

STR96RGS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: DENNIS F. STARK AND GLENNA A.
STARK, AS JOINT TENANTS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOT 18A
BLOCK 9 THE RIDGES FILING NO. 6 (EAST PROSPECTOR POINT DRIVE
TO EAGLE CREST SUBDIVISION) FOR STREET RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2 Pgs

WARRANTY DEED

Grantor(s), **DENNIS F. STARK and GLENNA A. STARK,**
as joint tenants

BOOK 2217 PAGE 966

whose address is **416 Prospectors Point, Grand Junction,**

1750802 0926AM 03/25/96 96
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

*County of **Mesa**, State of
Colorado 81503

, for the consideration of

Four Thousand and no/100 dollars, in hand paid, hereby sell(s)

and convey(s) to **THE CITY OF GRAND JUNCTION**

whose legal address is **250 North 5th Street, Grand Junction 81501**

County of **Mesa**, and State of **Colorado**

the following real property in the County of **Mesa**, and State of

Colorado, to wit:

Grantor hereby dedicates the following real property to the Grantee as and for right-of-way for a street, presently unnamed, from East Prospector Point Drive, to Eagle Crest Subdivision:

The following parcel of real property which constitutes a portion of Lot 18A, in Block Nine (9) of THE RIDGES FILING No. 6, according to the official plat thereof as recorded in Plat Book 12 at Page 385, of the official records of Mesa County, Colorado, more particularly described as follows;

Beginning at the Southeast corner of Lot 18A, in Block 9, of THE RIDGES FILING No. 6, thence along the South line of Lot 18A, North 79 degrees 54 minutes 10 seconds West (N 79°54'10" W), a distance of 100.00 feet to the Southwest corner of Lot 18A; thence along the Easterly right of way of East Prospector Point Drive, following along a non-tangent curve to the left having a radius of 200.00 feet, arc length of 7.99 feet, delta angle of 02 degrees 17 minutes 24 seconds (2°17'24"), a chord bearing of North 08 degrees 57 minutes 10 seconds East (N 08°57'10" E), and a chord length of 7.99 feet; thence South 75 degrees 20 minutes 27 seconds East (S 75°20'27" E), a distance of 100.48 feet to the Southeast corner of Lot 18A and the point of beginning. Said parcel containing 399 square feet, as described.

also known by street and number as

with all its appurtenances, and warrant(s) the title to the same, subject to **general taxes and assessments for the year 1996 and subsequent years; easements, reservations, restrictions and dedications, if any as shown on the official plat of said subdivision; covenants, conditions, restrictions and easements recorded in Book 1147 at Page 314, Official Records of Mesa County, Colorado.**

Signed this **14th** day of **March**, 19**96**

Dennis F. Stark

DENNIS F. STARK

Glenna A. Stark

GLENNA A. STARK, as Joint Tenants

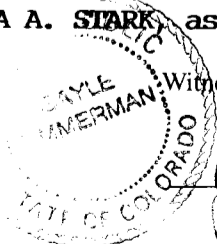
STATE OF COLORADO,
County of **Mesa**

} ss.

The foregoing instrument was acknowledged before me this **14th** day of **March**, 19**96**, by **DENNIS F. STARK and GLENNA A. STARK** as Joint Tenants.

My commission expires

12-28-96



Witness my hand and official seal.
Gayle Zimmerman

Notary Public

*If in Denver, insert "City and".

Dennis W. Johnson P.L.S. 259 Grand Avenue, Grand Junction, CO 81501
Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



No. _____

WARRANTY DEED

TO

STATE OF COLORADO,

County of _____

} ss.

I hereby certify that this instrument was filed for record in my
office this _____ day of

_____, 19 _____

at _____ o'clock _____ M., and duly recorded

in Book _____, Page _____.

