

ZEC04SMW

TYPE OF RECORD: PERMANENT

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

NAME OF CONTRACTOR: ZECK HOMES, INC. (FORMERLY CASA TIARA  
DEVELOPMENT INC.)

SUBJECT/PROJECT: TEMPORARY TURNAROUND EASEMENTS LOCATED  
IN SUMMIT MEADOWS SUBDIVISION  
OPEN MEADOWS COURT, SUMMIT MEADOWS COURT  
CROSS CANYON LANE, UTE CANYON LANE

TAX PARCEL #: 2943-152-00-026

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

2229848 BK 3801 PG 869-872  
12/17/2004 03:23 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$50.00 SurChs \$1.00  
DocFee NO FEE

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 5<sup>th</sup> 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 easements and temporary easement for street connection as more particularly described in Exhibits A, B, C, and D, 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 15<sup>th</sup> day of December, 2004.

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

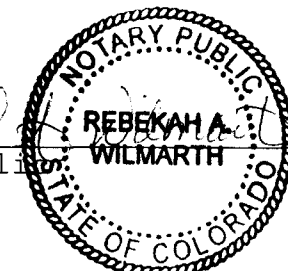
By *Mansel L. Zeck*  
Mansel L. Zeck, President

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF MESA            )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of December, 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:

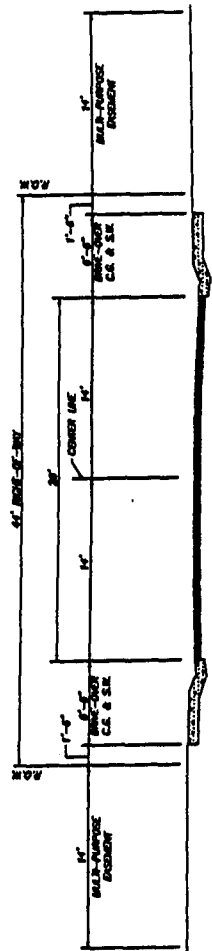
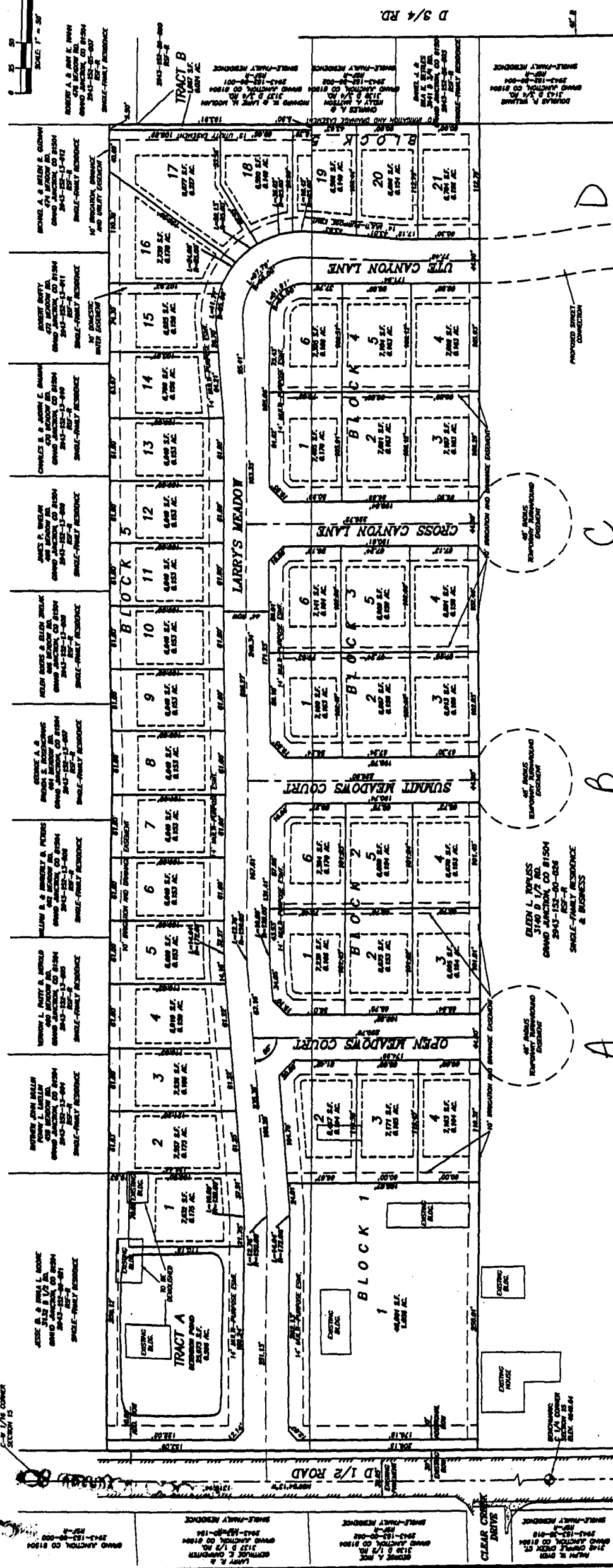
*Rebekah A. Wilmarth*  
Notary Public



My Commission Expires 10/25/2006

# SUMMIT MEADOWS WEST SUBDIVISION

10.591 ACRES



**LOT SIZES**

FRONT - BUILDING	20 FEET
FRONT - GARAGE	25 FEET
DEPT	5 FEET
REAR - BUILDING	10 FEET
REAR - ACCESSORY STRUCTURE	5 FEET
ZONING - RHP-3	

NOTE:  
ENGINEERED FOUNDATIONS WILL BE REQUIRED  
FOR ALL HOMES.

UTILITY PROVIDERS

1 1/2" = 100'

## EXHIBIT A

A parcel of land situated in the E 1/2 SE 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, lying east and adjoining the recorded subdivision plat of Summit Meadows West, being described as follows:

Beginning at the southeast corner of Lot 3, Block 2 of said Summit Meadows West; thence along the arc of a non-tangent curve to the right 255.90 feet, having a central angle of  $305^{\circ}27'57''$  and a radius of 48.00 feet to the northwest corner of Lot 4, Block 1 of said subdivision; thence  $N00^{\circ}01'51''W$  a distance of 44.00 feet along the easterly right-of-way of Open Meadows Court and the point of beginning.

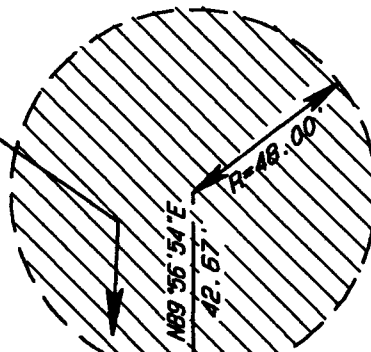
This description was prepared by:  
Michael W. Drissel PLS  
118 Ouray Ave.  
Grand Junction, CO. 81501

NOTARIAL PUBLIC  
MESA COUNTY, COLORADO  
MICHAEL W. DRISSEL  
118 OURAY AVE.  
GRAND JUNCTION, CO. 81501

# TEMPORARY EASEMENT EXHIBIT A

TEMPORARY TURNAROUND EASEMENT

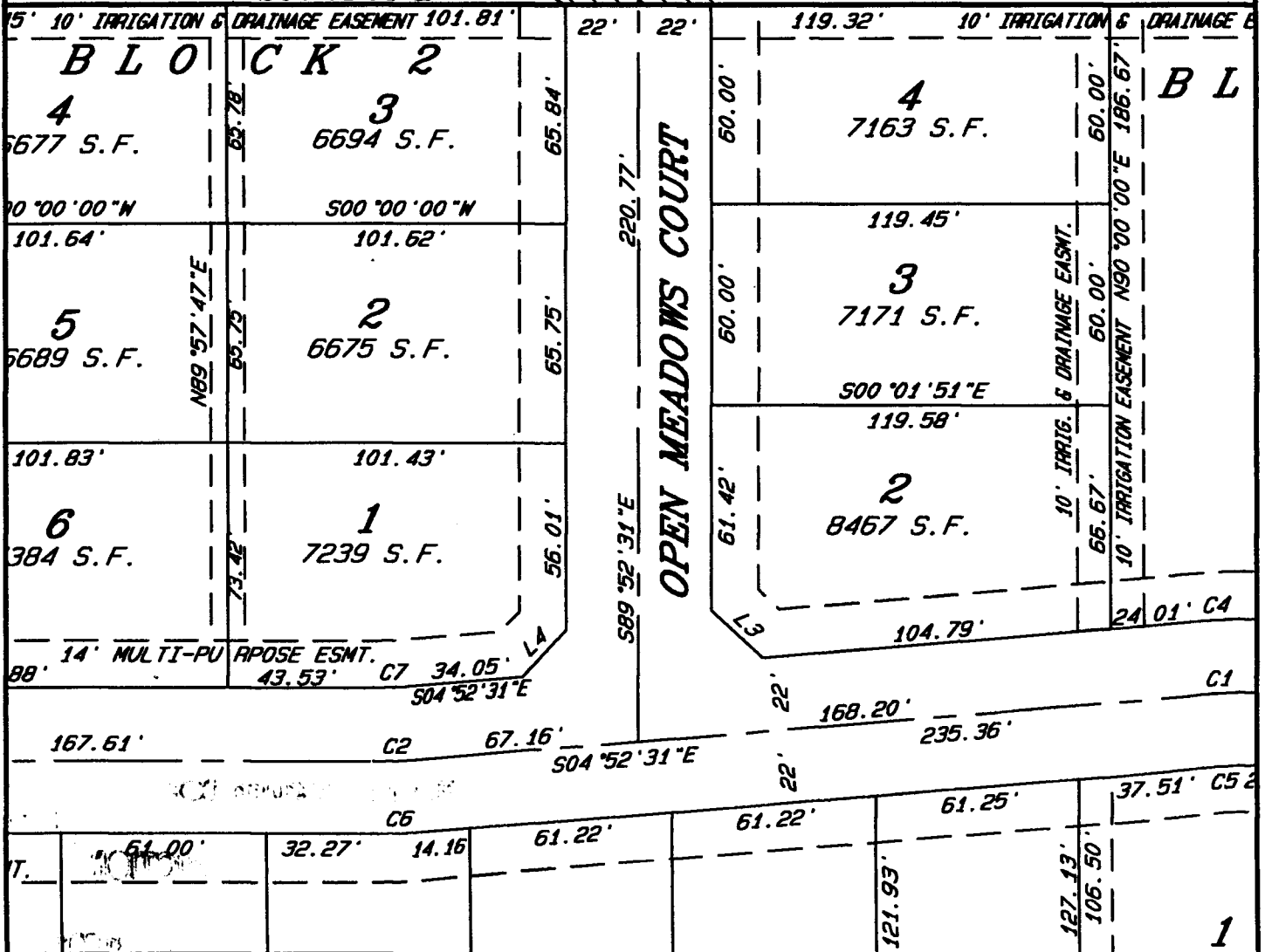
P.O.B.



SCALE 1" = 50'

500'01'51"E

1318.94'



**EXHIBIT B**

A parcel of land situated in the E 1/2 SE 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, lying east and adjoining the recorded subdivision plat of Summit Meadows West, being described as follows:

Beginning at the southeast corner of Lot 3, Block 3 of said Summit Meadows West; thence along the arc of a non-tangent curve to the right 255.90 feet, having a central angle of 305°27'57" and a radius of 48.00 feet to the northwest corner of Lot 4, Block 2 of said subdivision; thence N00°01'51"W a distance of 44.00 feet along the easterly right-of-way of Summit Meadows Court and the point of beginning.

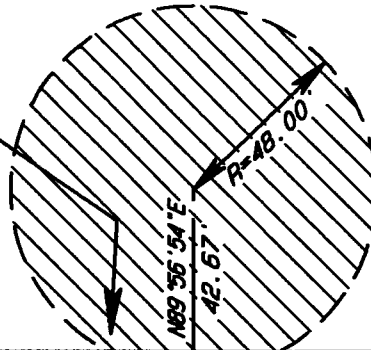
This description was prepared by:  
Michael W. Drissel PLS  
118 Ouray Ave.  
Grand Junction, CO. 81501

PLANNING AND SURVEYING  
CITY OF GRAND JUNCTION  
MONTGOMERY  
1000 10th St  
Grand Junction, CO 81501

# TEMPORARY EASEMENT EXHIBIT 6

TEMPORARY TURNAROUND  
EASEMENT

P.O.B.



SCALE 1" = 50'

500'01'51"E

19' 10" IRRIGATION & DRAINAGE EASEMENT 102.85'		22' 22'		101.45' 10" IRRIGATION & DRAINAGE EASEMENT	
<b>B L O C K 3</b>		<b>S U M M I T M E A D O W S C O U R T</b>		<b>B L O C K 2</b>	
4 896 S.F.	3 6913 S.F.	226.89'	65.73'	4 6677 S.F.	3 6694 S.F.
10'00'00"W 102.68'	500'00'00"W 102.66'	589'52'31"E	65.75'	500'00'00"W 101.64'	500'00'00"W 101.62'
5 910 S.F.	2 6897 S.F.	N89°57'47"E 67.24'	65.27'	5 6689 S.F.	2 6675 S.F.
102.87'	102.47'	20.33'	59.27'	101.83'	101.43'
6 141 S.F.	1 7100 S.F.	14' MULTI-PURPOSE ESMT. 88.18'	L6 56.24'	6 7384 S.F.	1 7239 S.F.
249.34'		520.27'		167.61'	
<b>HARRY'S MEADOW DRIVE</b>					
61.00'	61.00'	61.00'	61.00'	61.00'	32.27'
14' MULTI-PURPOSE ESMT.		14' MULTI-PURPOSE ESMT.		14'	

## EXHIBIT C

A parcel of land situated in the E 1/2 SE 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, lying east and adjoining the recorded subdivision plat of Summit Meadows West, being described as follows:

Beginning at the southeast corner of Lot 3, Block 4 of said Summit Meadows West; thence along the arc of a non-tangent curve to the right 255.90 feet, having a central angle of  $305^{\circ}27'57''$  and a radius of 48.00 feet to the northwest corner of Lot 4, Block 3 of said subdivision; thence  $N00^{\circ}01'51''W$  a distance of 44.00 feet along the easterly right-of-way of Cross Canyon Lane and the point of beginning.

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

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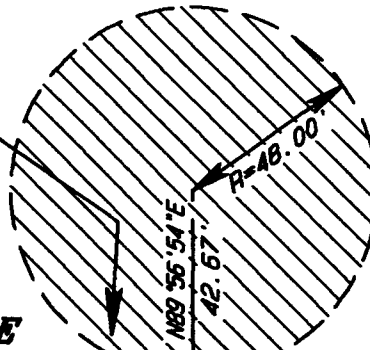


# TEMPORARY EASEMENT EXHIBIT

C

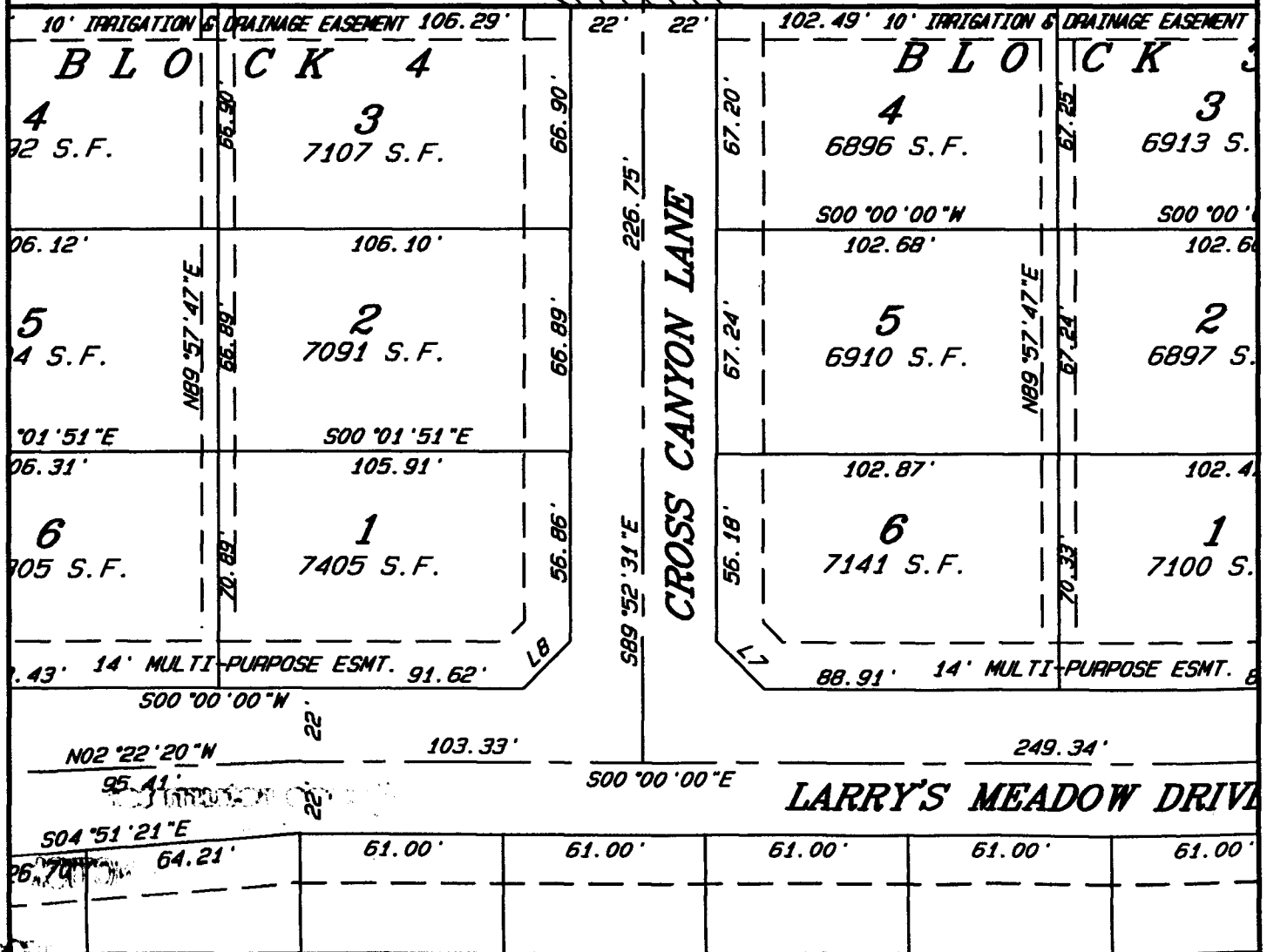
TEMPORARY TURNAROUND  
EASEMENT

P.O.B.



SCALE 1" = 50'

**S00°01'51"E**



## EXHIBIT D

A parcel of land situated in the E 1/2 SE 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, lying east and adjoining the recorded subdivision plat of Summit Meadows West, being 22.00 feet on each side of the following described center line:

Beginning at the center line of Ute Canyon Lane on the east boundary of said Summit Meadows West and the point of beginning;  
thence along the arc of a curve to the left 82.25 feet, having a central angle of  $10^{\circ}28'31''$  and a radius of 449.89 feet, the chord of which bears  $N84^{\circ}53'09''E$  a distance of 82.14 feet;  
thence along the arc of a curve to the right 82.26 feet, having a central angle of  $10^{\circ}28'36''$  and a radius of 449.89 feet, the chord of which bears  $N84^{\circ}53'11''E$  a distance of 82.15 feet to the point of terminus.

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

PLS  
MICHAEL W. DRISSEL  
118 OURAY AVE.  
GRAND JUNCTION, CO. 81501

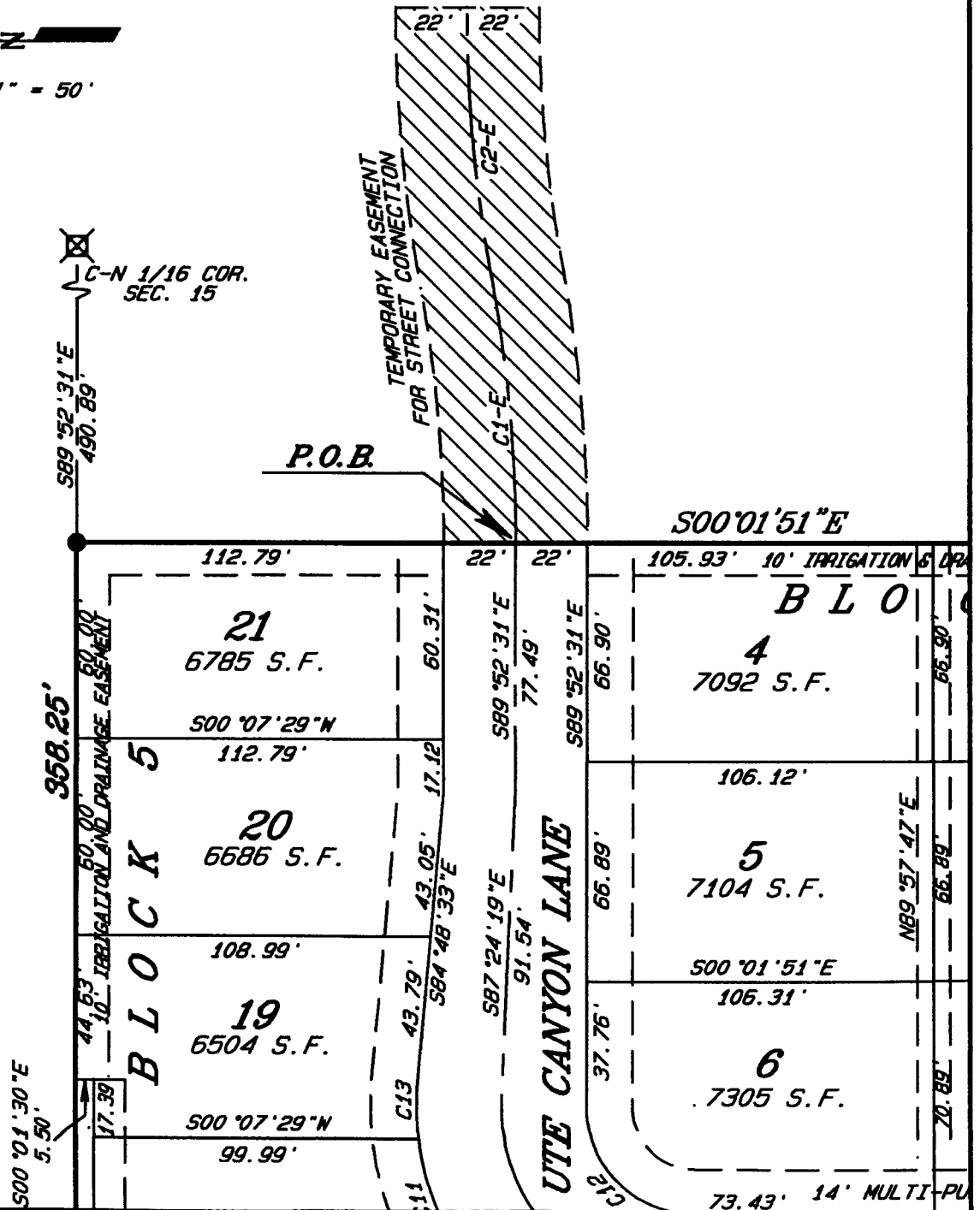
# TEMPORARY EASEMENT EXHIBIT

D

TEMPORARY EASEMENT CURVE DATA					
C1-E	10°28'31"	82.25'	449.89'	82.14'	N84°53'09"E
C2-E	10°28'36"	82.26'	449.89'	82.15'	N84°53'11"E



SUNDOWN VILLAGE NO. 2  
RECORDED IN PLAT BK. 15  
AT PAGES 35 & 36



WHEN RECORDED RETURN ...  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2323788 BK 4185 PG 763  
06/21/2006 12:46 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$5.00 SurChg \$1.00

**RELEASE OF EASEMENT**

The CITY OF GRAND JUNCTION ("City"), a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, 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, does release and quitclaim to Grantee, ZECK HOMES, INC., formerly known as CASA TIARA DEVELOPMENT, INC., a Colorado corporation, whose address is 1950 Highway 6 & 50, Fruita, Colorado 81521, all the right, interest, claim or use the City may have acquired by the grant of certain Temporary Turnaround Easements and a Temporary Easement for street connection, which was conveyed by ZECK HOMES, INC., recorded in the public records of Mesa County in Book 3801 Pages 869.

Executed and delivered this 20<sup>th</sup> day of June 2006.

City of Grand Junction



David Varley  
By: David Varley, Interim City Manager

Attest:

Stephanie Tuin  
Stephanie Tuin, City Clerk

State of Colorado     )  
                                  ) ss  
County of Mesa        )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of June 2006, by David Varley, Interim City Manager for the City of Grand Junction.

My commission expires 10-10-2009.  
Witness my hand and official seal.

Juanita Peterson  
Notary Public

