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File 19910023

Name: Property Line Adjustments - 1991

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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DOCUMENT DESCRIPTION:

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X	X	Warranty Deeds - recorded versions not present					
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Calvary Bible Church							
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X		Promissory Note / Deed of Trust - 1/29/55					
X		Warranty Deed - rec. 11/26/48					
X	X	Release of Deed of Trust dated 8/24/89 - Book 1821/Page 890					



LOT LINE ADJUSTMENT PROCEDURES APPLICATION

Receipt # 4413
Date Received 3/11/91
Received By [Signature]

Complete this application and submit with documents listed below to the Grand Junction Planning Department, 250 North 5th Street, Grand Junction, CO 81501, 244-1430.

Calvary Bible Church
a Colorado Corporation

Jim Metziner-

Name of Property Owner
Donald K. Burr Pres.

Name of Representative

Name of Property Co-Owner
888 Glenwood Avenue

888 Glenwood Avenue

Mailing Address

Mailing Address

Grand Junction, Co. 81501

Grand Junction, Co. 81501

City State Zip

City State Zip

242-9121

242-9121 434-0421

Telephone, work & home

Telephone, work & home

COMMON LOCATION AND ADDRESS OF PROPERTY(S): 866 and 888 Glenwood Avenue
Grand Junction, Co. 81501

TAX SCHEDULE Lots 10 & 11- 2945-114-17-952
NUMBERS: Lot 12

SUBMITTAL REQUIREMENTS

1. An Assessor's Map with the parcel outlined in red.
2. A land improvement survey prepared by a licensed surveyor. On parcels where structures exist, the location of the structures in relation to the proposed property lines shall be shown. Two copies are required.
3. Current ownership & encumbrances report or title commitment identifying all property owners and lien holders that have a record interest in the property. Each such person must sign this form.
4. Unsigned Warranty Deeds with the legal description from the survey for all the parcels.
5. A copy of the certificate of taxes due for each parcel involved (effective date within 30 days.)
6. County Surveyor Review Comments (see back of this form).
7. City Engineer Review Comments (see back of this form.)
8. Fire Department Review Comments (see back of this form.)
9. Lien Holder(s) Signature(s) evidencing consent (see back of this form.)
10. \$50.00 Processing Fee.

It is the petitioner's responsibility to present this form to the review agencies for sign-off. Petitioner(s) must sign the back of this form.

I certify that, to my knowledge, this application is complete and true in its entirety and further understand that any material errors or omissions will result in voiding any approval(s).

Calvary Bible Church, a Co. Corporation

Donald K. Sur Pres. 6/4/90 Jim P. Nutjens 5-31-90
Signature of Property Owner, Date Signature of Representative Date
Date Date

REVIEW AGENCY COMMENTS

(6) COUNTY SURVEYOR - Date: 3/1/91 Comments: Survey and deeds have been compared and are approved as read.

By: Fred Weber

(7) CITY ENGINEER - Date: 3-18-91 Comments: ~~Layout on plat should show proposed~~
What is dashed line between lots 10 & 11?
Is this new or existing lot line? It should be labeled.

By: J. Don Newton

(8) FIRE DEPARTMENT - Date: 3-14-91 Comments: No problems with this lot line adjustment.

By: A. Bennett

(9) LIEN HOLDER - Name: COLORADO HOUSING AND FINANCE AUTHORITY
Address 1981 BLAKE STREET
City DENVER State CO Zip 80202
Signature David W. Herlinger Date August 13, 1990
DAVID W. HERLINGER

WARRANTY DEED

Grantor(s), Calvary Bible Church of Grand Junction, Inc., a Colorado Corporation
NOW KNOWN AS Calvary Bible Church, a Colorado Corporation

whose address is 888 Glenwood ave.

*County of Mesa, State of

Colorado, for the consideration of

\$10.00 dollars, in hand paid, hereby sell(s)

and convey(s) to Calvary Bible Church, a Colorado Corporation

whose legal address is 888 Glenwood ave.

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of

Colorado, to wit:

PROPERTY DESCRIPTION

The north 54.48 feet of the east 4.00 feet of Lot 12, Block 3
Rose Park Subdivision, Grand Junction, Colorado.

"Reviewed for conformance with adopted subdivision regulations of City of Grand Junction and/or Mesa County, Colorado.

Dated: 2/23/90

Signed: Arnold A. Wetzel"

also known by street and number as N/A

with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this 28th day of February, 1990.

Donald K. Burr

STATE OF COLORADO,

County of Mesa

} ss.

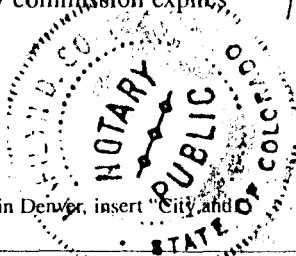
The foregoing instrument was acknowledged before me this 28 day of February, 1990,

by Donald K. Burr

My commission expires 11-22-93

Witness my hand and official seal.

Arnold A. Wetzel
Notary Public



*If in Denver, insert City and

Recorder's Note: No Real Property Transfer Document Received By Recorder

WARRANTY DEED

Grantor(s) **Calvary Bible Church of Grand Junction, Inc., a Colorado Corporation**
NOW KNOWN AS Calvary Bible Church, a Colorado Corporation

BOOK 1778 PAGE 119

1536547 08:52 AM 03/01/90
E.SAWYER, CLK&REC MESA COUNTY CO
DOC NO FEE

whose address is **888 Glenwood ave.**

*County of **Mesa**, State of

Colorado, for the consideration of

\$10.00 dollars, in hand paid, hereby sell(s)

and convey(s) to **Calvary Bible Church, a Colorado Corporation**

whose legal address is **888 Glenwood ave.**

County of **Mesa**, and State of **Colorado**

the following real property in the County of **Mesa**, and State of

Colorado, to wit: **Property Description**
TRACT B

Lot 10 and Lot 11, Block 3, and the north 54.48 feet of the east 4.00 feet of Lot 12, Block 3, all in Rose Park Subdivision, Grand Junction, Colorado.

"Reviewed for conformance with adopted subdivision regulations of City of Grand Junction and/or Mesa County, Colorado.

Dated: 2/23/90

Signed: *Dinda A. Watzel*"

also known by street and number as **888 Glenwood ave.**

with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this **28th** day of **February**, 19**90**

Donald K Burr

STATE OF COLORADO,

County of **Mesa**

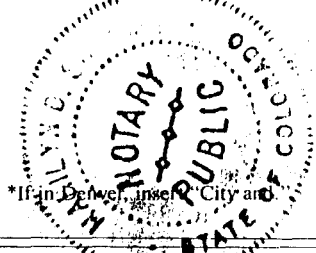
} ss.

The foregoing instrument was acknowledged before me this **28** day of **February**, 19**90**, by **Donald K. Burr**

My commission expires **11-22-93**

Witness my hand and official seal.

Spencer J. Salum
Notary Public



Recorder's Note: No Real Property Transfer Document Received By Recorder



REQUEST FOR RELEASE OF DEED OF TRUST AND RELEASE

December 19, 1990 Date
Calvary Bible Church of Grand Junction Grantor (Borrower)
City of Grand Junction Original Beneficiary (Lender)
August 24, 1989 Date of Deed of Trust
August 28, 1989 Recording Date of Deed of Trust
Mesa County of Recording
1523805 Reception and/or Film Nos. of Recorded Deed of Trust
Reception No. Film No.
1756 186 Book and Page of Deed of Trust
Book No. Page No.

BOOK 1821 PAGE 869
1561740 10:08 AM 01/28/91
MONIKA TODD CLK&REC MESA COUNTY CO

TO THE PUBLIC TRUSTEE OF
Mesa County (The Public Trustee to which the above Deed of Trust conveys the said property.)
Please execute this release, as the indebtedness has been fully paid and/or the terms and conditions of the trust have been fully satisfied.

City of Grand Junction
Current Owner and Holder of the Evidence of Debt Secured by Deed of Trust (Lender)
by Mark K. Achen, City Manager
Name and Title of Agent or Officer of Current Owner and Holder
Mark K. Achen Signature

State of Colorado, County of
Mesa
The foregoing request for release was acknowledged before me on _____ (date) by*
Mark K. Achen, City Manager of the City of Grand Junction
February 28, 1994 Date Commission Expires

Mark K. Achen Signature
Tim Woodmansee Notary Public
Witness My Hand and Seal



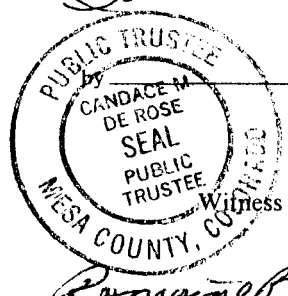
RELEASE OF DEED OF TRUST

KNOW ALL MEN, that the above referenced Grantor(s), by Deed of Trust, conveyed certain real property described in said Deed of Trust, to the Public Trustee of the County referenced above, in the State of Colorado to be held in trust to secure the payment of the indebtedness referred to therein.