Film No. _____ Reception No. _____

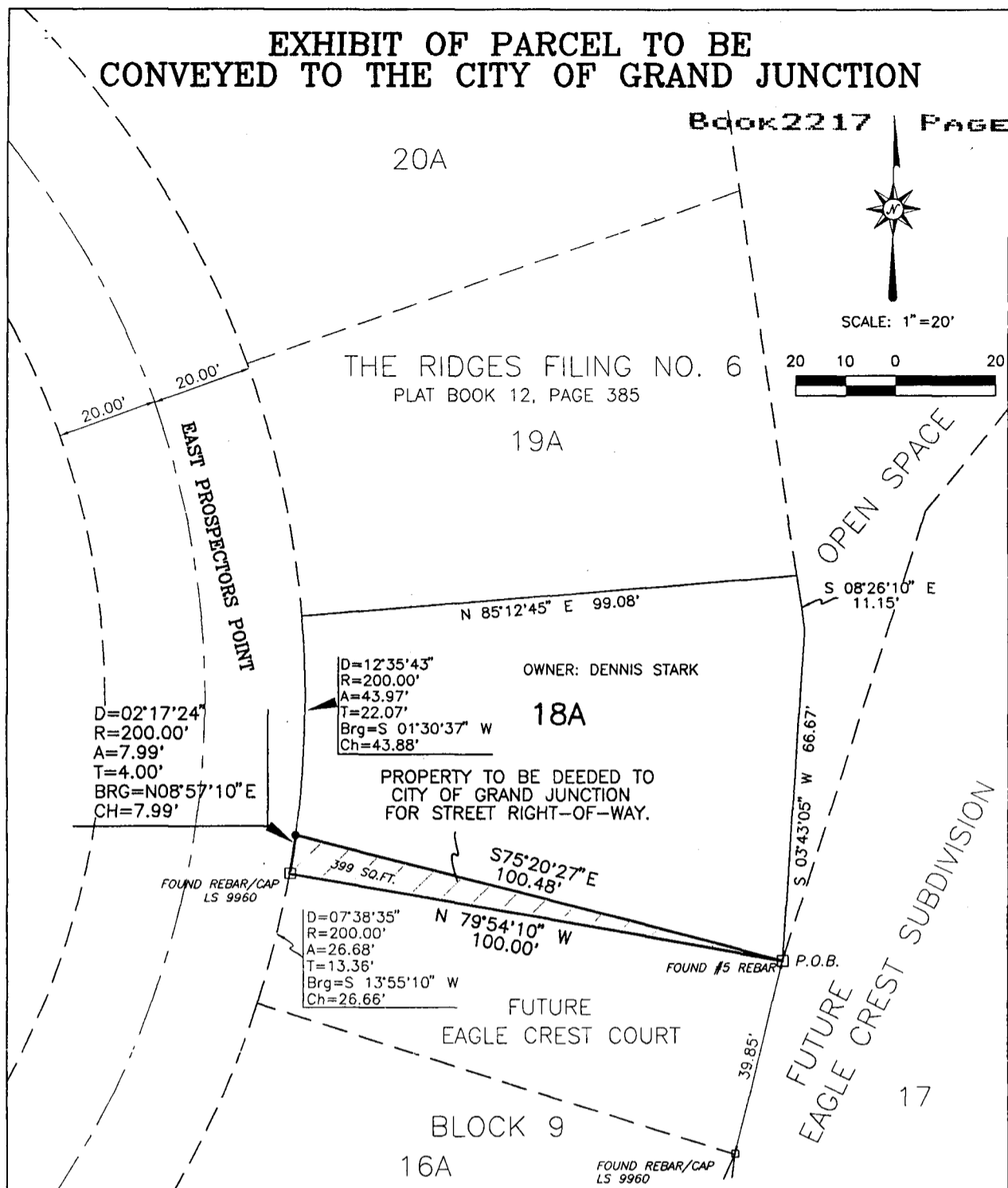
Recorder

By _____
Deputy

Fees. \$ _____

EXHIBIT OF PARCEL TO BE CONVEYED TO THE CITY OF GRAND JUNCTION

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The South line of Lot 18A bears South 75 degrees 20 minutes 27 seconds East (S 75°20'27" E), a distance of 100.48 feet, for a basis of bearings with all bearings and distances herein contained relative thereto, according to the recorded plat of The Ridges, Filing No. 6, Plat Book 12, Page 385. Both monuments on this line are found number 5 rebar, as shown.

PARCEL TO BE DEEDED AS ROW TO CITY OF GRAND JUNCTION
 BEGINNING at the Southeast corner of Lot 18A, in Block 9, of THE RIDGES, FILING No. 6; thence along the South line of Lot 18A North 79 degrees 54 minutes 10 seconds West (N 79°54'10" W), a distance of 100.00 feet to the Southwest corner of Lot 18A; thence along the Easterly right of way of East Prospector Point Drive following along a non-tangent curve to the left, having a radius of 200.00 feet, an arc length of 7.99 feet, a delta angle of 02 degrees 17 minutes 24 seconds (02°17'24"), a chord bearing of North 08 degrees 57 minutes 10 seconds East (N 08°57'10" E), and a chord length of 7.99 feet; thence South 75 degrees 20 minutes 27 seconds East (S 75°20'27" E), a distance of 100.48 feet to the Southeast corner of Lot 18A and the POINT OF BEGINNING.
 Said parcel containing 399 square feet, as described.

LEGEND
 □ FOUND REBAR
 • TO BE SET AS A PART OF EAGLE CREST SUBDIVISION BOUNDARY



LANDesign, Ltd.			
ENGINEERS * SURVEYORS * PLANNERS			
259 Grand Avenue GRAND JUNCTION, COLORADO 81501 (970) 244-9180			
PROJECT NO. 94006-x	DRAWN BY	SHEET	OF
DATE: JAN., 1996		1	1