

LK102IND

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY & UTILITES RIGHT OF WAY

NAME OF AGENCY OR CONTRACTOR: LKB CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
1100 INDEPENDENT AVENUE - LOT 2 - REPLAT OF INDEPENDENCE
CENTER SUBDIVISION

PARCEL NO.: 2945-103-32-003

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 172
2083967 10/28/02 0430PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 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 24th day of October, 2002.

Attest:

LKB CORPORATION,
a Colorado corporation

By [Signature]
Title: Director of Operations

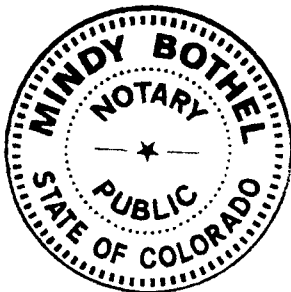
By Frederick L. Turner
Title: President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 24th day of October, 2002, by Frederick L. Turner as President and attested to by Timothy Gingles as Director of Operations of LKB CORPORATION, a Colorado corporation.

My commission expires 8/28/06.
Witness my hand and official seal.

Mindy Bothel
Notary Public



My commission expires:
August 28, 2006

Right-of-Way Description

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, being located in the Southwest Quarter (SW1/4) Section 10, Township 1 South, Range 1 West of the Ute Meridian, in the City of Grand Junction, Mesa County, Colorado, USA, 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; thence along a non-tangent 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; thence North 00 degrees 00 minutes 00 seconds East, a distance of 143.25 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 190.28 feet to the POINT OF BEGINNING, a point on the North line of said Lot 2, Replat of Independence Center Subdivision; thence along a non-tangent curve to the left, having a delta angle of 82 degrees 06 minutes 08 seconds, a radius of 25.00 feet, an arc length of 35.82 feet, a chord bearing of South 48 degrees 56 minutes 56 seconds West, a chord length of 32.84 feet; thence, along the West line of said Lot 2, a non-tangent curve to the left, having a delta angle of 05 degrees 19 minutes 37 seconds, a radius of 233.00 feet, an arc length of 21.66 feet, a chord bearing of North 05 degrees 14 minutes 03 seconds East, and a chord length of 21.66 feet, to the Northwest corner of said Lot 2; thence, along the North line of said Lot 2, North 90 degrees 00 minutes 00 seconds East, a distance of 22.79 feet to the Point of Beginning.

Said parcel containing an area of 0.002 Acres, as described.



2001-25-row-c.doc
Prepared by:
Patrick R. Green, PLS 17845
LANDesign, L.L.C.
244 North 7th Street
Grand Junction, CO 81501

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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

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

Art Depot

$\Delta=05^{\circ}19'37''$
 $R=233.00'$
 $L=21.66'$
 $Ch=21.66'$

$N90^{\circ}00'00''E$
22.79'

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

$Brg=N05^{\circ}14'03''E$

$\Delta=82^{\circ}06'08''$
 $R=25.00'$
 $L=35.82'$
 $Ch=32.84'$
 $Brg=S48^{\circ}56'56''W$

$N90^{\circ}00'00''W$ 190.28'

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

$N00^{\circ}00'00''E$ 143.26'

Frontage Road
HIGHWAY 6 & 50
(Variable Width ROW)

Found 2" Cap
PLS 18480

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

$\Delta=57^{\circ}00'57''$
 $R=32.00'$
 $L=31.84'$
 $Ch=30.55'$
 $Brg=N28^{\circ}30'29''E$

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

Found Brass Disk
PLS 29041

Found Brass Disk
PLS 29041

$N00^{\circ}01'00''E$
30.18'

Independent Avenue

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

$S89^{\circ}59'00''E$ 393.12'
 $S89^{\circ}59'00''E$ 1308.95' (Basis of Bearings)

Book 706, Page 537
(60' Wide ROW)

SW1/16 Sec. 10
T1S, R1W, UM