

KET08CLR

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	GERALD AND CHERYL KETCHUM
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT- OF-WAY IN CLEAR CREEK SUBDIVISION
ADDRESS:	436 CLEAR CREEK DRIVE
PARCEL NO:	2943-153-37-033
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WARRANTY DEED

Gerald Ketchem and Cheryl Ketchem whose address is 981 25 Road, Grand Junction, CO 81505, Grantors, 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 do 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 situated in NE1/4 SW1/4 Section 15, Township 1 South, Range 1 East of the Ute Meridian being described as follows:

Commencing at the C1/4 corner of Section 15, Township 1 South, Range 2 East, Ute Meridian and considering the North line of the NE1/4 SW1/4 Sec. 15, T1S, R2E, U.M. to bear S89°54'48"E and all bearings contained herein to be relative thereto;
thence N89°54'48"W 494.90 feet along the North line of the NE1/4 SW1/4; thence S00°04'58"E 561.00 feet to the SW corner of Brookdale Subdivision as recorded in Plat Book 13 Page 162 & 163 of the Mesa County Clerk and Recorder's Office being the POINT OF BEGINNING;
thence N89°55'02"E 8.23 feet to the centerline of the proposed street; thence 25.77 feet along the arc of a curve to the right with a radius of 300.00 feet and whose chord bears S07°19'43"W 25.76 feet;
thence S09°47'23"W 28.62 feet along the proposed centerline of the street to the intersection with the agreed boundary line; thence N00°04'58"W 53.74 feet along the agreed boundary line to the Point of Beginning.

Containing 241.7 sq ft., more or less, as described herein and depicted on **Exhibit "A"** 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 Grantors hereby covenant that they 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 18 day of AUGUST, 2008.



[Signature]
Gerald Ketchem

[Signature]
Cheryl Ketchem

State of Colorado)
)ss.
County of Mesa)

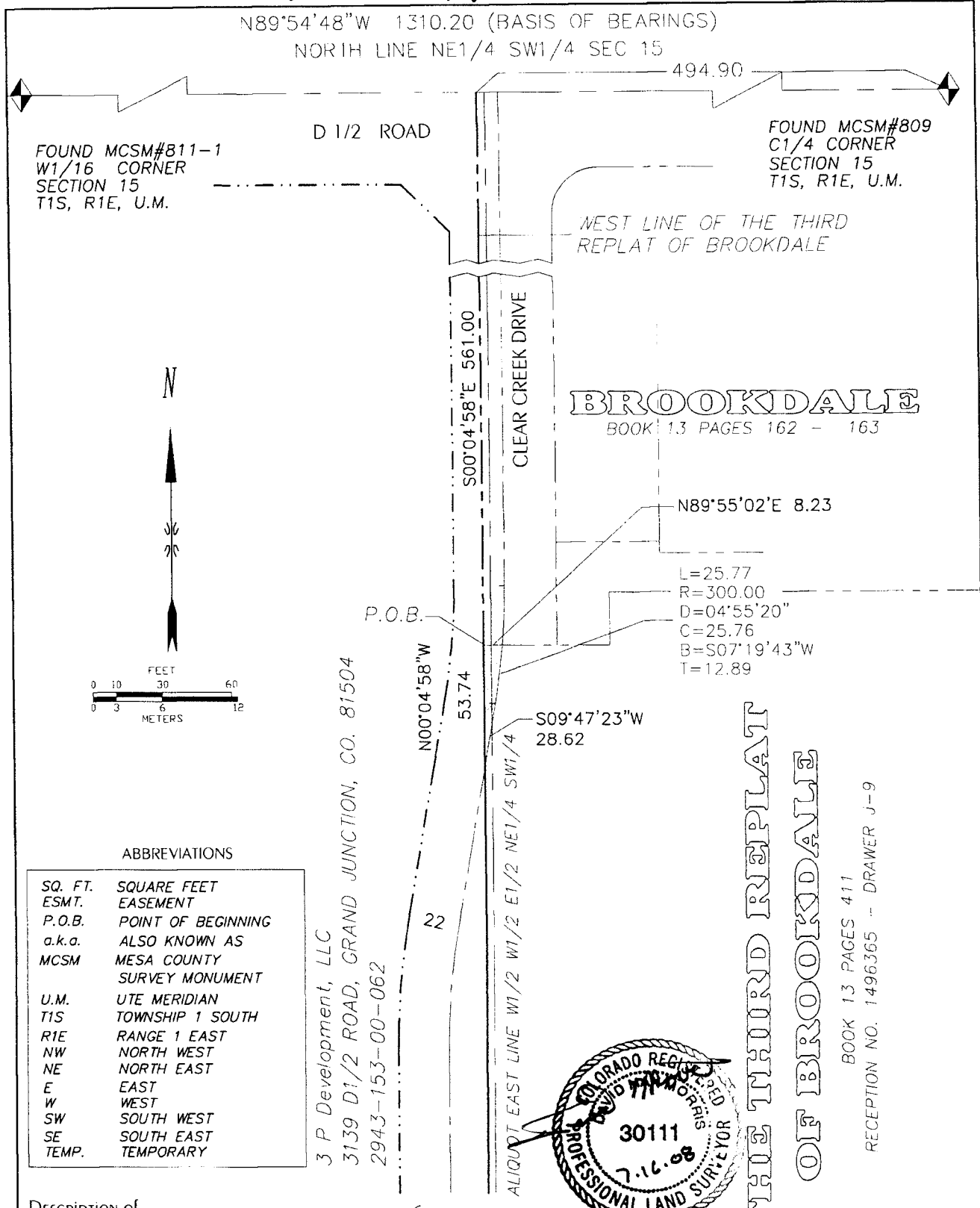
The foregoing instrument was acknowledged before me this 18th day of August, 2008, by Gerald Ketchem and Cheryl Ketchem.

