

RYA09FRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	MARK JOSEPH RYAN
PURPOSE:	REDSTONE VETERINARY CLINIC/ PUBLIC ROADWAY AND UTILITIES
ADDRESS:	2582 F ROAD
PARCEL NO:	2945-034-43-001
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WARRANTY DEED

This Warranty Deed made this 19th day of March, 2009 by and between Mark Joseph Ryan, Grantor, whose address is 2582 Patterson Road, Grand Junction, CO 81505, 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, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, located in:

A part of the southerly eleven feet of Lot 1, Redstone Business Park, the plat of which is recorded at Reception No. 1790346, situated in the SE1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of said Lot 1; Thence along the west line of said Lot 1, North 00°08'19" East, a distance of 11.00 feet; Thence South 89°55'03" East, a distance of 173.75 feet to the east line of said Lot 1; Thence along said east line, South 00°13'17" West, a distance of 6.96 feet; Thence along the southerly line of said Lot 1, South 80°42'48" West, a distance of 24.80 feet; Thence along the southerly line of said Lot 1, North 89°55'03" West, a distance of 149.27 feet to the Point of Beginning.

Containing 1861.77 square feet (0.0427 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 covenants that he 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 19th day of March, 2009.

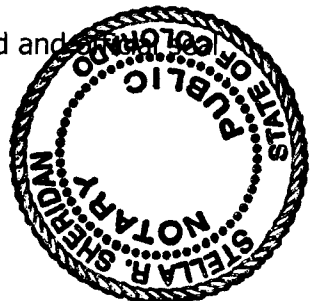
Handwritten signature of Mark Joseph Ryan over a horizontal line.

State of Colorado))ss. County of Mesa)

The foregoing instrument was acknowledged before me this 19th day of March, 2009, by Mark Joseph Ryan.

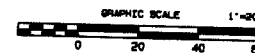
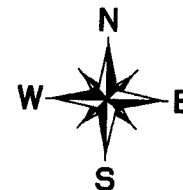
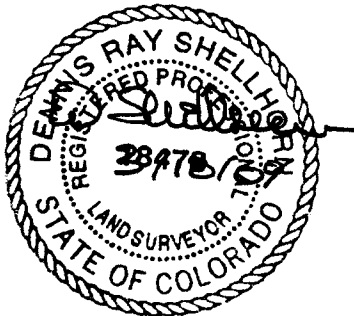
My commission expires 5-8-10.

Witness my hand and seal



Handwritten signature of Stella R. Shellhorn over a horizontal line, with the text 'Notary Public' printed below.

EXHIBIT A



BASE OF BEARING STATEMENT: Bearings are based on grid north of the Mead County Local Coordinate System, locally determined by GPS observations of the brass cap Mead County survey marker at the base one-fourth corner on the north line of Section 10, and the brass cap Mead County survey marker at the northeast corner of Section 10. The measured bearing of the line to 554°50'00". Lineal units are expressed in U.S. Survey Feet.

LEGEND

- ⊕ FOUND PLS BRASS MONUMENT
- ⊙ FOUND PLS ALUMINUM MONUMENT
- FOUND ALUMINUM MONUMENT AS NOTED
- FOUND RESBAR & CAP AS NOTED
- SET IN RESBAR/CAP PLS 184710

LINE TYPE LEGEND

--- SECTION LINES

LIST OF ABBREVIATIONS - NOTE: NOT ALL ABBREVIATIONS ON THIS LIST APPEAR ON THIS SKETCH

- | | |
|---|--------------------------------------|
| N: NORTH | SAN: SANITATION |
| S: SOUTH | CD: COUNTY |
| U.S.: UNITED STATES | U.S.: UNITED STATES |
| SECT: SECTION | DEPT.: DEPARTMENT |
| NE: NORTHEAST | SD FT.: SQUARE FEET |
| SE: SOUTHEAST | ALUM: ALUMINUM |
| °: DEGREES OF ARC | GPS: GLOBAL POSITIONING SYSTEM |
| ' : MINUTES OF ARC | MPLS: MULTI-PURPOSE BASIN |
| " : SECONDS OF ARC | ELM: BUREAU OF LAND MANAGEMENT |
| A: ARC LENGTH OF CURVE | LIC: LIMITED LIABILITY COMPANY |
| R: RADIUS OF CURVE | INC: INCORPORATED |
| Δ: DELTA: DEFLECTION ANGLE OF CURVE | REG. NO.: REGISTRATION |
| L: LENGTH OF LONG CHORD OF CURVE | No.: NUMBER |
| Lc: LENGTH OF LONG CHORD OF CURVE | PLS: PUBLIC LAND SURVEY SYSTEM |
| T: TOWERSHIP | SD: GRAND JUNCTION DRAINAGE DISTRICT |
| R: RANGE OR RAY AS IT APPEARS IN SURVEYOR'S NAME | A.D.: ANNO DOMINI |
| PLS: PROFESSIONAL LAND SURVEYOR | A: AREA |
| S.D.C.: SECTION NUMBER | INCL: INCLUDES |
| REG. NO.: MEAD COUNTY CLERK'S DOCUMENT RECEPTION NUMBER | HA: WITH |
| NOVA: NEVA COUNTY SURVEY MARKER | CO: COLORADO |
| NLA: NONRECORDERLY ASSOCIATION | TOWNSHIP: TOWNSHIP |
| NLA: MORE THAN ONE | RANGE: RANGE |
| Li: LINE | |
| C: CURVE | |
| ' : FEET | |

