

LKB02IND

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: LKB CORPORATION, A COLORADO CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
1040 INDEPENDENT AVENUE

PARCEL NO.: 2945-103-32-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

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

Book 3188 Page 175
2083968 10/28/02 0430PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$20.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

LKB CORPORATION, a Colorado 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.

Executed and delivered this 6th day of August, 2002.

Attest:

LKB CORPORATION,
a Colorado corporation

By Julie A. Turner
Title: Secretary

By Frederick L. Turner
Title: President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of August, 2002, by Frederick L. Turner as President and attested to by Julie Turner as Secretary of LKB CORPORATION, a Colorado corporation.

My commission expires 5/5/05.
Witness my hand and official seal.



Ani Bennett
Notary Public

EXHIBIT A
Right-of-Way Description

BOOK 3188 PAGE 176

A tract of land for Right-of-Way located in Lot 2, Replat of Independence Center Subdivision, as recorded in Plat Book 14, Pages 126 and 127 of Mesa County records, and being located in the Southwest Quarter (SW1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, and more particularly described as follows:

Commencing at the Southwest 1/16th corner, whence the South Center 1/16th corner bears South 89 degrees 59 minutes 00 seconds East, a distance of 1308.95 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 59 minutes 00 seconds East, a distance of 393.12 feet; thence North 00 degrees 01 minutes 00 seconds East, a distance of 30.18 feet, to the Southeast corner of said Lot 2; thence along the East lot line of said Lot 2 the following two (2) courses: (1) along a curve to the left, having a delta angle of 57 degrees 00 minutes 57 seconds, with a radius of 32.00 feet, an arc length of 31.84 feet, a chord bearing of North 28 degrees 30 minutes 29 seconds East, and a chord length of 30.55 feet; (2) North 00 degrees 00 minutes 00 seconds East, a distance of 95.25 feet to the POINT OF BEGINNING; thence along a curve to the left, having a delta angle of 90 degrees 00 minutes 00 seconds, with a radius of 48.00 feet, an arc length of 75.40 feet a chord bearing of North 45 degrees 00 minutes 00 seconds West, and a chord length of 67.88 feet, to a point on the North line of said Lot 2; thence, along said North line of said Lot 2, North 90 degrees 00 minutes 00 seconds East, a distance of 48.00 feet, to a point of intersection of the East line and the North line of said Lot 2; thence, along the said East line of said Lot 2, South 00 degrees 00 minutes 00 seconds East, a distance of 48.00 feet; to the POINT OF BEGINNING.

Said parcel containing an area of 494 Square feet more or less, as described.

Together with

A tract of land for Right-of-Way located in Lot 2, Replat of Independence Center Subdivision, as recorded in Plat Book 14, Pages 126 and 127 of Mesa County records, and being located in the Southwest Quarter (SW1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, and more particularly described as follows:

Commencing at the Southwest 1/16th corner, whence the South Center 1/16th corner bears South 89 degrees 59 minutes 00 seconds East, a distance of 1308.95 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 59 minutes 00 seconds East, a distance of 393.12 feet; thence North 00 degrees 01 minutes 00 seconds East, a distance of 30.18 feet, to the Southeast corner of said Lot 2 and the POINT OF BEGINNING; thence along the East lot line of said Lot 2 the following two (2) courses: (1) along a curve to the left, having a delta angle of 57 degrees 00 minutes 57 seconds, with a radius of 32.00 feet, an arc length of 31.84 feet, a chord bearing of North 28 degrees 30 minutes 29 seconds East, and a chord length of 30.55 feet; (2) North 00 degrees 00 minutes 00 seconds East, a distance of 38.14 feet; thence South 14 degrees 12 minutes 45 seconds West, a distance of 67.03 feet to a point on the South line of said Lot 2; thence South 89 degrees 59 minutes 02 seconds East, along said South line a distance of 1.88 feet to the POINT OF BEGGINING.

Said parcel containing an area of 419 Square feet more or less, as described.

Prepared By:
Patrick R. Green, PLS 17485
LANDesign, L.L.C.
244 North 7th Street
Grand Junction, CO 81501
Lot 2 ROW

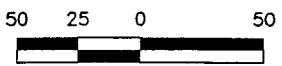
EXHIBIT B

SAM'S Real Estate Business Trust
Lot 1
A Replat of
Independence Center Subdivision
Plat Book 14, Pages 126 & 127
2945-103-32-002

Book 3188 Page 177



SCALE: 1"=50'



Jack L. & Patricia E. Bogart
Unit A Bogart I Commercial Condominiums
Condominium Book 2, Pages 170 - 172

20' Utility Easement
Plat Book 14, Pages 126 & 127

Art Depot

Bogart Lane

Cross Access Easement
By Plat of
A Replat of
Independence Center Subdivision
Plat Book 14, Pages 126 & 127

$\Delta=90^{\circ}00'00''$
 $R=48.00'$
 $L=75.40'$
 $Ch=67.88'$
 $Brg=N45^{\circ}00'00''W$

LKB Corporation
Lot 2
A Replat of
Independence Center Subdivision
Plat Book 14, Pages 126 & 127
2945-103-32-003

15' Water Easement
By Plat of
A Replat of
Independence Center Subdivision
Plat Book 14, Pages 126 & 127

Frontage Road
HIGHWAY 6 & 50
(Variable Width ROW)

40' Utility & Sidewalk Easement
Plat Book 14, Pages 126 & 127
20' Western Slope Gas Easement
Book 570, Page 216

Found 2" Cap
PLS 18480

Found Brass Disk
PLS 29041

Found Brass Disk
PLS 29041

P.O.B.
SE COR
LOT 2

$\Delta=57^{\circ}00'57''$
 $R=32.00'$
 $L=37.84'$
 $Ch=30.55'$
 $Brg=N26^{\circ}30'29''E$

20' Utility Easement
Plat Book 14, Pages 126 & 127

SC1/16 Sec. 10
T1S, R1W, UM
MCSM #204

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

S89°59'01"W 1319.53'

SW1/16 Sec. 10
T1S, R1W, UM
MCSM #1272

S89°59'00"E 393.12'
S89°59'00"E 1308.95' (Basis of Bearings)

Independent Avenue
(60' Wide ROW)