

PLM06DAV

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (EASEMENT-TEMPORARY)
NAME OF PROPERTY OWNER OR GRANTOR:	PALM HARBOR G.P., INC.
PURPOSE:	TEMPORARY TURN-AROUND EASEMENT
ADDRESS:	458 DAVIS ROAD 460 DAVIS ROAD
PARCEL NO:	2945-162-95-007 2943-162-95-009
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

RECEPTION #: 2346572, BK 4283 PG 759 10/31/2006 at
04:23:00 PM, 1 OF 2, R \$10.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Ward, Mesa County, CO CLERK AND
RECORDER

2 PAGE DOCUMENT

DEED OF EASEMENT - TEMPORARY

Palm Harbor G.P., Inc. a Nevada 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 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 as a temporary turnaround access easement for the public, to wit:

Situated in Lot 9 of Camek Subdivison, City of Grand Junction, County of Mesa, State of Colorado as shown by the plat thereof recorded in Book 4283, Pages 695+696 in the records of the office of the Mesa County Clerk and Recorder and being more particularly described as follows:

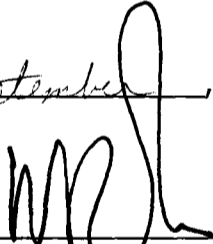
Beginning at the southwesterly corner of said Lot 9, being on the northerly right-of-way line of Davis Road:

1. Thence N 00° 01' 06" W, 26.00 feet;
2. Thence N 89° 58' 54" E, 24.00 feet;
3. Thence S 00° 01' 06" E, 33.18 feet;
4. Thence northwesterly 25.34 feet along the arc of a non-tangent circular curve to the left with a radius of 48.00 feet, a delta of 3015'03", and a chord bearing N 73° 22' 25" W, 25.05 feet to the point of beginning;

Containing 682 square feet more or less, 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 Grantor 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 28 day of September, 2006.

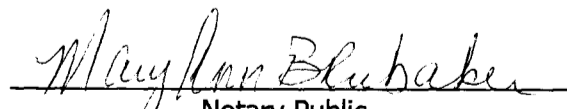


W. Richard Peck, Assistant Secretary

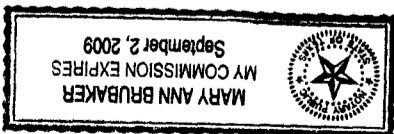
State of Texas)
)ss.
County of Dallas)

The foregoing instrument was acknowledged before me this 28 day of September 2006 by W. Richard Peck as Assistant Secretary for Palm Harbor G.P., Inc. a Nevada corporation.

My commission expires Sept 3, 09.
Witness my hand and official Seal.



