

WHEN RECORDED RETURN TO:

City of Grand Junction
 Real Estate Division
 250 North 5th Street
 Grand Junction, CO 81501

RECEPTION #: 2348898, BK 4294 PG 131 11/15/2006 at
 01:14:17 PM, 1 OF 4, R \$20.00 S \$1.00 EXEMPT Doc
 Code: EASEMENT
 Janice Ward, Mesa County, CO CLERK AND
 RECORDER

DEED OF EASEMENT – PUBLIC ACCESS

The Board of County Commissioners of Mesa County, Colorado, 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 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, an easement for public access including, but not limited to, motorized, non-motorized and pedestrian use, and the right to construct, replace, remove, or modify a public access way in, upon, over and across that certain real property situated in the City of Grand Junction the following described tract or parcel of land for public access easement purposes for the use and benefit of the public, to wit:

An easement across Lots 22 and 23 in Block 149 of the Grand Junction Colo. Second Division Survey as Amended, recorded in the Mesa County records, January 22, 1909 at Reception No. 80773; said easement being described as follows:

Beginning at a point on the south line of said Lot 23, whence the southeast corner of said Lot 23 bears South 89°51'34" East, a distance of 6.43 feet;
 Thence along the south line of said Lots 22 and 23, North 89°51'34" West, a distance of 24.04 feet;
 Thence North 00°12'13" West, a distance of 9.02 feet;
 Thence 4.51 feet along the arc of a 4.20 foot radius non-tangent curve to the left, through a central angle of 61°34'43", with a chord bearing North 26°20'10" West, a distance of 4.30 feet;
 Thence North 00°12'11" East, a distance of 104.54 feet;
 Thence North 89°47'49" West, a distance of 15.00 feet;
 Thence North 00°12'11" East, a distance of 8.50 feet to the north line of said Lot 24;
 Thence along the north line of said Lots 24 and 23, South 89°50'47" East, a distance of 41.73 feet;
 Thence South 00°07'46" West, a distance of 114.21 feet;
 Thence 3.67 feet along the arc of a 4.33 foot radius non-tangent curve to the left, through a central angle of 48°36'19", with a chord bearing South 13°27'59" West, a distance of 3.56 feet;
 Thence South 00°26'37" West, a distance of 8.23 feet to the Point of Beginning.


Containing 3471 square feet (0.080 acres), more or less 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 Grantor 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 2nd day of November, 2006.

The Board of County Commissioners of
 Mesa County Colorado

By:


 Commissioner
 County Administrator

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of November, 2006, ~~by The Board of County Commissioners of Mesa County Colorado, by~~ Jon Peacock, ~~Commissioner~~
County Administrator for the Board of County Commissioners

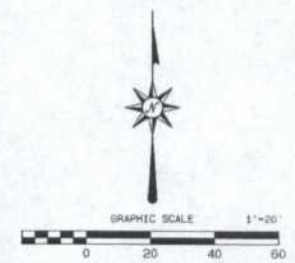
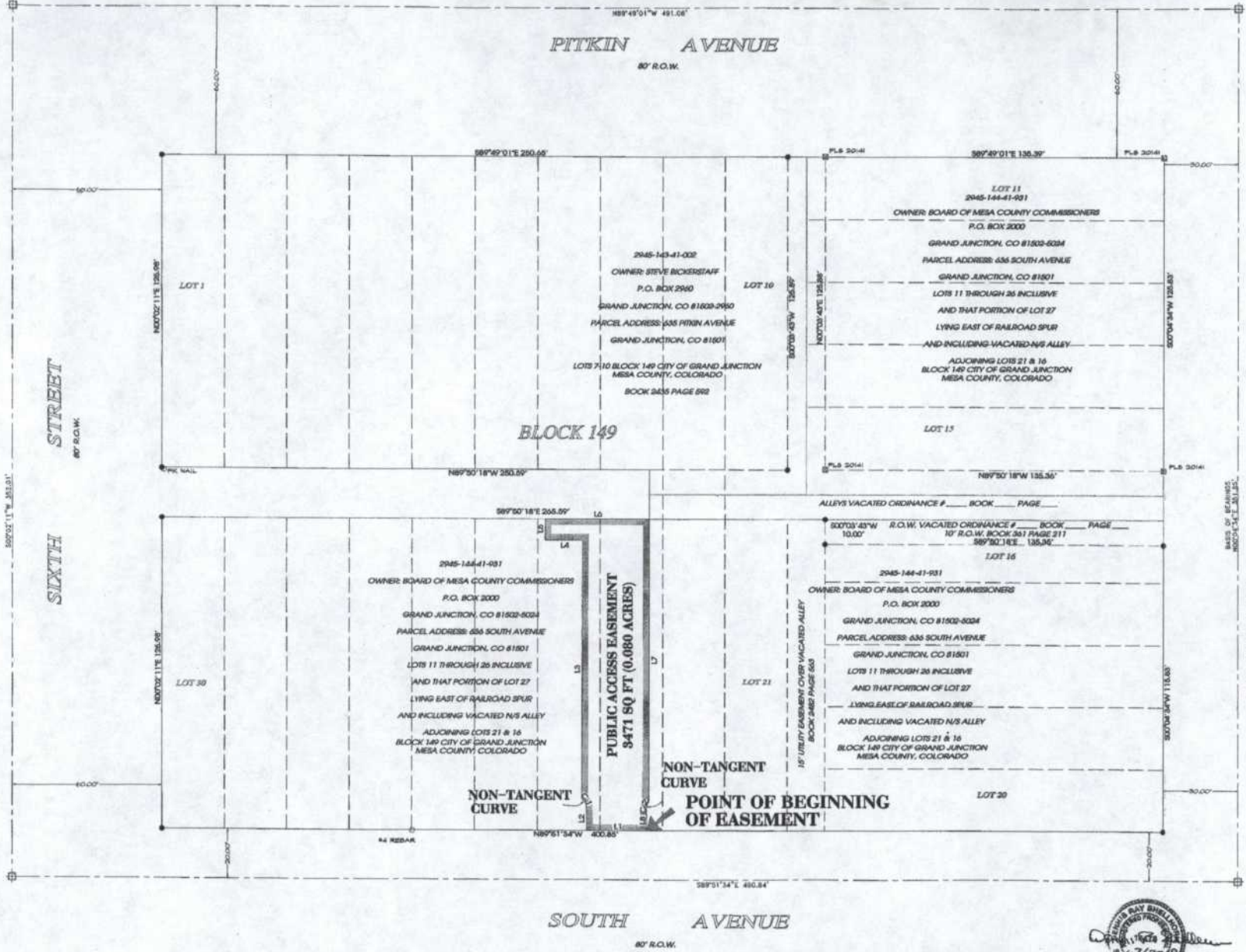
My commission expires: 11/1/08
Witness my hand and official seal.



Kathleen M. Crane

The foregoing legal description was prepared by Dennis R. Shellhorn, PLS 18478., Grand Junction, Colorado.

EASEMENT EXHIBIT



- LEGEND**
- ⊕ FOUND CITY BLOCK CONTROL MONUMENT
 - ⊞ FOUND ALUMINUM MONUMENT AS NOTED
 - FOUND SURVEY MARKER AS NOTED
 - SET 15 REDBAR/CAP PLS 10470

LINE/CURVE TABLE

LINE/CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	24.04'			N89°51'34"W	
L2	9.02'			N00°12'13"W	
C1 *	4.81'	4.20'	61°34'48"	N00°20'10"W	4.30'
L3	104.54'			N00°12'11"E	
L4	15.00'			N89°47'49"W	
L5	8.80'			N00°12'11"E	
L6	41.73'			S89°50'47"E	
L7	114.21'			S00°07'46"W	
C2 *	3.87'	4.33'	48°58'19"	S11°27'59"W	3.50'
L8	8.33'			S00°26'37"W	

- *NON-TANGENT CURVE
- LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS EXHIBIT
- N: NORTH
 - E: EAST
 - S: SOUTH
 - W: WEST
 - T: TOWNSHIP
 - R: RANGE
 - R.O.M.: RIGHT-OF-WAY
 - PLS: PROFESSIONAL LAND SURVEYOR
 - 50 FT: 50-MILLIMETER FEET

BASES OF BEARINGS STATEMENTS: Bearings are based on grid north of the Mesa County Local Coordinate System locally determined by observations between the City block corners of Seventh Street and South Avenue and Seventh Street and Pitkin Avenue. The bearing of 5th line is N00°00'00" E

EASEMENT EXHIBIT
MESA COUNTY

SECTION: NE1/4 NW1/4 S33 T39N R13E W1 South RANGE: 1 West MERICAN USE

THOMPSON-LANGFORD CORPORATION
559 25 1/2 ROAD - B-210 (970) 243-0087
Grand Junction CO 81806 thompsonlangford.com

Date of Survey: Jan 2006 Field Surveyor: SUG Revision Date: Jul 27, 2006
 Drawn: DRS Checked: Approved: DRS Job No. 0171-033
 S:\Survey\10171 Mesa County\10331.DWG\1033-PLA-A-2006.dwg of 1

RECEIVED
JUL 27 2006
COMMUNITY DEVELOPMENT

This exhibit is a graphical representation of a written description, and is provided as a condition of approval by the City of Grand Junction. It is NOT a survey. It is not to be relied upon for boundary or title matters. It is not intended to be a legal document and does not replace, correct or supersede the attached easement description.