

CVC03245

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: CANYON VIEW  
VINEYARD CHURCH, INC.

PURPOSE: RIGHT-OF-WAY, A TRACT OF LAND  
SITUATED IN LOT 35, REPLAT OF LOTS 26 AND 35, POMONA PARK AS SAID  
LOT 35, WAS RECORDED ON DECEMBER 30, 1999 UNDER RECEPTION NO.  
1933913

ADDRESS: 736 24 ½ ROAD

PARCEL NO: 2701-334-30-951

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION: NONE

DESTRUCTION: NONE

DEDICATION OF RIGHT-OF-WAY

THIS DEDICATION OF RIGHT-OF-WAY dated as of the 29<sup>th</sup> day of January, 2003, is by CANYON VIEW VINEYARD CHURCH, INC., (Grantor).

Grantor, for and in consideration of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants to the CITY OF GRAND JUNCTION a right-of-way on the following described real property located in Mesa County, Colorado:

A tract of land situated in Lot 35, Replat of Lots 26 and 35, Pomona Park as said Lot 35, was recorded on December 30, 1999 under Reception No. 1933913 in the office of the Clerk and Recorder of Mesa County, Colorado, described as follows:

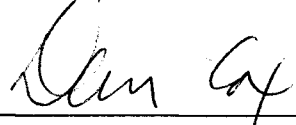
Beginning at the southeast corner of said Lot 35;

1. Thence along the south line of said Lot 35 N 89 degrees 54' 15" W, 629.47 feet to the west line of said Lot 35;
2. Thence along the west line of said Lot 35 N 00 degrees 03' 01" W, 26.42 feet;
3. Thence S 45 degrees 09' 08" E, 23.32 feet;
4. Thence S 89 degrees 54' 15" E, 309.45 feet;
5. Thence easterly 66.49 feet along the arc of a circular curve being concave to the south, having a radius of 522.00 feet and a central angle of 7 degrees 17' 53", and whose cord bears S 86 degrees 15' 18" E, 66.44 feet to a point of reverse curvature;
6. Thence easterly 60.88 feet along the arc of a circular curve being concave to the north, having a radius of 478.00 feet and a central angle of 7 degrees 17' 53", and whose cord bears S 86 degrees 15' 18" E, 60.84 feet;
7. Thence S 89 degrees 54' 15" E, 176.50 feet to the east line of said Lot 35;
8. Thence S 00 degrees 05' 27" E, 1.90 feet to the point of beginning.

The tract of land as described above contains 0.118 acres more or less.

IN WITNESS WHEREOF this Dedication of Right-of-Way is executed this 29<sup>th</sup> day of January, 2003.

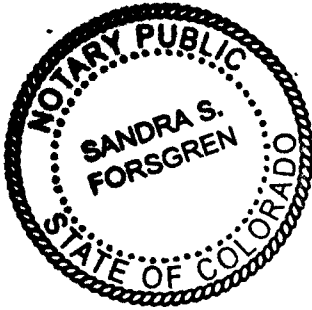
CANYON VIEW VINEYARD CHURCH, INC.

By   
Dan Cox, President

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

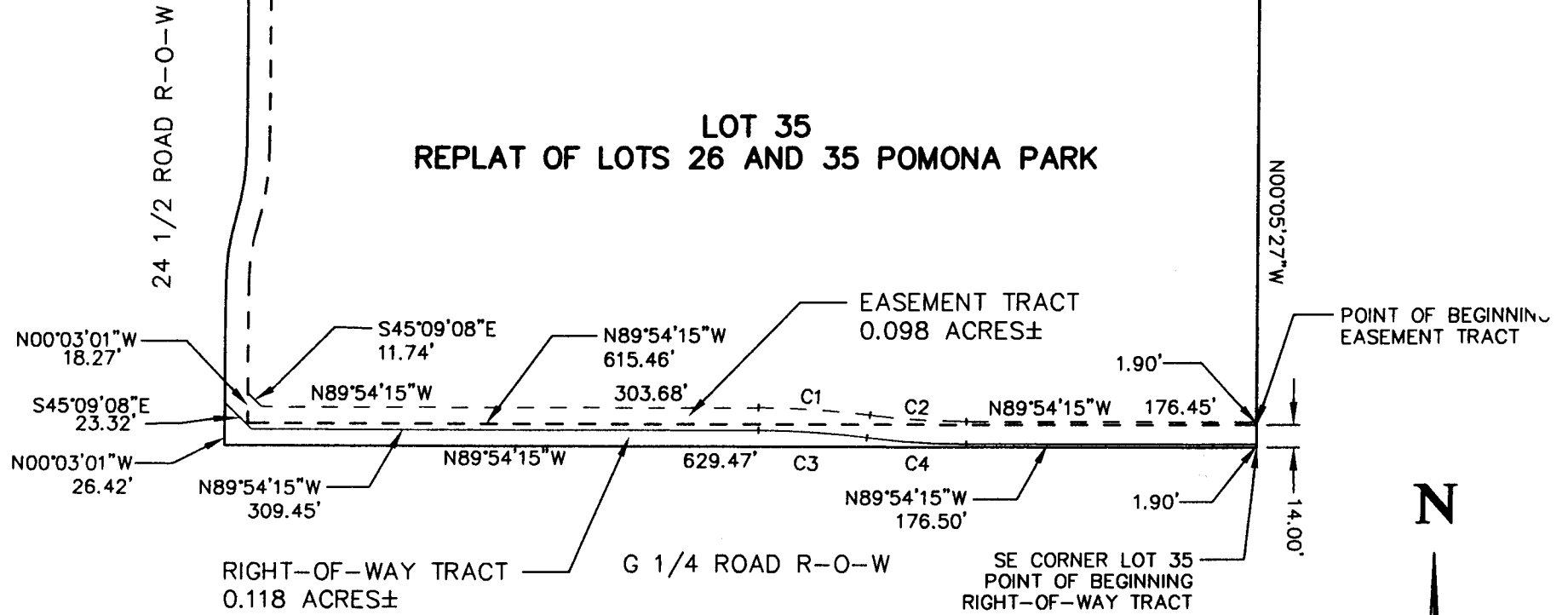
The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 2003 by Dan Cox, President of Canyon View Vineyard Church, Inc.  
Witness my hand and official seal.  
My commission expires: 4/2/05.

Sandra S. Forsgren  
Notary Public



# EXHIBIT C

## LOT 35 REPLAT OF LOTS 26 AND 35 POMONA PARK



| CURVE TABLE |            |        |            |            |                 |
|-------------|------------|--------|------------|------------|-----------------|
| CURVE       | ARC LENGTH | RADIUS | DELTA      | CHORD DIST | CHORD BEARING   |
| C1          | 68.27      | 536.00 | 7° 17' 53" | 68.23      | S 86° 15' 18" E |
| C2          | 59.10      | 464.00 | 7° 17' 53" | 59.06      | S 86° 15' 18" E |
| C3          | 66.49      | 522.00 | 7° 17' 53" | 66.44      | S 86° 15' 18" E |
| C4          | 60.88      | 478.00 | 7° 17' 53" | 60.84      | S 86° 15' 18" E |