My commission expires: 10/29/2009

Witness my hand and official seal.

[Signature]
Notary Public

"Exhibit A"



ABBREVIATIONS

SQ. FT.	SQUARE FEET
ESMT.	EASEMENT
P.O.B.	POINT OF BEGINNING
a.k.a.	ALSO KNOWN AS
MCSM	MESA COUNTY SURVEY MONUMENT
U.M.	UTE MERIDIAN
T1S	TOWNSHIP 1 SOUTH
R1E	RANGE 1 EAST
NW	NORTH WEST
NE	NORTH EAST
E	EAST
W	WEST
SW	SOUTH WEST
SE	SOUTH EAST
TEMP.	TEMPORARY

**Description of
Road Right-of-way
for Clear Creek Road**

A parcel of land situated in the NE1/4 SW1/4 Section 15, Township 1 South, Range 1 East of the Ute Meridian being described as follows:

Commencing at the C1/4 corner of Section 15, Township 1 South, Range 2 East, Ute Meridian and considering the North line of the NE1/4 SW1/4 Sec. 15, T1S, R2E, U.M. to bear S89°54'48"E and all bearings contained herein to be relative thereto;
 thence N89°54'48"W 494.90 feet along the North line of the NE1/4 SW1/4;
 thence S00°04'58"E 561.00 feet to the SW corner of Brookdale Subdivision as recorded in Plat Book 13 Page 162 & 163 of the Mesa County Clerk and Recorder's Office being the POINT OF BEGINNING;
 thence N89°55'02'E 8.23 feet to the centerline of the proposed street;
 thence 25.77 feet along the arc of a curve to the right with a radius of 300.00 feet and whose chord bears S07°19'43"W 25.76 feet;
 thence S09°47'23"W 28.62 feet along the proposed centerline of the street to the intersection with the agreed boundary line;
 thence N00°04'58"W 53.74 feet along the agreed boundary line to the Point of Beginning, containing 241.7 sq. ft. as described.

Authored by Max E. Morris
 Q.E.D. Surveying Systems Inc.
 1018 Colorado Avenue, Grand Junction, CO
 7/21/08