

S5100WIN

TYPE OF RECORD: PERMANENT

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

PURPOSE: ROAD AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): WINGATE ELEMENTARY SCHOOL, 351 SOUTH CAMP ROAD

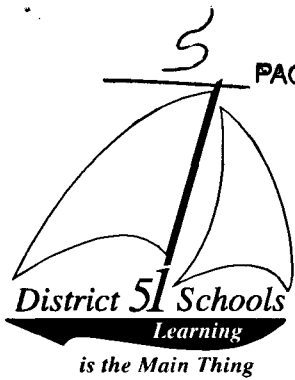
PARCEL NO.: 2947-351-00-942

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE



WINGATE ELEMENTARY SIDEWALK RIGHT-OF-WAY

Board of Education Resolution 0001-14

1972135 11/09/00 1106AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$25.00
DOCUMENTARY FEE \$EXEMPT

WHEREAS, Mesa County Valley School District No. 51 believes itself to be the owner of that certain real property used and occupied as Wingate Elementary School in the City of Grand Junction, County of Mesa, State of Colorado, said property being more particularly described as follows, to wit:

Commencing at the Northeast corner of Tract 39, Section 35, Township 11 South, Range 101 West of the 6th Principal Meridian, and considering the line from the Northeast corner of said Tract 39 to the Northeast corner of Section 35 to bear N 00°02'00" E with all other bearings contained herein relative thereto; thence S 89°54'21" W 30.00 feet to the True Point of Beginning, said point being on the West right-of-way of South Camp Road and the Westerly right-of-way of Buffalo Road; thence along said Westerly right-of-way of Buffalo Road by the following two (2) courses and distances: 1) along the arc of a curve to the right whose radius of 60.58 feet and whose long chord bears S 22°43'00" W 46.72 feet; 2) S 45°24'00" W 129.01 feet; thence S 89°54'21" W 542.44 feet; thence N 00°02'00" E 133.50 feet; thence S 89°54'21" W 23.68 feet; thence N 00°02'42" W 845.97 feet to a point on the centerline of the Redlands Water and Power Company 3rd Lift Canal; thence S 86°43'14" E along said centerline 678.19 feet to the West right-of-way of South Camp Road; thence S 00°02'00" W along said West right-of-way 806.06 feet to the True Point of Beginning,

also known as 351 South Camp Road hereinafter referred to as "the District Property"; and

WHEREAS, the City of Grand Junction, pursuant to the numerous requests of the inhabitants of said City, will be installing a concrete bicycle and pedestrian path along and adjacent to South Camp Road and along and adjacent to the District Property; and

WHEREAS, prior to installing said bicycle and pedestrian path, the City of Grand Junction requires that the District dedicate right-of-way for the installation, operation, maintenance, repair and replacement of said path, on, along, over, under, through and across those portions of the District Property as more fully described and depicted in the attached Special Warranty Deed; and

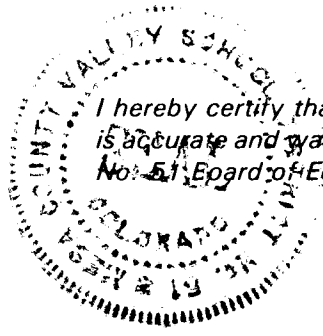
WHEREAS, the City of Grand Junction will stripe the driveway entrances on time only upon completion of the bicycle and pedestrian path, maintenance of the stripping thereafter to be performed by the District; and

WHEREAS, the Board of Education desires to cooperate in and assist with the installation of said bicycle and pedestrian path by conveying to the City of Grand Junction right-of-

way as depicted in Exhibit "A" for the purposes stated above and that such action by the Board is in the best interests of the District; and

WHEREAS, the Board finds and determines that the conveyance to the City of Grand Junction of a Special Warranty Deed for the purposes stated above will not negatively affect the District's utilization of the District Property for any educational purposes.

NOW, THEREFORE, BE IT RESOLVED THAT the President and Secretary of the Board be and are hereby authorized, on the Board's behalf, to execute the attached Special Warranty Deed conveying to the City of Grand Junction, right-of-way for the installation, operation, maintenance, repair and replacement of a concrete bicycle and pedestrian path, together with such other documents or instruments as may be required in order to carry out the purposes and intent of this Resolution.



I hereby certify that the information contained in the above resolution is accurate and was adopted by the Mesa County Valley School District No. 51, Board of Education on November 7, 2000.

Mary K. Kalenian
Mary K. Kalenian
Secretary, Board of Education

SPECIAL WARRANTY DEED

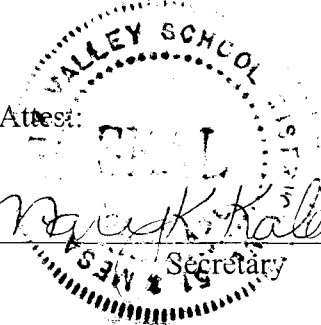
BOOK 2769 PAGE 847

MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51, a Colorado Public School District, Grantor, for and in consideration of the installation, operation, maintenance, repair and replacement of public roadway improvements and appurtenances related thereto, 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, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