NOW THEREFORE, at the written request of the legal holder of the said indebtedness, and in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged, I, as the Public Trustee in the County first referenced above, do hereby remise, release and quitclaim unto the present owner or owners of said real property, and unto the heirs, successors and assigns of such owner or owners forever, all the right, title and interest which I have under and by virtue of the aforesaid Deed of Trust in the real estate described therein, to have and to hold the same, with all the privileges and appurtenances thereunto belonging forever; and further I do hereby fully and absolutely release, cancel and forever discharge said Deed of Trust.

Candace M. DeRose
Public Trustee

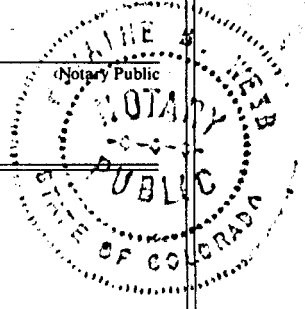
State of Colorado, County of
Mesa
The foregoing instrument was acknowledged before me on January 28, 1991 (date) by
Candace M. DeRose as the
Public Trustee of
Mesa County, Colorado.
5/5/93 Date Commission Expires



Romaine Webb
Notary Public
Witness My Hand and Seal

*If applicable, insert title of agent or officer and name of current owner and holder.

Original Note and Deed of Trust Returned to:
Received by _____



WARRANTY DEED

Grantor(s). CALVARY BIBLE CHURCH, a Colorado Corporation

whose address is 888 Glenwood Avenue, Grand Junction

*County of Mesa, State of

Colorado, for the consideration of
TEN DOLLARS AND OTHER VALUABLE CONSIDERATION -----
(\$10.00)----- dollars, in hand paid, hereby sell(s)

and convey(s) to HOWARD W. ROBERTS AND LISA A. ROBERTS, as joint tenants

whose legal address is 866 Glenwood Avenue, Grand Junction

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of

Colorado, to wit:

Commencing at the Northeast Corner of Lot 12, Block 3, Rose Park
Subdivision; thence N89°47'00"W 1.50 Feet to the point of beginning;
thence S00°00'00"W 34.28 feet; thence N89°46'00"W 2.50 feet; thence
N00°00'00"E 34.28 feet; thence S89°47'00"E 2.50 feet to the beginning.

"Reviewed for compliance with
subdivision regulations of Grand
Junction and/or Mesa County, Colo."

Dated: 3/18/91
Signed: *Karl Metzger*

also known by street and number as

with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this _____ day of _____, 19 _____

CALVARY BIBLE CHURCH, a Colorado Corporation

STATE OF COLORADO,
County of _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____,
by _____

My commission expires _____ . Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and."



Recorder's Stamp

THIS DEED, Made this 19th day of April 1990, between CALVARY BIBLE CHURCH

1540122 01:37 PM 04/20/
E.SAWYER CLK&REC MESA COUNTY
DOC # 4.

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first part, and

BOOK 1784 PAGE 372

Howard W. Roberts and Lisa A. Roberts, as joint tenants whose legal address is 866 Glenwood Avenue, Grand Junction

of the County of Mesa and State of Colorado of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of FORTY EIGHT THOUSAND AND NO/100 (\$48,000.00) DOLLARS, to the said party of the first part in hand paid by the said part ies of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said part ies of the second part, their heirs and assigns forever, all of the following described lot or parcel of land, situate, lying and being in the County of Mesa and State of Colorado, to wit:

Lot 12 in Block 3 of ROSE PARK SUBDIVISION, except the North 54.48 feet of the East 4.00 feet of said Lot 12.

also known as street and number 866 Glenwood Avenue, Grand Junction, CO 81501

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said part ies of the second part, their heirs and assigns forever. And the said

party of the first part, for itself, and its successors, does covenant, grant, bargain and agree to and with the said part ies of the second part, their heirs and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever; subject to taxes for the year 1990 and subsequent years and subject to easements, rights of way, restrictions, reservations and covenants of record if any.

and that the said party of the first part shall and will WARRANT AND FOREVER DEFEND their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof.

IN WITNESS WHEREOF, The said party of the first part has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest:

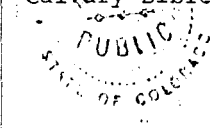
Larry A. Carver Secretary. CALVARY BIBLE CHURCH, a Colorado Corporation

By Donald K. Burr, President. Donald K. Burr President.

STATE OF COLORADO, } ss.
County of Mesa }

The foregoing instrument was acknowledged before me this 19th day of April 1990, by Donald K. Burr as President and Larry A. Carver as Secretary of Calvary Bible Church, a Colorado Corporation a corporation.

My notarial commission expires 3/10/92
Witness my hand and official seal.



Deborah Hullin
531 Rood Avenue, Grand Junction, CO 81501 Notary Public.

Karl Metzner
244-1439



EX-19-91

LOT LINE ADJUSTMENT PROCEDURES APPLICATION

Receipt # _____
Date Received _____
Received By _____

Complete this application and submit with documents listed below to the Grand Junction Planning Department, 250 North 5th Street, Grand Junction, CO 81501, 244-1430.

Stephen L. Corn
Name of Property Owner
N/A
Name of Property Co-Owner
P.O. BOX 1240
Mailing Address
Grand Jct., CO 81502
City State Zip
434-7301 245-0410
Telephone, work & home

Dennis M. Kirtland
Name of Representative
Same
Mailing Address
Same
City State Zip
434-7301 243-8618
Telephone, work & home

COMMON LOCATION AND ADDRESS OF PROPERTY(S): Corn 1534-B Crestview Way
Findley 1534-A Crestview Way Grand Junction, CO 81506

TAX SCHEDULE NUMBERS: 2945-013-07-032

SUBMITTAL REQUIREMENTS

1. An Assessor's Map with the parcel outlined in red.
2. A land improvement survey prepared by a licensed surveyor. On parcels where structures exist, the location of the structures in relation to the proposed property lines shall be shown. Two copies are required.
3. Current ownership & encumbrances report or title commitment identifying all property owners and lien holders that have a record interest in the property. Each such person must sign this form.
4. Unsigned Warranty Deeds with the legal description from the survey for all the parcels.
5. A copy of the certificate of taxes due for each parcel involved (effective date within 30 days.)
6. County Surveyor Review Comments (see back of this form.)
7. City Engineer Review Comments (see back of this form.)
8. Fire Department Review Comments (see back of this form.)
9. Lien Holder(s) Signature(s) evidencing consent (see back of this form.)
10. \$50.00 Processing Fee.

It is the petitioner's responsibility to present this form to the review agencies for sign-off. Petitioner(s) must sign the back of this form.

I certify that, to my knowledge, this application is complete and true in its entirety and further understand that any material errors or omissions will result in voiding any approval(s).

Steph L. Con 4/2/91 [Signature] 4/2/91
Signature of Property Owner, Date Signature of Representative Date

Date Date

REVIEW AGENCY COMMENTS

(6) COUNTY SURVEYOR - Date: 5/2/91 Comments: _____
Deeds of Survey are approved as read -

By: Fred. Old Weber

(7) CITY ENGINEER - Date: 4-17-91 Comments: No Comment

By: J. Don Newton

(8) FIRE DEPARTMENT - Date: 4-18-91 Comments: _____
No problems

By: [Signature]

(9) LIEN HOLDER - Name: _____
Address _____
City _____ State _____ Zip _____
Signature _____ Date _____

WARRANTY DEED

Grantor(s). **DELBERT L. FINDLEY, JR. and ARLENE E. FINDLEY**

whose address is **1534-A Crest View Way, Grand**

Junction *County of **Mesa** . State of

Colorado . for the consideration of
Ten dollars and other valuable
consideration dollars. in hand paid, hereby sell(s)

BOOK 1845 PAGE 933

1575205 12:49 PM 07/08/91
MONIKA TOOP CLK&REC MESA COUNTY CO
DDC NO FEE

and convey(s) to **DELBERT L. FINDLEY, JR. and ARLENE E. FINDLEY, as Joint**
Tenants

whose legal address is **1534-A Crest View Way, Grand Junction**

County of **Mesa** . and State of **Colorado**

the following real property in the County of **Mesa** , and State of

Colorado, to wit:

Lot 16-6 of CREST VIEW TOWNHOMES, A Replat of Lots 16 and 17 CREST VIEW SUBDIVISION
EXCEPT: Beginning at a point on the East line of said Lot 16-6 from whence the SE Corner of said Lot 16-6 is recorded as bearing S00°01'20"W 37.00 feet; thence N00°01'20"E 14.50 feet; thence S89°58'40"E 6.80 feet; thence N00°01'20"E 35.29 feet to the Northerly line of said Lot 16-6; thence along the Northerly line of said Lot 16-6 S75°30'00"E 3.81 feet to the NE Corner of said Lot 16-6 (also being the NW Corner of said Lot 16-7); thence along the common boundary between Lots 16-6 and 16-7 S00°01'20"W 45.83 feet; thence N89°58'40"W 5.00 feet; thence S00°01'20"W 3.00 feet; thence N89°58'40"W 5.50 feet to the Point of Beginning.

also known by street and number as **1534-A Crest View Way, Grand Junction, CO**

with all its appurtenances, and warrant(s) the title to the same, subject to **taxes for 1991, payable in 1992, easements, rights of ways and restrictions of record.**

Signed this 5th day of July, 1991

Delbert L. Findley, Jr.
Delbert L. Findley, Jr.

