

ZEC04MTJ

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF CONTRACTOR:	ZECK HOMES, INC. FKA CASA TIARA DEVELOPMENT INC.
PURPOSE:	TEMPORARY EMERGENCY TURN-AROUND
SUBJECT/PROJECT:	639 MOUNT JULIAN DRIVE AND PART OF TRACT H
TAX PARCEL #:	2943-053-80-001
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

2225603 BK 3785 PG 305-307
11/24/2004 10:37 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

Grantor, ZECK HOMES, INC., formerly known as CASA TIARA DEVELOPMENT, INC., a Colorado corporation, whose address is County of Mesa, State of Colorado, for the consideration of Ten Dollars (\$10.00), in hand paid, hereby sells and conveys to Grantee, the CITY OF GRAND JUNCTION, COLORADO, whose legal address is 250 North 5th Street, Grand Junction, CO 81501, County of Mesa and State of Colorado, the following real property in the County of Mesa and State of Colorado, to-wit:

Temporary turnaround easement as more particularly described in Exhibit A, attached hereto and incorporated herein.

also known as street and number:

assessor's schedule or parcel number:

with all its appurtenances, and warrants the title to the same, subject to: unpaid general property taxes and special assessments, if any for 2004 and subsequent years; patent reservations; easements, covenants, reservations and restrictions of record; deeds of trust of record; and zoning, building and land use restrictions.

Signed this 23rd day of November, 2004.

ZECK HOMES, INC., formerly known as CASA TIARA DEVELOPMENT, INC., a Colorado corporation

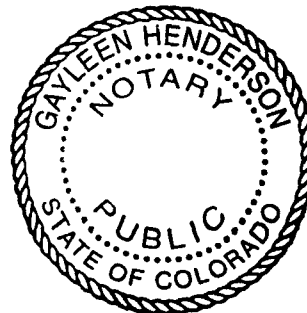
By Mansel L. Zeck
Mansel L. Zeck, President

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of November, 2004, by Mansel L. Zeck, as President of Zeck Homes, Inc., formerly known as Casa Tiara Development, Inc., a Colorado corporation.

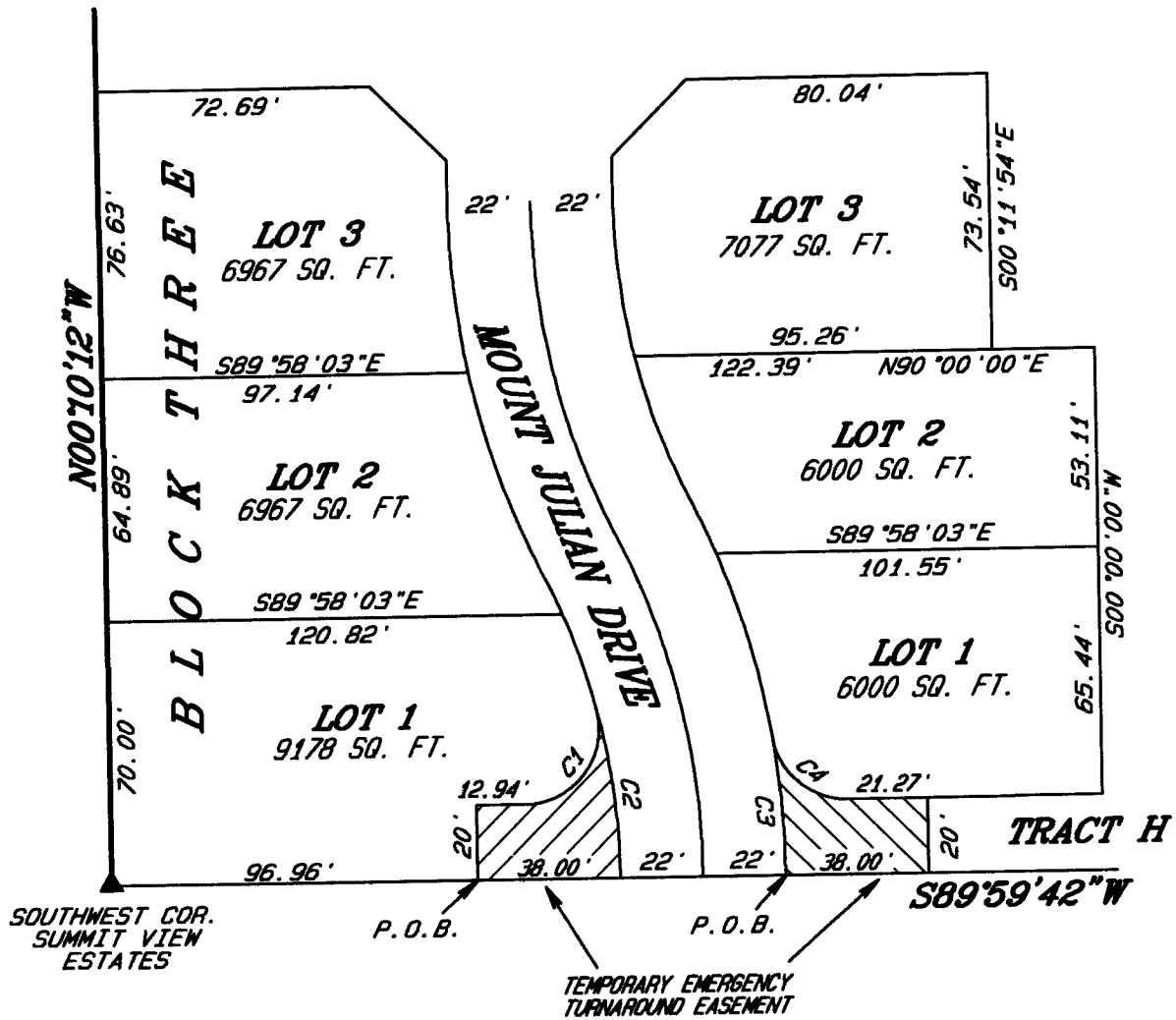
WITNESS my hand and official seal.
My commission expires:

Gayleen Henderson
Notary Public



My Commission Expires 10/29/2005

EXHIBIT A



LINE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	104°32'01"	36.49'	20.00'	31.63'	N37°43'39"E
C2	14°38'45"	45.50'	178.00'	45.38'	S07°13'00"E
C3	9°31'12"	36.89'	222.00'	36.84'	S04°40'33"E
C4	80°34'12"	28.12'	20.00'	25.86'	N49°43'15"W



SCALE 1" = 50'

D H SURVEYS INC.
 118 DURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

EASEMENT DESCRIPTION

TEMPORARY EMERGENCY TURNAROUND EASEMENT

A tract of land to be used as an emergency turnaround easement, situated in the NE 1/4 NE 1/4 SW 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being platted as Summit View Estates and said tract described as follows:

Commencing at the southwest corner of said Summit View Estates;
thence N89°59'42"E a distance of 96.96 feet along the south line of said Summit View Estates to the point of beginning;
thence N00°00'00"E a distance of 20.00 feet;
thence N89°59'42"E a distance of 12.94 feet;
thence along the arc of a curve to the left 36.49 feet, having a central angle of 104°32'01" and a radius of 20.00 feet, the chord of which bears N37°43'39"E a distance of 31.63 feet to the westerly right-of-way of Mount Julian Drive;
thence along the arc of a non-tangent curve to the right 45.50 feet, having a central angle of 14°38'45" and a radius of 178.00 feet, the chord of which bears S07°13'00"E a distance of 45.38 feet to said south line;
thence S89°59'42"W a distance of 38.00 feet to the point of beginning.

AND

Commencing at the southwest corner of said Summit View Estates;
thence N89°59'42"E a distance of 178.96 feet along the south line of said Summit View Estates to the point of beginning;
thence N89°59'42"E a distance of 38.00 feet along said south line;
thence N00°00'00"E a distance of 20.00 feet;
thence S89°59'42"W a distance of 21.27 feet;
thence along the arc of a curve 28.12 feet, having a central angle of 80°34'12" and a radius of 20.00 feet, the chord of which bears N49°43'15"W a distance of 25.86 feet to the easterly right-of-way of Mount Julian Drive;
thence along the arc of a non-tangent curve to the right 36.89 feet, having a central angle of 09°31'12" and a radius of 222.00 feet, the chord of which bears S04°40'33"E a distance of 36.84 feet along said easterly right-of-way to the point of beginning.

This description was prepared by:
Michael W. Drissel PLS
118 Ouray Ave.
Grand Junction, CO. 81501