Commencing at a point which is common with Corner #1, Tract 39, and Corner #6, Tract 37 in Section 35, Township 11 South, Range 101 West of the 6th Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado; thence S 89°58'06" W a distance of 30.00 feet to a point on the West right-of-way line for South Camp Road and the Westerly right-of-way line for Buffalo Drive and the **True Point of Beginning**; thence along the Westerly right-of-way line for Buffalo Drive, 47.96 feet along the arc of a curve concave to the Northwest, having a radius of 60.58 feet, a central angle of 45°21'46" and a long chord bearing S 22°46'45" W a distance of 46.72 feet; thence continuing along said right-of-way line, S 45°27'45" W a distance of 13.99 feet; thence leaving said right-of-way line, N 44°39'04" W a distance of 46.72 feet; thence N 45°20'56" E a distance of 13.90 feet; thence 82.16 feet along the arc of a curve concave to the Southeast, having a radius of 60.00 feet, a central angle of 78°27'42", and a long chord bearing N 02°17'45" E a distance of 75.89 feet; thence 19.18 feet along the arc of a curve concave to the Northwest, having a radius of 70.00 feet, a central angle of 15°41'48", and a long chord bearing N 33°40'43" E 19.12 feet; thence N 00°05'25" E a distance of 656.04 feet; thence N 34°50'08" E a distance of 22.06 feet; thence N 00°05'25" E a distance of 51.52 feet; thence S 86°39'29" E a distance of 24.97 feet to the West right-of-way line for South Camp Road; thence S 00°05'25" W along said West right-of-way line for South Camp Road a distance of 806.06 feet to the **True Point of Beginning**, containing 33,119.08 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated 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 claiming by, through our under Grantor.

Executed and delivered this 7th day of November, 2000.

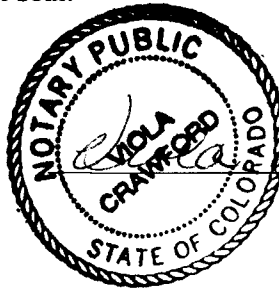
Attest:

Mesa County Valley School District No. 51
Secretary

Mesa County Valley School District No. 51
Marcie Neal
President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 7 day of November, 2000,
by Marcia Neal as President and attested to
by Mary K Kalerian as Secretary of the Board
of Education of Mesa County Valley School District No. 51.

My commission expires: 4/23/2003.
Witness my hand and official seal.



Viola Crawford
Notary Public

EXHIBIT "A"

2947-351-00-942
 MESA COUNTY VALLEY SCHOOL DISTRICT
 351 SOUTH CAMP ROAD
 RIGHT OF WAY AREA = 33119.08 SQ.FT.

RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

R=70.00
 L=19.18
 Tan=9.55
 $\Delta=15^{\circ}41'48''$
 N33^{\circ}40'43"E 19.12

R=60.00
 L=82.16
 Tan=48.99
 $\Delta=78^{\circ}27'42''$
 N021^{\circ}7'45"E 75.89

N46^{\circ}20'56"E
 13.99

N44^{\circ}39'04"W
 13.99

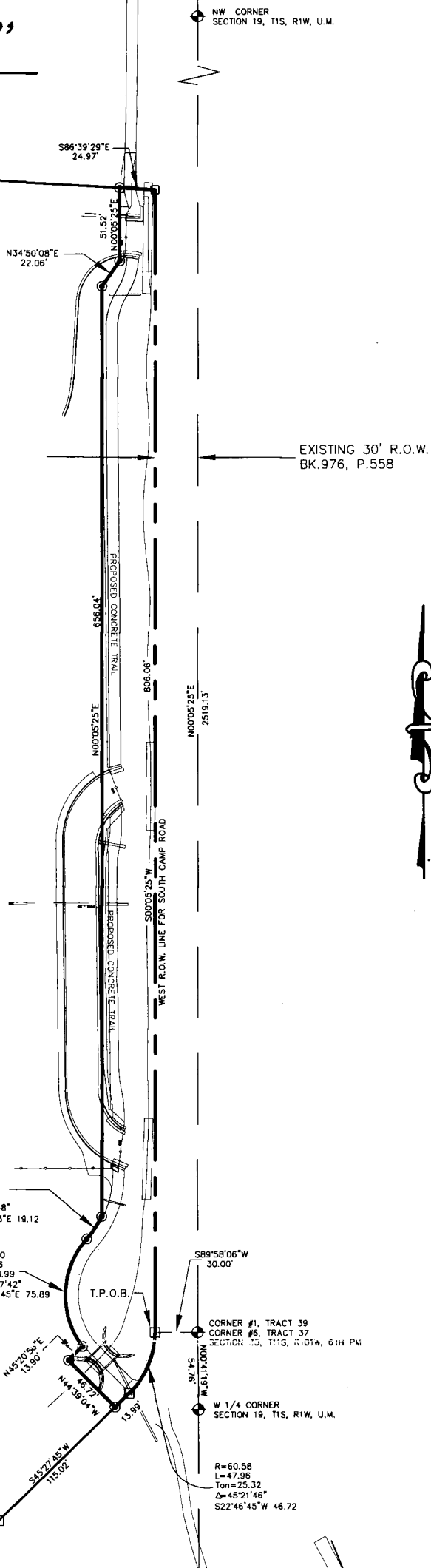
S46^{\circ}27'45"W
 115.92

S89^{\circ}58'06"W
 30.00'

CORNER #1, TRACT 39
 CORNER #6, TRACT 37
 SECTION 15, T15S, R101W, 6TH PM

W 1/4 CORNER
 SECTION 19, T15S, R11W, U.M.

R=60.56
 L=47.96
 Tan=25.32
 $\Delta=45^{\circ}21'46''$
 S22^{\circ}46'45"W 46.72



DRAWN BY: SRP
 DATE: 10-5-2000
 SCALE: 1" = 100'
 APPR. BY: IW
 FILE NO: CAMP1.DWG

RIGHT-OF-WAY DESCRIPTION MAP

SOUTH CAMP TRAIL

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION