

WDM0024R

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: WDM CORPORATION, A COLORADO CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 24 & G ROAD,  
GRAND JUNCTION, COLORADO

PARCEL NO.: 2945-051-00-075

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1978768 01/02/01 0203PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00  
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

WDM CORPORATION, a Colorado corporation, Grantor, for and in consideration of the sum of Thirty Three Thousand Seven Hundred Six and 50/100 Dollars (\$33,706.50), 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:

Commencing at the Northeast Corner of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 (NE 1/4 NE 1/4 NE 1/4) of said Section 5 to bear N 89°58'39" W with all bearings contained herein being relative thereto; thence N 89°58'39" W along the North line of the NE 1/4 NE 1/4 NE 1/4 of said Section 5 a distance of 395.86 feet to the Northwest Corner of the East 6 acres of the NE 1/4 NE 1/4 NE 1/4 of said Section 5; thence S 00°00'59" E along the West line of the East 6 acres of said NE 1/4 NE 1/4 NE 1/4 a distance of 13.25 feet to a point on the South line of the open, used and historical right-of-way for G Road; thence S 89°58'39" E along the South line of the open, used and historical right-of-way for G Road a distance of 14.12 feet to the True Point of Beginning;  
thence S 89°58'39" E along the South line of the open, used and historical right-of-way for G Road a distance of 323.78 feet;  
thence continuing along said right-of-way line, 62.79 feet along the arc of a curve concave to the Southwest, having a radius of 40.00 feet, a central angle of 89°56'24", and a long chord bearing S 45°00'26" E a distance of 56.54 feet to a point on the West line of the open, used and historical right-of-way for 24 Road;  
thence S 00°02'14" E along the West line of the open, used and historical right-of-way for 24 Road a distance of 606.88 feet to a point on the South line of the NE 1/4 NE 1/4 NE 1/4 of said Section 5;  
thence N 89°58'03" W along the South line of the NE 1/4 NE 1/4 NE 1/4 of said Section 5 a distance of 42.00 feet;  
thence leaving the South line of said NE 1/4 NE 1/4 NE 1/4, N 00°02'14" W a distance of 620.10 feet;  
thence 26.69 feet along the arc of a curve concave to the Southwest, having a radius of 17.00 feet, a central angle of 89°56'21", and a long chord bearing N 45°00'26" W a distance of 24.03 feet;  
thence N 89°58'39" W a distance of 158.55 feet;  
thence N 86°09'48" W a distance of 146.54 feet to the Point of Beginning,  
containing 29,310 square feet 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 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 whomsoever.

Executed and delivered this 21 day of Dec, <sup>2000</sup>~~1999~~ *WDM*

WDM Corporation, a Colorado corporation

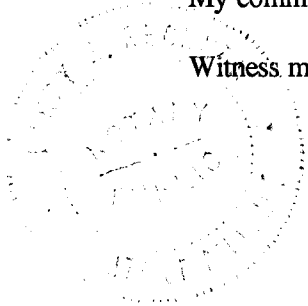
By: William D. Merkel  
William D. Merkel, President

State of Colorado )  
 )ss.  
County of Mesa )

~~1999~~ <sup>2000</sup> The foregoing instrument was acknowledged before me this 21 day of December,  
~~1999~~, by William D. Merkel as President of WDM Corporation, a Colorado corporation.

