

SIS057TH

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED
NAME OF PROPERTY OWNER OR GRANTOR:	SISTERS OF CHARITY OF LEAVENWORTH, HEALTH SYSTEM INC., A KANSAS CORPORATION
PURPOSE:	ROAD RIGHT-OF-WAY PURPOSES
ADDRESS:	2635 N 7 TH STREET
PARCEL NO:	2945-11-00-971
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:

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

3 PAGE DOCUMENT

2266820 BK 3954 PG 966-968
08/01/2005 09:59 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChs \$1.00
DocFee EXEMPT

WARRANTY DEED

Sisters of Charity of Leavenworth, Health System, Inc., a Kansas 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 for Public Roadway and Utilities right-of-way purposes, to wit:

Two parcels of land for road right of way purposes, located in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

R/W 100

Commencing at the North Quarter Corner of said Section 11, and considering the North line of the NE1/4NW1/4 of said Section 11 to bear N89°55'40"W, with all bearings herein being relative thereto; thence S55°33'36"W, a distance of 94.74 feet to a point on the South line of Patterson Road as described in Book 2787, pages 390-392, and recorded in the office of the Mesa County Clerk and Recorder; thence N89°29'12"W, along the South line of Patterson Rd, a distance of 206.69 feet to the POINT OF BEGINNING; thence leaving the South line of Patterson Road N89°29'12"W, a distance of 157.41 feet to a point of non-tangent curvature; thence 36.96 feet along the arc of an 157.50 foot radius curve, concave to the Southwest, whose central angle is 13°26'36", the long chord of which bears N79°22'25"W a chord distance of 36.87 feet, to a point of cusp on the South line of Patterson Road as same is described in Book 1736, pages 716-718, and recorded in the office of the Mesa County Clerk and Recorder; thence along the South line of Patterson Road, 42.36 feet along the arc of an 1147.50 foot radius curve, concave to the Northwest, whose central angle is 02°06'53", the long chord of which bears N87°32'19"E a chord distance of 42.35 feet to a point of reverse curvature; thence continuing along the South line of Patterson Road, 71.73 feet along the arc of an 1144.50 foot radius curve, concave to the South, whose central angle is 03°35'28", the long chord of which bears N88°16'36"E a chord distance of 71.72 feet to a point of tangency; thence continuing along the South line of Patterson Road, as same is described in Book 1626, pages 306-07, and recorded in the office of the Mesa County Clerk and Recorder, S89°55'40"E a distance of 12.50 feet; thence continuing along the South line of Patterson Road as aforementioned described in said Book 2787, Pages 390-392, S79°43'33"E, a distance of 68.23 feet, more or less, to the point of beginning.

Containing 1,452.26 square feet, more or less, as described.

Together with:

R/W 101

Commencing at the North Quarter Corner of said Section 11, and considering the North line of the NE1/4NW1/4 of said Section 11 to bear N89°55'40"W, with all bearings herein being relative thereto; thence S55°33'36"W, a distance of 94.74 feet to the POINT OF BEGINNING, being a point on the South line of Patterson Road as described in Book 2787, pages 390-392, and recorded in the office of the Mesa County Clerk and Recorder; thence S89°29'12"E, along the South line of Patterson Rd, a distance of 10.82 feet; thence S48°56'38"E, a distance of 32.11 feet to the West line of North Seventh Street, as described in Book 1051, pages 438-440, and recorded in the office of the Mesa County Clerk and Recorder; thence S00°05'53"W, along the west line of

Project No. SHO-M555-024 /Project Code 15105

North Seventh Street, a distance of 14.42 feet; thence leaving the West line of North Seventh Street N44°31'09"W, a distance of 49.93 feet, more or less, to the point of beginning.

Containing 365.73 square feet, more or less, as described.

The total area contained in Parcels R/W 100 and R/W 101 being 1,817.99 square feet, more or less.

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 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 20th day of July, 2005.

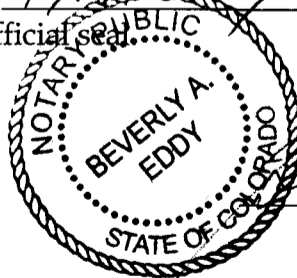
Sisters of Charity of Leavenworth,
Health System, Inc.,
A Kansas Corporation
By:

Robert D. Ladburger
Robert Ladenburger as Attorney-In-Fact

State of Colorado
County of Weld)ss.

The foregoing instrument was acknowledged before me this 20th day of July, 2005, by Sisters of Charity of Leavenworth, Health System, Inc., a Kansas Corporation by Robert Ladenburger as Attorney-In-Fact.

My commission expires 9/17/2007
Witness my hand and official seal.



Beverly A. Eddy
Notary Public

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

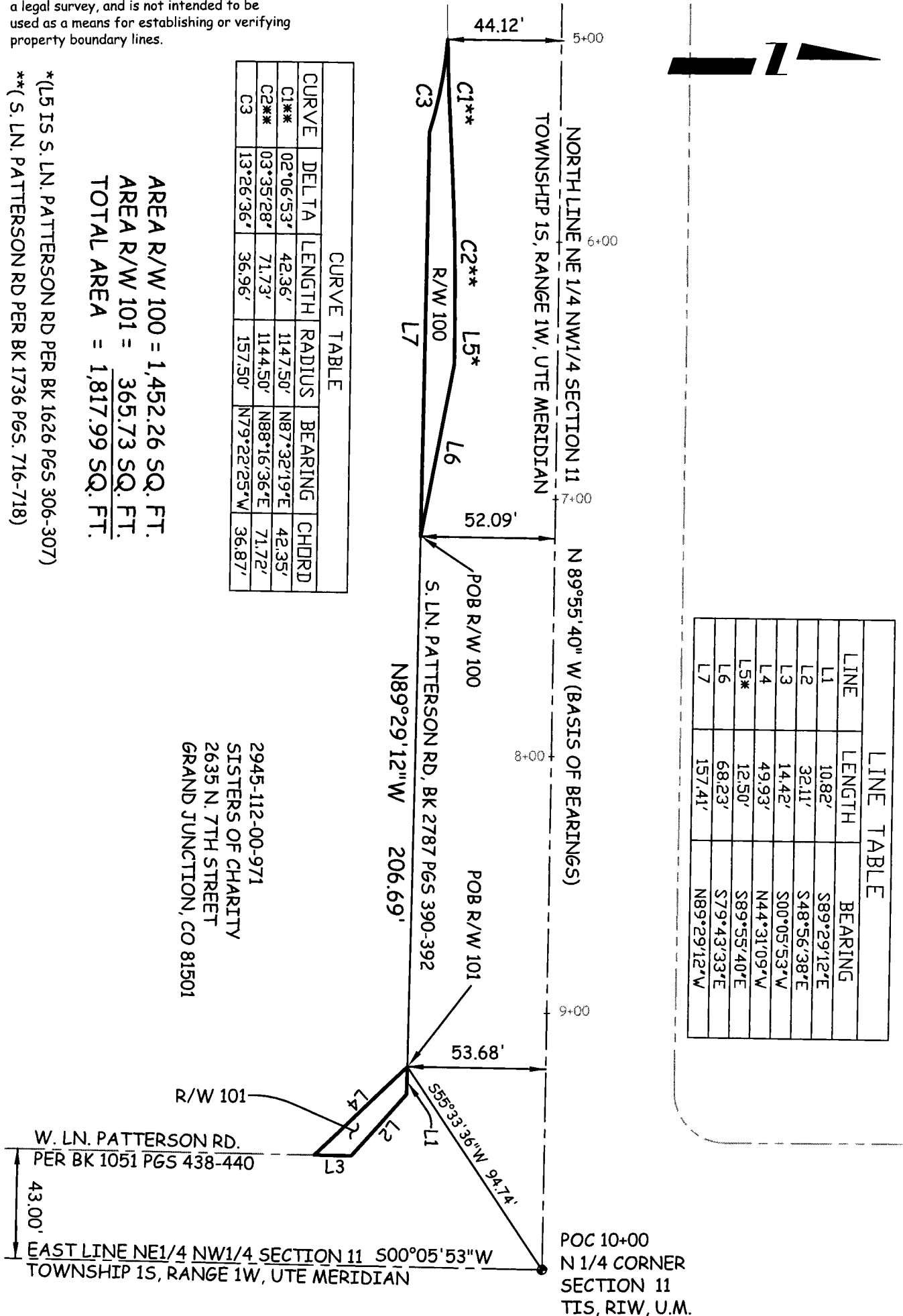
EXHIBIT "A"



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1**	02°06'53"	42.36'	1147.50'	N87°32'19"E	42.35'
C2**	03°35'28"	71.73'	1144.50'	N88°16'36"E	71.72'
C3	13°26'36"	36.96'	157.50'	N79°22'25"W	36.87'

AREA R/W 100 = 1,452.26 SQ. FT.
 AREA R/W 101 = 365.73 SQ. FT.
 TOTAL AREA = 1,817.99 SQ. FT.

*(L5 IS S. LN. PATTERSON RD PER BK 1626 PGS 306-307)
 **(S. LN. PATTERSON RD PER BK 1736 PGS. 716-718)



LINE TABLE		
LINE	LENGTH	BEARING
L1	10.82'	S89°29'12"E
L2	32.11'	S48°56'38"E
L3	14.42'	S00°05'53"W
L4	49.93'	N44°31'09"W
L5*	12.50'	S89°55'40"E
L6	68.23'	S79°43'33"E
L7	157.41'	N89°29'12"W

2945-112-00-971
 SISTERS OF CHARITY
 2635 N. 7TH STREET
 GRAND JUNCTION, CO 81501

DRAWN BY: MG
 DATE: 4-07-05
 SCALE: 1"=50'
 APPR. BY: PTK

ST. MARY'S RIGHT TURN LANE
 RIGHT-OF-WAY DESCRIPTION
 2945-112-00-971

