 acres, more or less (74,452 square feet, more or less) as described herein and depicted on **Exhibit "B"** attached hereto and incorporated herein by reference.

The foregoing legal descriptions were prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

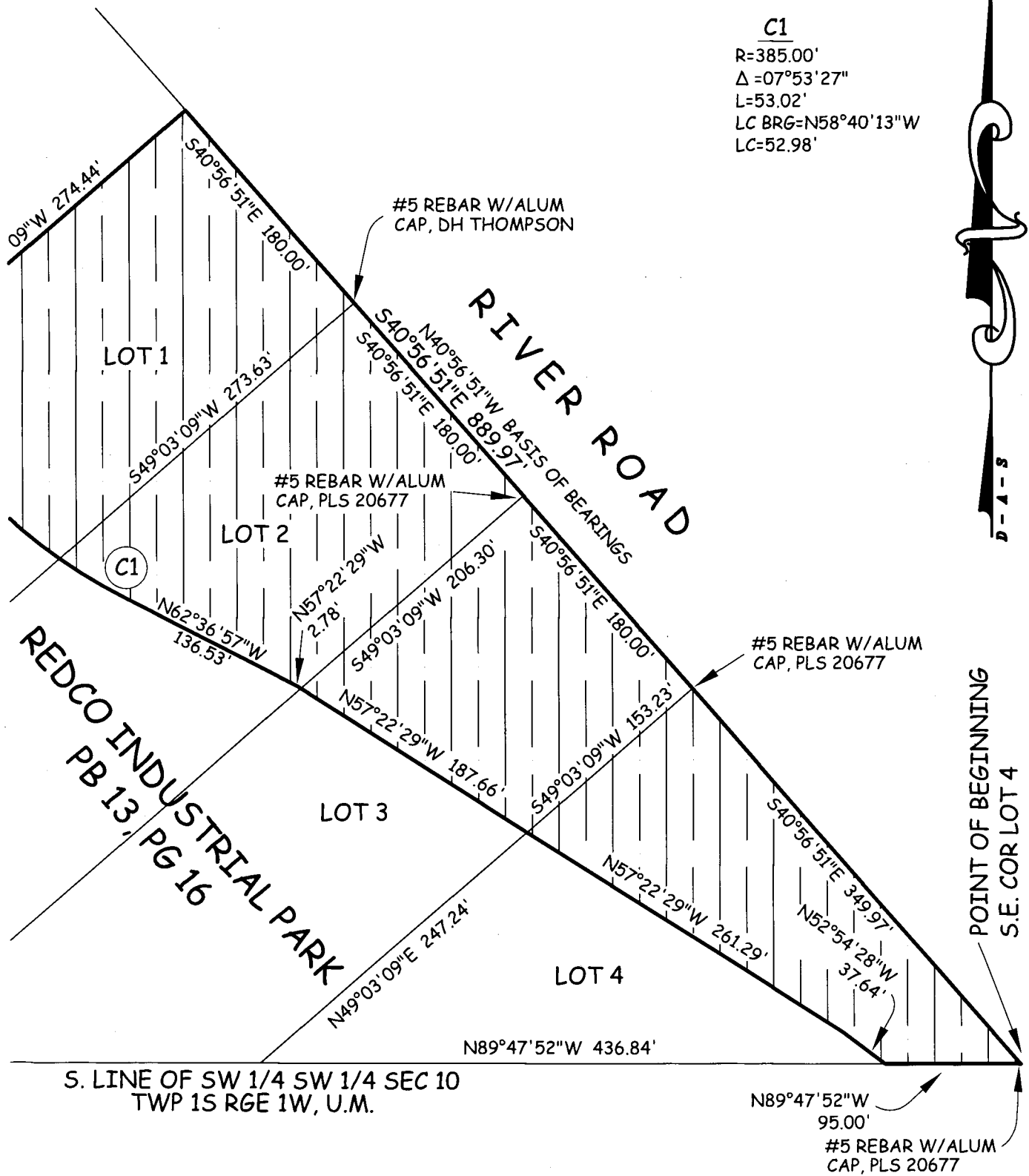
END OF EXHIBIT "A"

EXHIBIT "B"

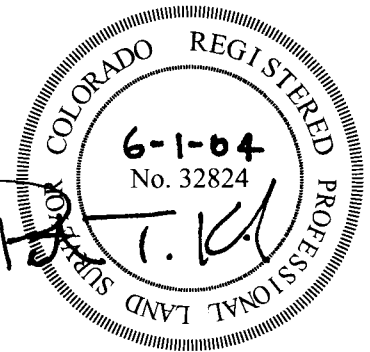
SHEET 1 OF 3

C1

R=385.00'
 Δ=07°53'27"
 L=53.02'
 LC BRG=N58°40'13"W
 LC=52.98'



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.