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

TOMKINS SUBDIVISION
RECEPTION No. 1730302

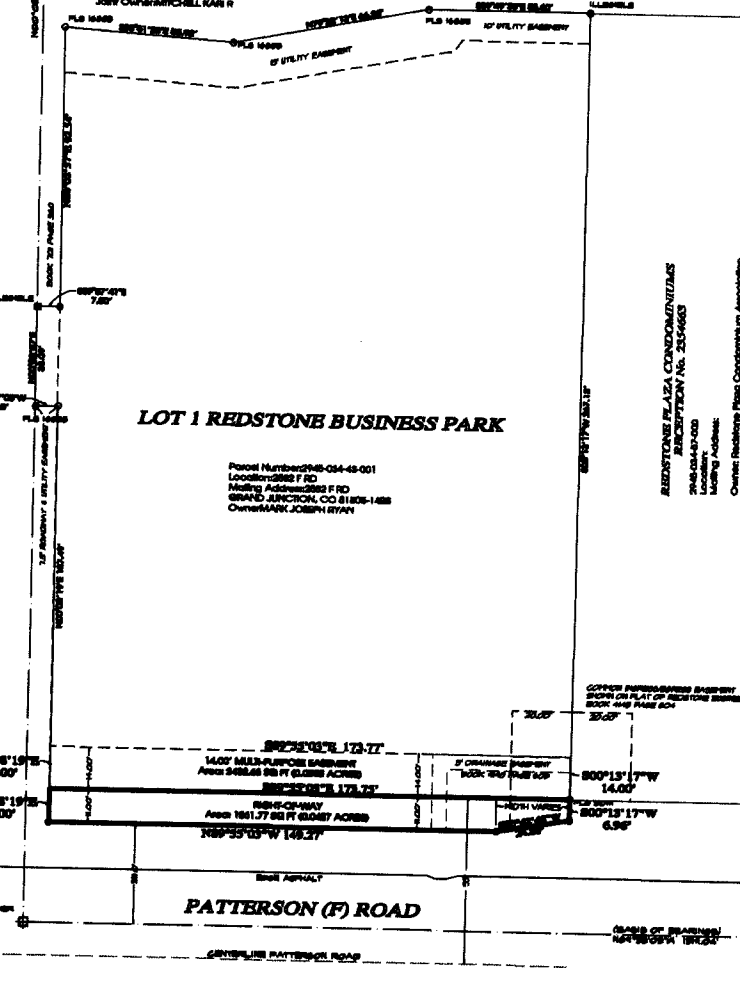
Parcel Number: 2945-064-001
Location: 608 MEANDER DR
Mailing Address: 608 MEANDER DR
GRAND JUNCTION, CO 81508-1412
Owner: CECIL W MITCHELL
JOY Owner: MITCHELL KARR R

Parcel Number: 2945-064-002
Location: 608 MEANDER DR
Mailing Address: 608 MEANDER DR
GRAND JUNCTION, CO 81508-1412
Owner: HARRISON T HENNING
JOHN Owner: HENNING ANGELIKA

LOT 1 REDSTONE BUSINESS PARK

Parcel Number: 2945-064-001
Location: 3883 F RD
Mailing Address: 3883 F RD
GRAND JUNCTION, CO 81508-1488
Owner: MARK JOSEPH RYAN

REDSTONE PLAZA CONDOMINIUMS
RECEPTION No. 2354663
2945-064-000
Mailing Address:
Owner: Redstone Plaza Condominium Association
Community Name: Redstone Plaza Condominium Association



This sketch is a graphical representation of a written description and is provided for information only. It is not to be relied upon for boundary or location matters. It is not intended to be a legal document and does not replace, correct or supersede the attached document description.

This sketch was prepared without benefit of an abstract or copies this document. Instead of title, easements or record rights-of-way, surveys and encumbrances affecting the property reviewed and considered during the survey are noted hereon. There may exist other documents, both recorded and unrecorded, that may affect this to the parcel.

SKETCH FOR DESCRIPTION

REDSTONE VETERINARY HOSPITAL

RTM RIVERCITY

CONSULTANTS

Integrated Design Solutions

160 Hobson Court, Suite 110
Grand Junction, CO 81505
Phone: 261-2100
Fax: 261-2101
www.rivercitydesign.com

Survey conducted in accordance with the provisions of the Colorado Surveying Act, Title 17, Article 10, C.R.S. and the rules and regulations promulgated thereunder. The survey was conducted in accordance with the provisions of the Colorado Surveying Act, Title 17, Article 10, C.R.S. and the rules and regulations promulgated thereunder. The survey was conducted in accordance with the provisions of the Colorado Surveying Act, Title 17, Article 10, C.R.S. and the rules and regulations promulgated thereunder.