

ODV99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: O.P. DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 27 ½ ROAD RECONSTRUCTION BETWEEN PATTERSON ROAD AND G ROAD - PARCEL NO. 2945-011-87-001 - FOR ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1892288 03/10/99 1228PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$No FEE

2

PAGE DOCUMENT

WARRANTY DEED

O.P. Development Company, LLC, a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Three Thousand One Hundred Fifty Three and 60/100 Dollars (\$3,153.60), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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 Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Southwest Corner of Tract B of The Knolls Subdivision, Filing 2, situate in the Southwest 1/4 of the Northeast 1/4 (SW 1/4 NE 1/4) of Section 1, 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 16 at Pages 87 through 90 in the office of the Mesa County Clerk and Recorder, and considering the West line of the SW 1/4 NE 1/4 of said Section 1 to bear N 00°02'13" E with all bearings contained herein being relative thereto;
thence along a line which is common with the East right-of-way for 27 1/2 Road and the West boundary line of said Tract B, N 00°02'13" E a distance of 336.39 feet;
thence leaving said common line, S 02°05'16" E a distance of 215.76 feet;
thence S 00°02'13" W a distance of 114.12 feet to a point on the Southerly boundary line of said Tract B;
thence S 50°15'47" W along the Southerly boundary line of said Tract B a distance of 10.41 feet to the Point of Beginning,
containing 1,802.06 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 26 day of February, 1999.

O.P. Development Company, LLC,
a Colorado limited liability company

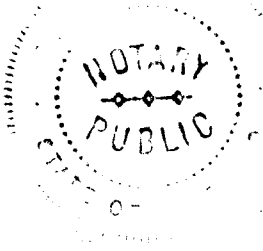
Robert C. Knapple
by: Robert C. Knapple, managing member

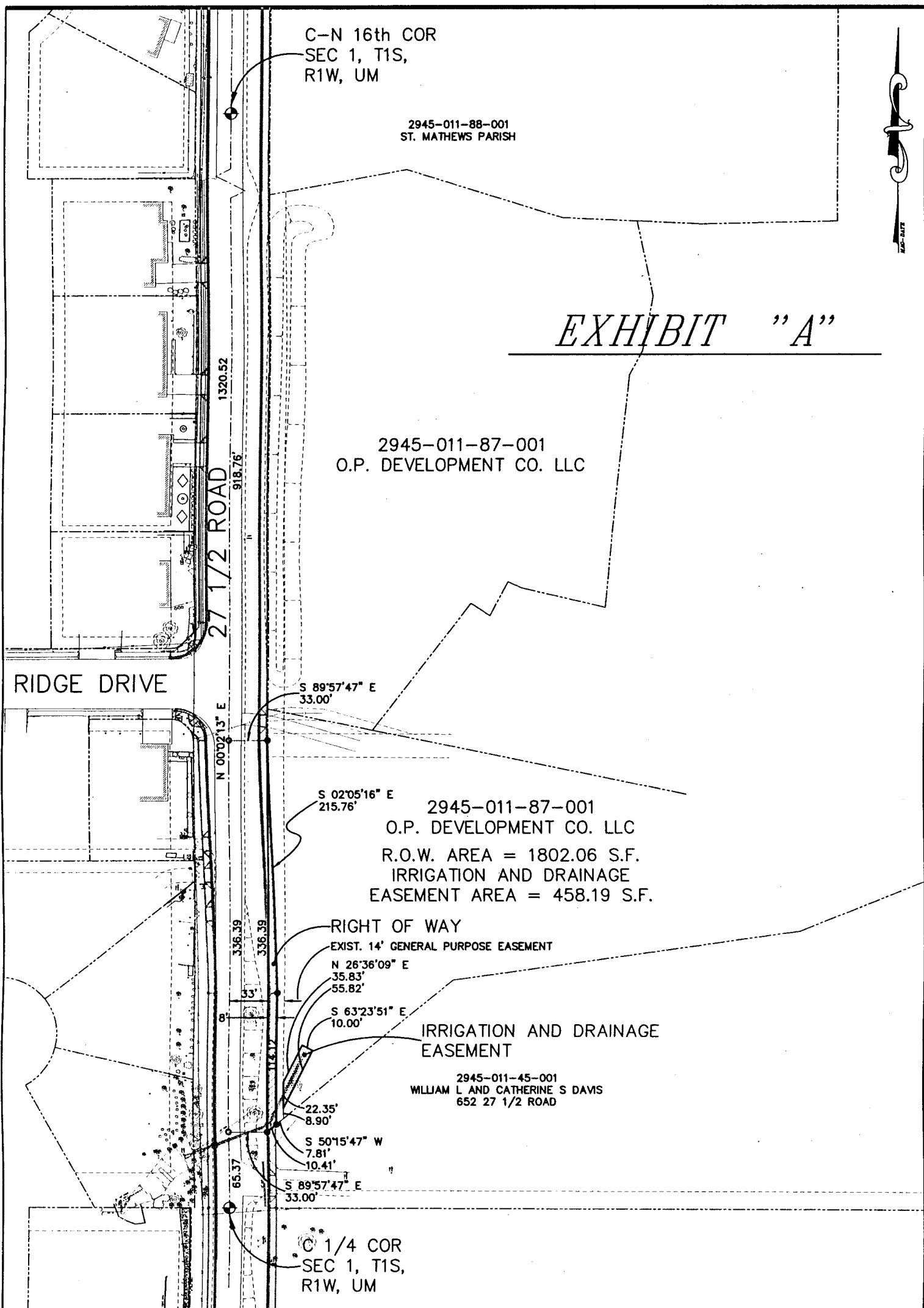
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 26th day of February, 1999, by Robert C. Knapple, managing member of O.P. Development Company, LLC, a Colorado limited liability company.

My commission expires 5/11/2002.
Witness my hand and official seal.

Tim Woodmansee
Notary Public





DRAWN BY: JCS
DATE: 1-20-99
SCALE: 1" = 100'
APPR. BY: TW
FILE NO: 01187001.DWG

RIGHT-OF-WAY DESCRIPTION MAP

27 1/2 ROAD - PATTERSON ROAD TO C ROAD

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION