

PHP05SUM

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| TYPE OF RECORD: | PERMANENT |
| CATEGORY OF RECORD: | DEED (BARGAIN AND SALE) |
| NAME OF PROPERTY OWNER OR GRANTOR: | PARADISE HILLS PROPERTIES, LLC |
| PURPOSE: | EASEMENT FOR PEDESTRIAN AND NON-MOTORIZED VEHICULAR TRAFFIC IN PARADISE HILLS |
| ADDRESS: | EXTENSION OF SUMMERHILL WAY |
| PARCEL NO: | 2701-261-41-002 |
| CITY DEPARTMENT: | PUBLIC WORKS AND PLANNING |
| YEAR: | 2005 |
| EXPIRATION: | NONE |
| DESTRUCTION: | NONE |

2266687 BK 3954 PG 372-373
07/29/2005 02:53 PM
Janice Ward CLK&REC Mesa County- CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

BARGAIN AND SALE DEED

PARADISE HILLS PROPERTIES, LLC, a Colorado limited liability company, in consideration of the payment of Ten and No/100 Dollars and other valuable consideration, the receipt and sufficiency of which is acknowledged, sells and conveys to the CITY OF GRAND JUNCTION, COLORADO, a Colorado municipal corporation, whose address is 250 N. Fifth Street, Grand Junction, CO 81501, a 12-foot wide easement for pedestrian and non-motorized vehicular traffic purposes over and across the real property described in Exhibit A attached and incorporated by this reference.

SIGNED: May 23, 2005.

PARADISE HILLS PROPERTIES, LLC,
a Colorado limited liability company,

By: Bray and Company,
a Colorado corporation, its Manager

By: [Signature]
Robert L. Bray, CEO

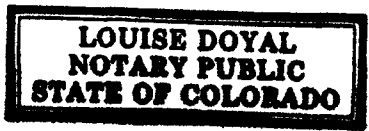
STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of May, 2005, by Robert L. Bray, CEO of Bray and Company, Manager of Paradise Hills Properties, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 10-27-06

[Signature]
Notary Public



EASEMENT DESCRIPTION

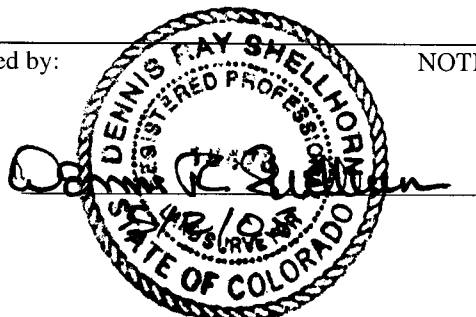
EXHIBIT A

A twelve (12) foot wide easement across Tract A of Summer Hill Filing No. 1, situated in the Southeast Quarter of Section 26, Township 1North, Range 1West of the Ute Meridian, County of Mesa, State of Colorado; said easement being six (6) feet each side of the following described centerline:

Beginning at a point on the north line of said Tract A, which bears South 54°04'23" East a distance of 30.96 feet from the Northwest corner of said Tract A; Thence South 25°04'56" West, a distance of 2.62 feet; Thence 15.29 feet along the arc of an 80.85 foot radius non-tangent curve to the left, through a central angle of 10°50'14", with a chord bearing South 20°57'55" West, a distance of 15.27 feet to a point of compound curvature; Thence 20.09 feet along the arc of an 80.85 foot radius curve to the left, through a central angle of 14°14'19", with a chord bearing South 08°25'39" West, a distance of 20.04 feet to a point of cusp on a curve, from which the radius point bears South 88°16'18" East; Thence 37.88 feet along the arc of said curve, having a radius of 606.21 feet and a central angle of 3°34'48" to a point of compound curvature; Thence 59.31 feet along the arc of a 606.21 foot radius curve to the left, through a central angle of 5°36'20", with a chord bearing South 04°39'15" East, a distance of 59.28 feet to a point of cusp on a curve, from which the radius point bears North 80°16'35" East; Thence 4.23 feet along the arc of said curve, having a radius of 187.38 feet and a central angle of 1°17'34" to a point of compound curvature; Thence 24.72 feet along the arc of a 187.38 foot radius curve to the left, through a central angle of 7°33'33", with a chord bearing South 14°47'46" East, a distance of 24.70 feet to a point of cusp on a curve, from which the radius point bears North 60°13'42" East; Thence of 26.02 feet along the arc of said curve, having a radius of 521.05 feet and a central angle of 2°51'41" to a point of compound curvature; Thence 23.96 feet along the arc of a 521.05 foot radius curve to the left, through a central angle of 2°38'06", with a chord bearing South 33°57'02" East, a distance of 23.96 feet to a point of cusp on a curve, from which the radius point bears North 64°45'12" East; Thence 28.65 feet along the arc of said curve, having a radius of 374.04 feet and a central angle of 4°23'18" to a point of compound curvature; Thence 26.23 feet along the arc of a 374.04 foot radius curve to the left, through a central angle of 4°01'03", with a chord bearing South 31°38'38" East, a distance of 26.22 feet to a point of cusp on a curve, from which the radius point bears North 60°04'48" East; Thence 16.64 feet along the arc of said curve, having a radius of 32.86 feet and a central angle of 29°00'37" to a point of compound curvature; Thence 11.76 feet along the arc of a 32.86 foot radius curve to the left, through a central angle of 20°30'20", with a chord bearing South 69°10'59" East, a distance of 11.70 feet; Thence South 83°06'06" East, a distance of 7.15 feet to the Point of Termination.

The sidelines of said easement shall be shortened or extended to terminate at the intersecting property lines and close at all angle points.

This description was prepared by:
Dennis R. Shellhorn
Colorado P.L.S. 18478
529 25 1/2 Road, Suite 210
Grand Junction, Colorado



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.