

MON01BRC

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: MONUMENT PARK & STORE, LLC, A COLORADO LIMITED LIABILITY COMPANY BY DAVE F. BRACH AND ANN M. BRACH

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT 2, BRACHS
SUBDIVISION, GRAND JUNCTION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3

WARRANTY DEED

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Monument Park & Store, LLC, a Colorado limited liability company, 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 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 tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Northeast Corner of Lot 2 of Brach's Subdivision, situate in parts of Sections 15 and 16, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 17 at Pages 114 and 115 in the office of the Mesa County Clerk and Recorder, with all bearings contained herein being relative to said recorded subdivision plat;

thence S 00°14'39" W along the east boundary line of said Lot 2 a distance of 5.90 feet;
 thence leaving the east boundary line of said Lot 2, 43.29 feet along the arc of a curve concave to the Northeast, having a radius of 506.58 feet, a central angle of 04°53'47", and a long chord bearing N 82°28'58" W a distance of 43.28 feet;

thence 45.97 feet along the arc of a curve concave to the Southwest, having a radius of 493.42 feet, a central angle of 05°20'15", and a long chord bearing N 82°42'11" W a distance of 45.95 feet;

thence N 85°22'19" W a distance of 236.54 feet;

thence 30.62 feet along the arc of a curve concave to the Southeast, having a radius of 94.00 feet, a central angle of 18°39'39", and a long chord bearing S 85°17'47" W a distance of 30.48 feet;

thence 69.05 feet along the arc of a curve concave to the Northeast, having a radius of 106.00 feet, a central angle of 37°19'33", and a long chord bearing N 85°22'19" W a distance of 67.84 feet;

thence 30.62 feet along the arc of a curve concave to the Southwest, having a radius of 94.00 feet, a central angle of 18°39'39", and a long chord bearing N 76°02'25" W a distance of 30.48 feet;

thence N 85°22'19" W a distance of 170.18 feet;

thence 50.19 feet along the arc of a curve concave to the Northeast, having a radius of 392.78 feet, a central angle of 07°19'19", and a long chord bearing N 81°42'38" W a distance of 50.16 feet to a point on the northerly boundary line of said Lot 2, from whence the Northwest Corner of said Lot 2 bears N 84°41'39" W a distance of 1.94 feet;

thence along the northerly boundary line of said Lot 2 the following three (3) courses:

1. S 84°41'39" E a distance of 81.54 feet;
2. S 84°49'12" E a distance of 192.90 feet;
3. S 85°32'32" E a distance of 399.02 feet to the Point of Beginning,

containing 1,681.29 square feet 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 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 18th day of June, 2001.

Monument Park & Store, LLC,
 a Colorado limited liability company

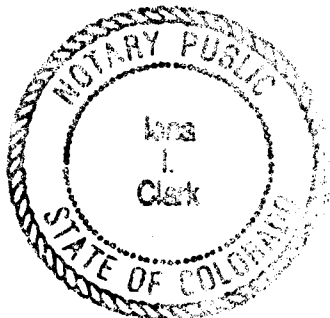
By: David F. Brach
Alan M. Brach

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18th day of June, 2001, by Dave F. Brach & Ann M. Brach as owners of Monument Park & Store, LLC, a Colorado limited liability company.

