WSB01FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: WESTSTAR BANK

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2448 F ROAD, GRAND

JUNCTION, CO, LOT 5, FISHER SUBDIVISION

PARCEL NO.: 2945-043-01-011

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Book2807

FASETOA

1984870 02/26/01 0956AM Monika Todo CikâRec Mesa County Co RecFee \$25.00 Documentary Fee \$Exempt

WARRANTY DEED

WestStar Bank, 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 granted and conveyed, and by these presents does hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, 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 Northwest corner of Lot 5 of Fisher Subdivision, situate in the Southwest ¼ of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 12 at Page 161 in the office of the Mesa County Clerk and Recorder, with all bearings contained herein being relative to said recorded subdivision plat; thence S 08°00'20" E along the westerly boundary line of said Lot 5 a distance of 237.70 feet to the True Point of Beginning;

thence S 08°00'20" E along the westerly boundary line of said Lot 5 a distance of 60.76 feet;

thence continuing along the westerly boundary line of said Lot 5, 159.46 feet along the arc of a curve concave to the Northeast, having a radius of 300.00 feet, a central angle of 30°27'17", and a long chord bearing S 23°14'00" E a distance of 157.59 feet to a point on the northerly line of that certain tract of land conveyed for public roadway and utilities right-of-way purposes as described by instrument recorded in Book 1286 at Page 800 in the office of the Mesa County Clerk and Recorder;

thence along the northerly and westerly boundary line of said tract of land, 98.70 feet along the arc of a curve concave to the Northwest, having a radius of 40.00 feet, a central angle of 141°22'56", and a long chord bearing N 70°50'49" E a distance of 75.50 feet;

thence along the westerly boundary line of said tract of land, N 00°09'17" E a distance of 8.14 feet; thence leaving said right-of-way line, 99.69 feet along the arc of a curve concave to the Northwest, having a radius of 40.00 feet, a central angle of 142°47'36", and a long chord bearing S 71°33'42" W a distance of 75.82 feet;

thence 149.44 feet along the arc of a curve concave to the Northeast, having a radius of 295.00 feet, a central angle 29°01'31", and a long chord bearing N 22°31'07" W a distance of 147.85 feet;

thence N 08°00'20" W a distance of 60.05 feet;

thence S 89°59'40" W a distance of 5.05 feet to the Point of Beginning,

containing 1,658.43 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 Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Execute	ed and delivered this	day of <u>Jebrus</u> , 2001. WestStar Bank
		By: Cas Jul Pundet
State of))ss.	
County of)	
My cor	nmission expires	cknowledged before me this 13 day of reuruary, 2001, as PRESIDENT of WestStar Bank. My Commission Expires 1 4-14-2001
Witness	s my hand and official se	Notary Public