Notary Public



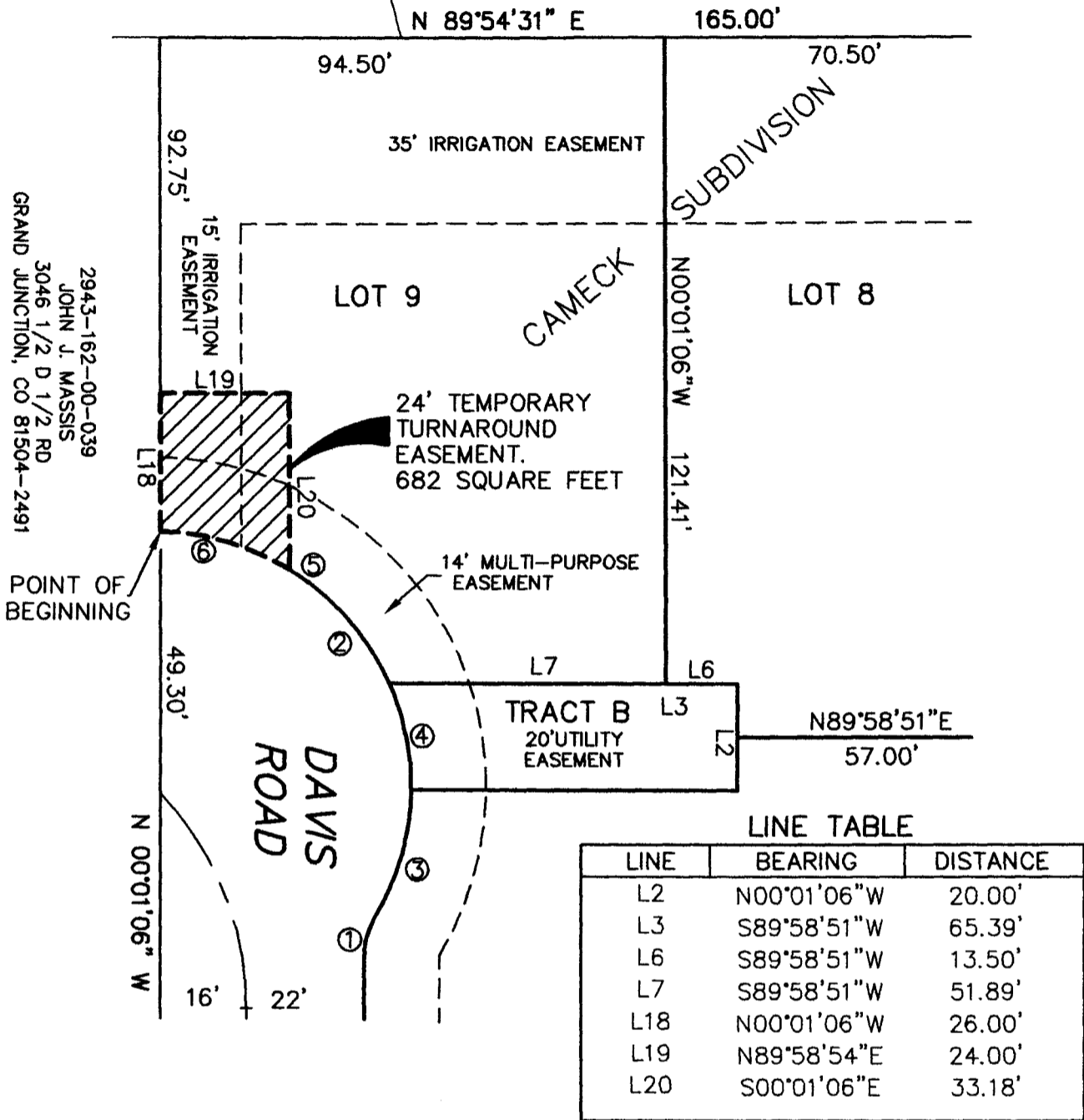
The foregoing legal description was prepared by Dean E. Ficklin, P.L.S., Grand Junction, Colorado 81501

CHEROKEE VILLAGE NO. TWO
PLAT BOOK 13, PAGE 13

EXHIBIT A

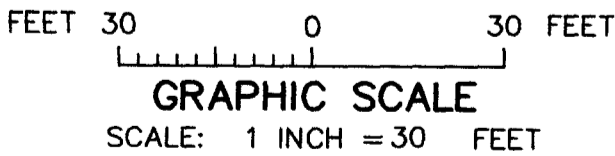
2943-162-78-011
WESTA D. LEWIS & LIVING TRUST
3047 SENECA PL
GRAND JUNCTION, CO 81504-6322

2943-162-78-012
EARL A. & GLORIA M. MILLER
462 GRAND VALLEY DR
GRAND JUNCTION, CO 81504-6326



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	30°53'49"	13.50'	7.28'	3.73'	7.19'	N15°25'48"E
2	119°22'39"	48.00'	100.01'	82.11'	82.88'	N28°48'37"W
3	30°14'15"	48.00'	25.33'	12.97'	25.04'	N15°45'35"E
4	24°33'37"	48.00'	20.58'	10.45'	20.42'	N11°38'20"W
5	34°19'44"	48.00'	28.76'	14.83'	28.33'	N41°05'01"W
6	30°15'03"	48.00'	25.34'	12.97'	25.05'	N73°22'25"W



BASIS OF BEARINGS: The line between the C 1/4 corner and C-W 1/16 corner, both of Section 16, Township 1 South, Range 1 East, Ute Meridian having a bearing of S 89° 54' 19" W as shown on the plat of Cameck Subdivision. The basis of bearing hereon is based on the grid bearings of the Mesa County SIMSLCS.

Dean E. Ficklin
P.L.S., 19597