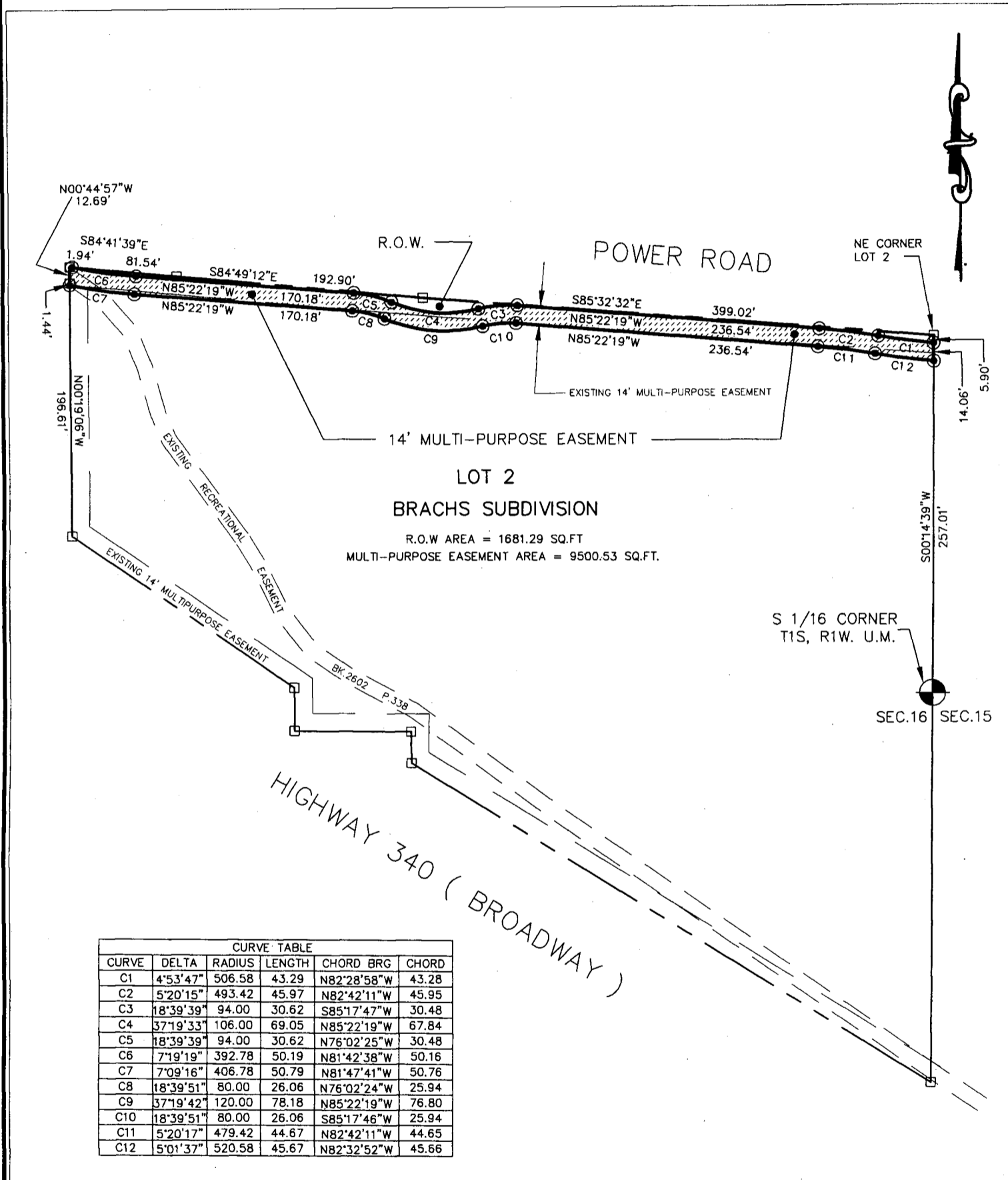
My Commission expires DEC. 13, 2003

My commission expires _____
Witness my hand and official seal.



Jona L. Clark
Notary Public

EXHIBIT "A"



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD
C1	4°53'47"	506.58	43.29	N82°28'58"W	43.28
C2	5°20'15"	493.42	45.97	N82°42'11"W	45.95
C3	18°39'39"	94.00	30.62	S85°17'47"W	30.48
C4	37°19'33"	106.00	69.05	N85°22'19"W	67.84
C5	18°39'39"	94.00	30.62	N76°02'25"W	30.48
C6	7°19'19"	392.78	50.19	N81°42'38"W	50.16
C7	7°09'16"	406.78	50.79	N81°47'41"W	50.76
C8	18°39'51"	80.00	26.06	N76°02'24"W	25.94
C9	37°19'42"	120.00	78.18	N85°22'19"W	76.80
C10	18°39'51"	80.00	26.06	S85°17'46"W	25.94
C11	5°20'17"	479.42	44.67	N82°42'11"W	44.65
C12	5°01'37"	520.58	45.67	N82°32'52"W	45.66

DRAWN BY: SRP DATE: 3-5-2001 SCALE: 1" = 100' APPR. BY: TW FILE NO: BRACHS_2.DWG	RIGHT-OF-WAY DESCRIPTION MAP LOT 2 - BRACHS SUBDIVISION	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION
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