TML06DRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (DEDICATION)

NAME OF PROPERTY OWNER

OR GRANTOR OR GRANTEE: TML ENTERPRISES, INC.

PURPOSE: RIGHT-OF-WAY DEDICATION FOR

COUNTRY PLACE TERRACES SUBDIVISION

ADDRESS: 2946 D ROAD

PARCEL NO: 2943-173-00-108

CITY DEPARTMENT: PUBLIC WORKS AND PLANNING

YEAR: 2006

EXPIRATION: NONE

DESTRUCTION: NONE

RIGHT OF WAY DEDICATION

2316829 BK 4155 PG 840-842 05/12/2006 04:32 PM Janice Ward CLK&REC Mesa County, CO RecFee \$15.00 SurChy \$1.00 DocFee EXEMPT

TML ENTERPRISES, INC. of P.O. Box 2569, Grand Junction, Colorado, 81502, GRANTOR, hereby dedicates to the CITY OF GRAND JUNCTION, a Colorado home rule City, for the use of the public forever the portion of Grantor's property described on the attached Exhibit A, titled "Right of Way Dedication."

For ease of reference, the legal description shown on Exhibit A is shown graphically on the attached Exhibit B.

This dedication is for a portion of the right of way for what is currently named 29 ½ Road, and is required as a condition imposed by the City of Grand Junction as a part of the development of the Countryplace Terraces Subdivision.

Dedicated this	27th	dar	y of XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	February,	2006.

TML Enterprises, Inc., Grantor

By: Chome In Takkan Thomas LaDuke, President

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27th day of February, 2006, , ** by TML Enterprises, Inc., by Thomas LaDuke, President.

WITNESS my hand and official seal.

My commission expires: 69/06/2009

Notary Public

DEE SROUFE OF COLOR

My Commission Expires 09/06/2009

PROPERTY DESCRIPTION

A parcel of land situated in the of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point on the west line of the SW1/4 SE1/4 of said Section 17, whence the South one-quarter corner of said Section 17 bears South 00°05'33" East, a distance of 50.00 feet; Thence along the west line of the SW1/4 SE1/4 of said Section 17, North 00°05'33" West, a distance of 213.46 feet;

Thence North 89°54'27" East, a distance of 29.00 feet;

Thence South 00°05'33" East, a distance of 208.50 feet;

Thence South 45°03'24" East, a distance of 7.08 feet;

Thence South 89°58'53" West, a distance of 34.00 feet to the Point of Beginning.

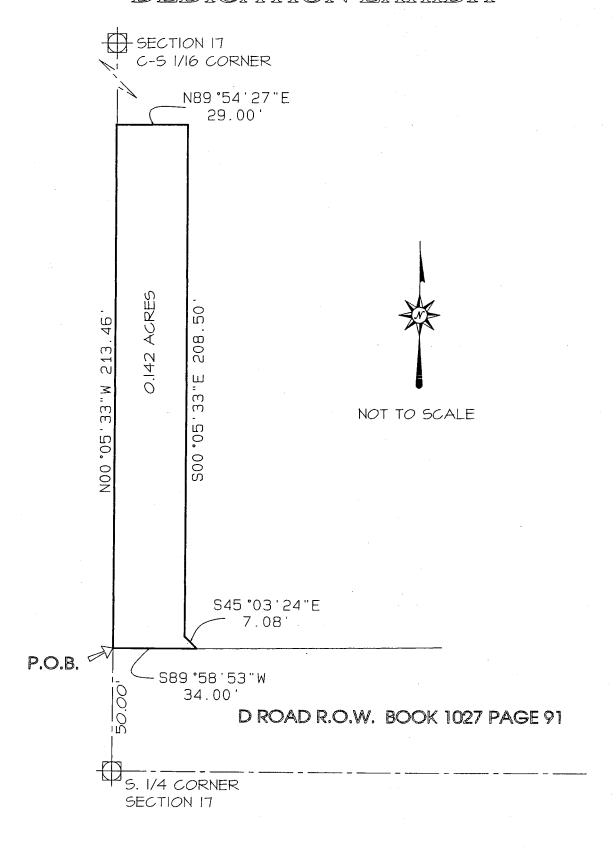
Containing 0.142 acres, more or less.

This description was prepared by: Dennis R. Shellhorn Colorado P.L.S. 18478 529 25 1/2 Road, Suite 210 Grand Junction, Colorado



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

RIGHT OF WAY DEDICATION EXHIBIT



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