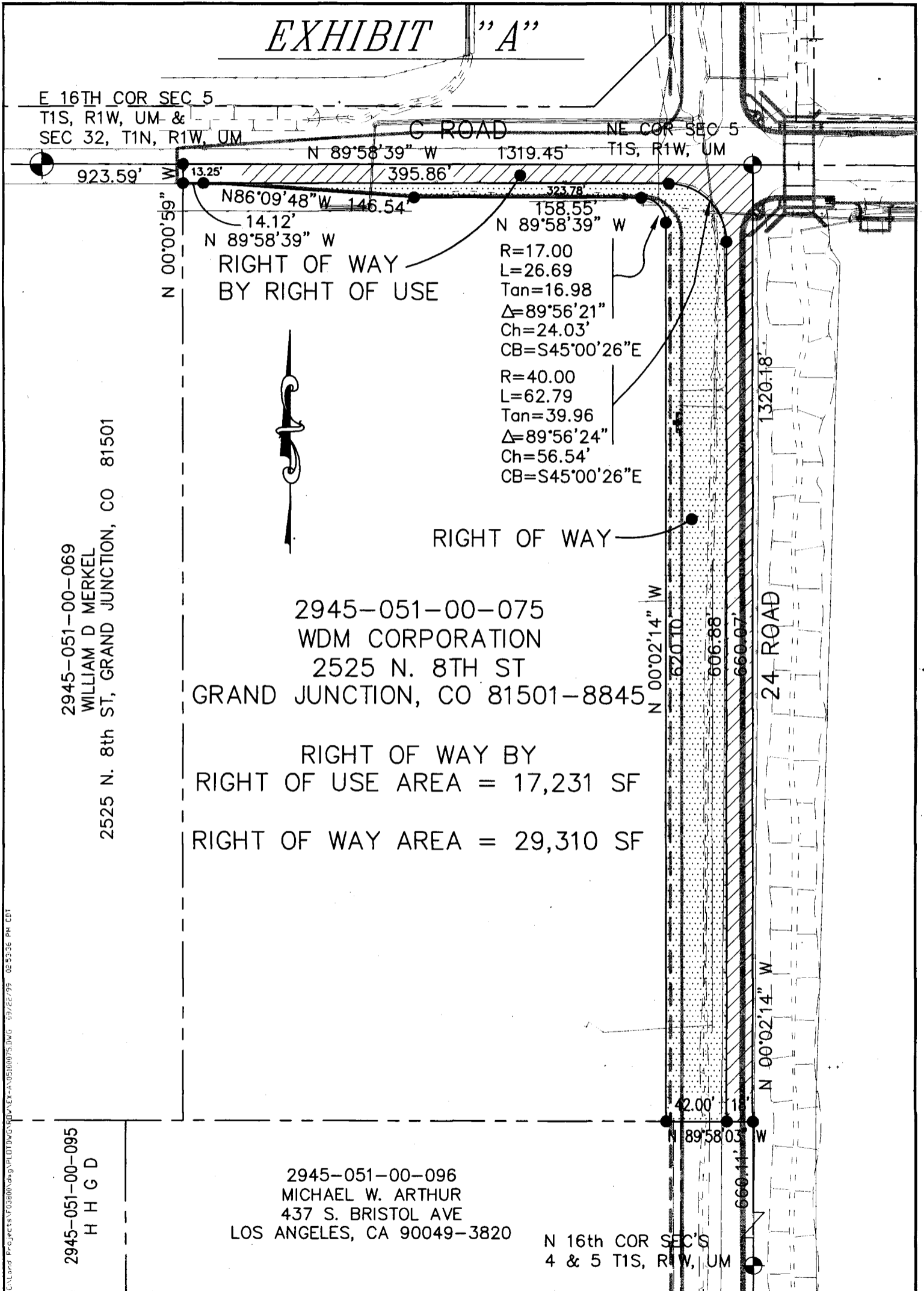
My commission expires 7-16-01.

Witness my hand and official seal.



Gary Beckum  
Notary Public

EXHIBIT "A"



2945-051-00-069  
WILLIAM D MERKEL  
2525 N. 8th ST, GRAND JUNCTION, CO 81501

2945-051-00-075  
WDM CORPORATION  
2525 N. 8TH ST  
GRAND JUNCTION, CO 81501-8845

RIGHT OF WAY BY  
RIGHT OF USE AREA = 17,231 SF  
RIGHT OF WAY AREA = 29,310 SF

2945-051-00-096  
MICHAEL W. ARTHUR  
437 S. BRISTOL AVE  
LOS ANGELES, CA 90049-3820

N 16th COR SEC'S  
4 & 5 T1S, R1W, UM

C:\Land Projects\03B00\dwg\PL01.DWG, S:\EX-A\05100075.DWG 9/22/99 02:53:36 PM CDT

2945-051-00-095  
H H G D

DRAWN BY: JCS  
DATE: 9-22-99  
SCALE: 1" = 80'  
APPR. BY: TW  
FILE NO: 05100075.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
24 ROAD PATTERSON ROAD NORTH TO CANYON VIEW PARK

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION