

PRI07SUN

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	PRINTERS PARK LLC.
PURPOSE:	PUBLIC ROADWAY RIGHT-OF-WAY
ADDRESS:	SUNSTRAND COURT FOR CH 4 COMMERCIAL PARK #3-10
PARCEL NO:	2701-361-39-010
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

RECEPTION #: 2389726, BK 4465 PG 810 07/06/2007 at
03:51:13 PM, 1 OF 3, R \$15.00 S \$1.00 Doc Code: WD
Janice Rich, Mesa County, CO CLERK AND RECORDER

3 PAGE DOCUMENT

WARRANTY DEED

Printers Park 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 granted and conveyed, and by these presents does hereby grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee,** whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

A parcel of land for road Right-of-Way purposes, situate in Lot 8 and Lot 9, C H Four Commercial Park, Filing No. 3, City of Grand Junction, Mesa County, Colorado, as recorded in Plat Book 13 at Page 354 of the records of said Mesa County, being more particularly described as follows:

Beginning at the northeast corner of said Lot 8, also being the northwest corner of said Lot 9;
thence N89°59'05"E along the north line of said Lot 9, being the basis of bearing a distance of 36.00 feet;
thence S00°03'20"W a distance of 269.74 feet;
thence S30°18'43"E a distance of 6.88 feet;
thence S00°03'20"E a distance of 5.54 feet;
thence S30°20'48"W a distance of 3.98 feet to the north right-of-way of Printers Court;
thence along the arc of a non-tangent curve to the left 39.25 feet, having a central angle of 29°58'54" and a radius of 75.00 feet, the chord of which bears N74°57'18"W a distance of 38.80 feet along said right-of-way to the southwest corner of said Lot 9, also being the southeast corner of said Lot 8;
thence along the arc of a curve to the left 32.27 feet, having a central angle of 24°39'09" and a radius of 75.00 feet, the chord of which bears S77°43'41"W a distance of 32.02 feet along said right-of-way;
thence along the arc of a non-tangent curve to the left 29.29 feet, having a central angle of 67°07'44" and a radius of 25.00 feet, the chord of which bears N33°37'12"E a distance of 27.64 feet;
thence N00°03'20"E a distance of 258.36 feet to the north line of said Lot 8;
thence N89°59'05"E a distance of 16.00 feet to the point of beginning.
Said strip contains 0.33 acres 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 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 6 day of July, 2007.

Printers Park, LLC,
a Colorado limited liability company

By Ben D. Hill
Ben D. Hill, Manager/Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of July, 2007, by Ben D. Hill as Manager/Member for Printers Park, LLC, a Colorado limited liability company.

My commission expires: 10/29/2009

Witness my hand and official seal.



Gayleen Henderson
Notary Public

EXHIBIT A

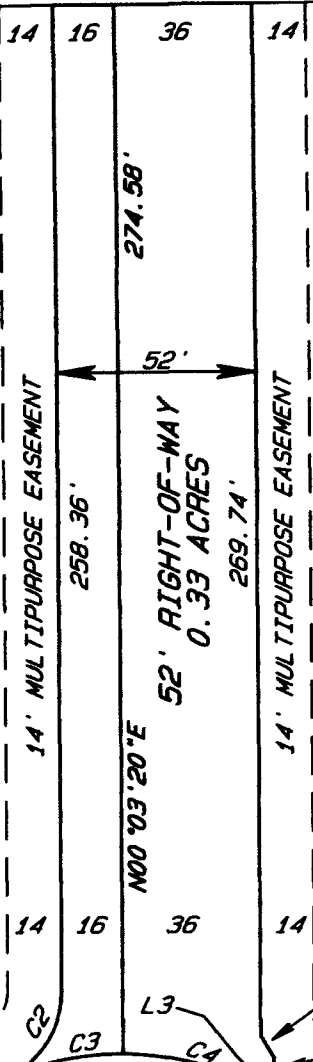
502.54' 589°59'05"W LOT 8 LOT 9 N89°59'05"E 264.26'

462.54' 204.26'

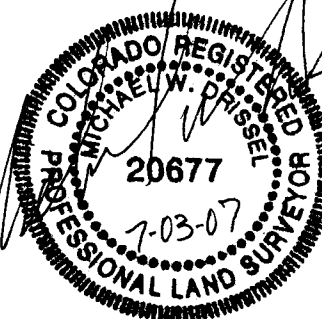
NW COR LOT 8 NE COR LOT 9

LOT 8
C H FOUR
COMMERCIAL PARK
FILING No. 3
PLAT BOOK 13 PAGE 354

LOT 9
C H FOUR
COMMERCIAL PARK
FILING No. 3
PLAT BOOK 13 PAGE 354



SCALE 1" = 50'



SW COR LOT 8 589°59'05"W 429.28'

PRINTERS COURT

155.78' SE COR LOT 9
N65°13'30"W

D H SURVEYS INC.
(970) 245-8749
JOB # 691-05-04

CURVE	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1	53°53'22"	70.54'	75.00'	67.97'	N39°21'20"E
C2	67°07'44"	29.29'	25.00'	27.64'	N33°37'12"E
C3	24°39'09"	32.27'	75.00'	32.02'	S77°43'41"W
C4	29°58'54"	39.25'	75.00'	38.80'	N74°57'18"W
C5	10°45'11"	14.08'	75.00'	14.05'	S54°36'36"E
C6	07°53'35"	10.33'	75.00'	10.32'	S45°15'52"E
C7	17°30'14"	22.91'	75.00'	22.82'	S42°28'33"E
L1		6.88'			S30°18'43"E
L2		5.54'			S00°03'20"E
L3		3.98'			S30°20'48"W