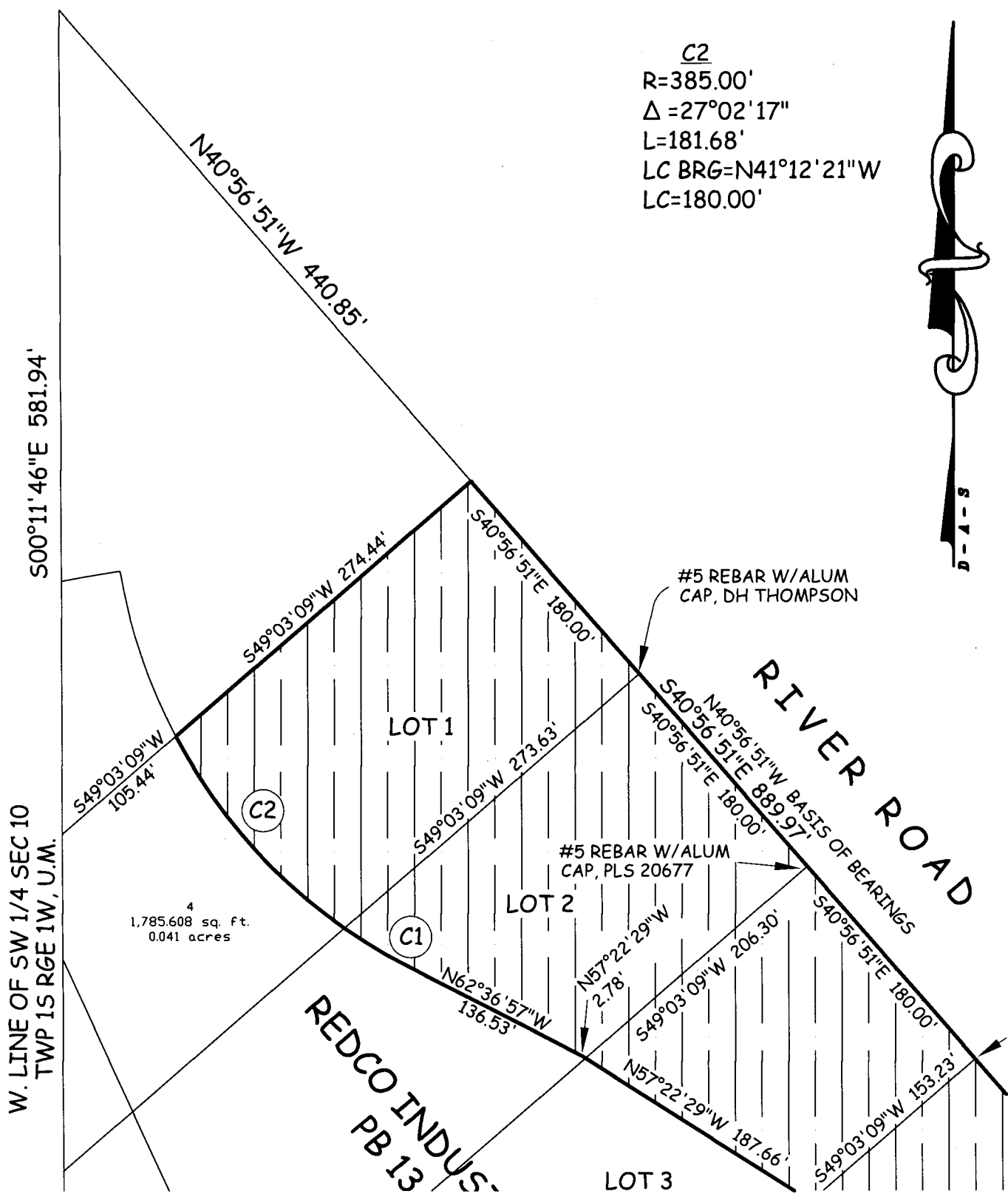
SHEET 1 OF 3

DRAWN BY: P.T.K.
 DATE: 05-28-2004
 SCALE: 1" = 100'
 APPR. BY: T.W.

RIVERSIDE PARKWAY
 REDCO INDUSTRIAL PARK
 RIGHT OF WAY AND EASEMENT MAP

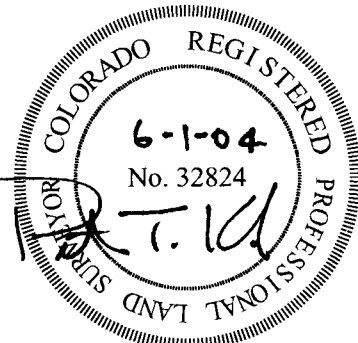


EXHIBIT "B"



C2
R=385.00'
Δ = 27°02'17"
L=181.68'
LC BRG=N41°12'21"W
LC=180.00'

