

RMO00255

TYPE OF RECORD: PERMANENT

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

PURPOSE: RIGHT-OF-WAY FOR NEW STREET CONNECTION BETWEEN 25 ½ ROAD & EISENHAUER STREET

NAME OF AGENCY OR CONTRACTOR: R.M.O. LAND CO., LLC

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT 5, BLOCK 10, FORESIGHT PARK FOR INDUSTRY FILING 3 - 2945-033-14-006

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3

PAGE DOCUMENT

WARRANTY DEED

1956907 07/11/00 0320PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

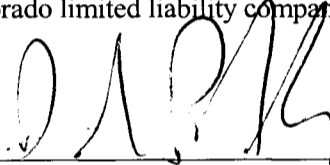
R.M.O. Land Co., LLC, Grantor, for and in consideration of the sum of Thirty Two Thousand Seven Hundred Sixty Four and 17/100 Dollars (\$32,764.17), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to 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 Public Roadway and Utilities right-of-way purposes, to wit:

See Exhibit "A" and Exhibit "B" 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 29th day of June, 2000.

R.M.O. Land Co., LLC
a Colorado limited liability company



Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 29th day of June, 2000, by David P. Fisher, Manager of R.M.O. Land Co., LLC, a Colorado limited liability company.

My commission expires 2-24-2003.
Witness my hand and official seal.

Maria M. Huska
Notary Public



EXHIBIT "A"

BOOK 2728 PAGE 403

Legal Description

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes being a part of Lot 5, Block Ten of Foresight Park For Industry Filing No. Three, a subdivision situate in the Southwest $\frac{1}{4}$ of Section 3, 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 12 at Page 406 in the office of the Mesa County Clerk and Recorder, said tract or parcel being more particularly described as follows:

Commencing at the Southwest Corner of Lot 5, Block Ten of Foresight Park For Industry Filing No. Three; thence N 00°03'06" E along the West boundary line of said Lot 5 a distance of 70.51 feet to the True Point of Beginning;
thence N 00°03'06" E along the West boundary line of said Lot 5 a distance of 101.00 feet;
thence leaving the West boundary line of said Lot 5, N 89°58'51" E a distance of 5.09 feet;
thence 4.51 feet along the arc of a curve concave to the Northeast, having a radius of 23.50 feet, a central angle of 11°00'20", and a long chord bearing S 03°04'59" E a distance of 4.51 feet;
thence S 44°58'46" E a distance of 27.89 feet;
thence 3.51 feet along the arc of a curve concave to the Northeast, having a radius of 23.50 feet, a central angle of 08°34'00", and a long chord bearing S 85°39'24" E a distance of 3.51 feet;
thence S 89°56'24" E a distance of 235.27 feet;
thence 3.53 feet along the arc of a curve concave to the Northwest, having a radius of 23.50 feet, a central angle of 08°36'37", and a long chord bearing N 85°45'18" E a distance of 3.53 feet;
thence N 45°03'22" E a distance of 21.86 feet to a point on the East boundary line of said Lot 5 from whence the Northeast Corner of said Lot 5 bears N 00°02'46" E a distance of 17.27 feet;
thence S 00°02'46" W along the East boundary line of said Lot 5 a distance of 83.44 feet;
thence leaving the East boundary line of said Lot 5, N 44°56'38" W a distance of 21.86 feet;
thence 3.53 feet along the arc of a curve concave to the Northeast, having a radius of 23.52 feet, a central angle of 08°35'44", and a long chord bearing N 85°38'14" W a distance of 3.52 feet;
thence N 89°56'24" W a distance of 235.29 feet;
thence 3.55 feet along the arc of a curve concave to the Northwest, having a radius of 23.50 feet, a central angle of 08°38'45", and a long chord bearing S 85°44'14" W a distance of 3.54 feet;
thence S 45°01'14" W a distance of 27.89 feet;
thence 4.55 feet along the arc of a curve concave to the Northwest, having a radius of 23.50 feet, a central angle of 11°05'14", and a long chord bearing S 03°04'59" W a distance of 4.54 feet;
thence N 89°57'34" W a distance of 5.08 feet to the Point of Beginning,
containing 15,613.73 square feet as described.

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