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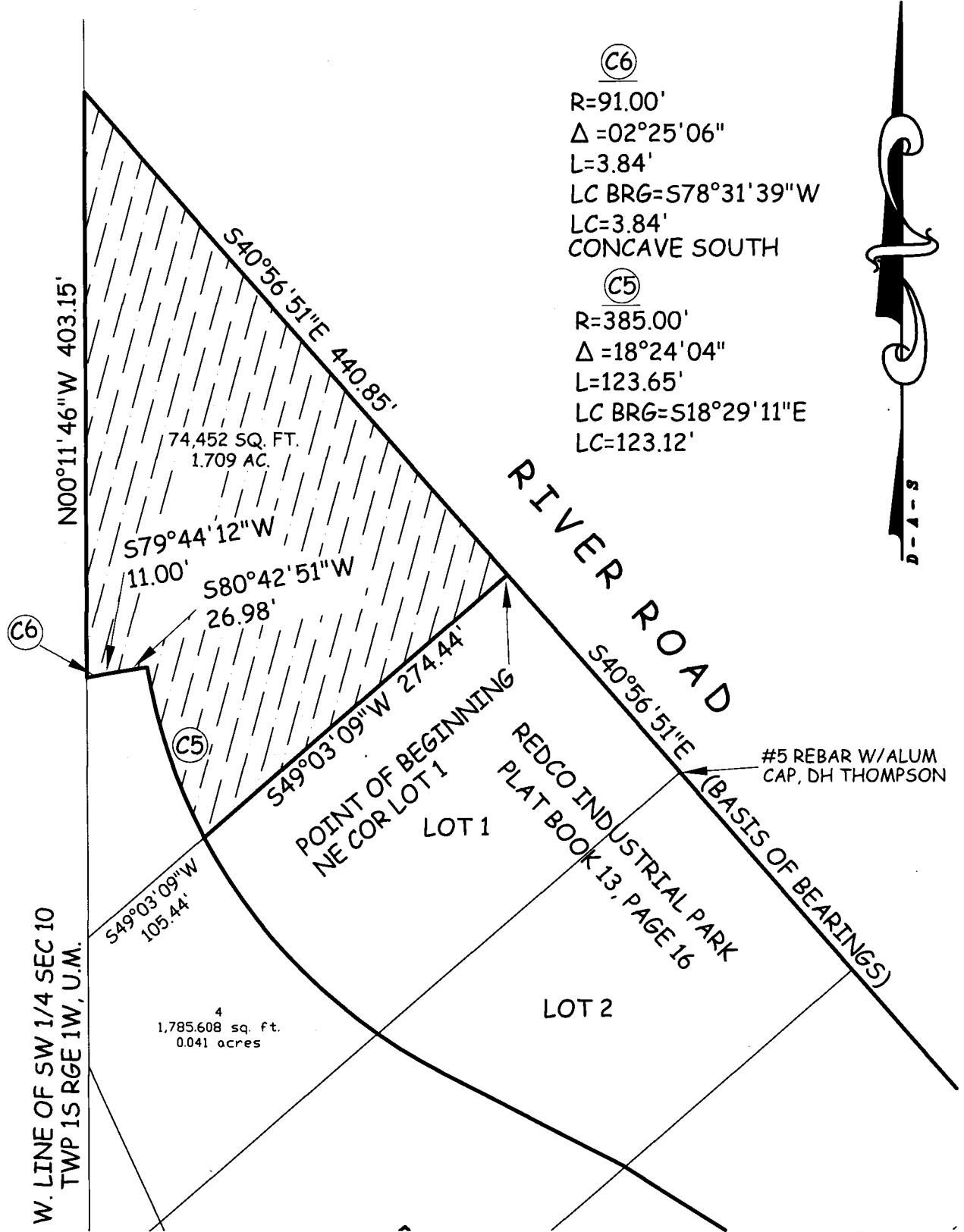
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RIVERSIDE PARKWAY
REDCO INDUSTRIAL PARK
RIGHT OF WAY AND EASEMENT MAP

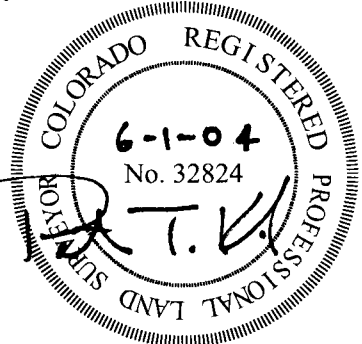
CITY OF **grand junction** COLORADO
serving the community together

EXHIBIT "B"

SHEET 3 OF 3



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.



SHEET 3 OF 3

DRAWN BY: P.T.K.
DATE: 05-28-2004
SCALE: 1" = 100'
APPR. BY: T.W.

RIVERSIDE PARKWAY
RIGHT OF WAY AND EASEMENT MAP