Arlene E. Findley
Arlene E. Findley

STATE OF COLORADO,

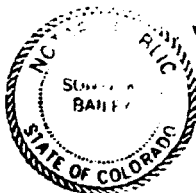
County of **Mesa** } ss.

The foregoing instrument was acknowledged before me this 5th day of July, 1991
by **Delbert L. Findley, Jr. and Arlene E. Findley**

My commission expires

7/27/91

Witness my hand and official seal.



George K. Bailey
Notary Public

*If in Denver, insert "City and."

710 Consideration
Noted
5/8/91
Noted
Mesa County

WARRANTY DEED

Grantor(s). DELBERT L. FINDLEY, JR. and ARLENE E. FINDLEY

whose address is 1534-A Crest View Way, Grand

Junction *County of Mesa, State of

Colorado, for the consideration of
Ten dollars and other valuable
consideration dollars, in hand paid, hereby sell(s)

and convey(s) to DELBERT L. FINDLEY, JR. and ARLENE E. FINDLEY, as Joint
Tenants

whose legal address is 1534-A Crest View Way, Grand Junction

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of

Colorado, to wit:

Lot 16-6 of CREST VIEW TOWNHOMES, A Replat of Lots 16 and 17 CREST VIEW SUBDIVISION
EXCEPT: Beginning at a point on the East line of said Lot 16-6 from whence the SE Corner of said Lot 16-6 is recorded as bearing S00°01'20"W 37.00 feet; thence N00°01'20"E 14.50 feet; thence S89°58'40"E 6.80 feet; thence N00°01'20"E 35.29 feet to the Northerly line of said Lot 16-6; thence along the Northerly line of said Lot 16-6 S75°30'00"E 3.81 feet to the NE Corner of said Lot 16-6 (also being the NW Corner of said Lot 16-7); thence along the common boundary between Lots 16-6 and 16-7 S00°01'20"W 45.83 feet; thence N89°58'40"W 5.00 feet; thence S00°01'20"W 3.00 feet; thence N89°58'40"W 5.50 feet to the Point of Beginning.

Reviewed for compliance with subdivision regulations of Grand Junction and for Mesa County

Dated: 5/18/91
Signed: *Yaela Metzger*

also known by street and number as 1534-A Crest View Way, Grand Junction, CO
with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1991, payable in 1992, easements, rights of ways and restrictions of record.

Signed this _____ day of _____, 19 _____

Delbert L. Findley, Jr.

Arlene E. Findley

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____, by Delbert L. Findley, Jr. and Arlene E. Findley

My commission expires _____ . Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and."

WARRANTY DEED

Grantor(s). DELBERT L. FINDLEY, JR. and ARLENE E. FINDLEY

whose address is 1534-A Crest View Way, Grand

Junction *County of Mesa, State of Colorado, for the consideration of

Ten dollars and other valuable consideration dollars, in hand paid, hereby sell(s)

and convey(s) to STEPHEN LAWRENCE CORN

whose legal address is 1534 Crest View Way, Unit B, Grand Junction

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of

Colorado, to wit:

Beginning at a point on the East line of Lot 16-6 of CREST VIEW TOWNHOMES, A Replat of Lots 16 and 17 CREST VIEW SUBDIVISION, from whence the SE Corner of said Lot 16-6 is recorded as bearing S00°01'20" W 37.00 feet; thence N00°01'20"E 14.50 feet; thence S89°58'40"E 6.80 feet; thence N00°01'20"E 35.29 feet to the Northerly line of said Lot 16-6; thence along the Northerly line of said Lot 16-6 S75°30'00" E 3.81 feet to the NE Corner of said Lot 16-6 (also being the NW Corner of said Lot 16-7); thence along the common boundary between Lots 16-6 and 16-7 S00°01'20" W 45.83 feet; thence N89°58'40"W 5.00 feet; thence S00°01'20"W 3.00 feet; thence N89°58'40"W 5.50 feet to the Point of Beginning.

also known by street and number as

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1991, payable in 1992, easements, rights of ways and restrictions of record.

Signed this _____ day of _____, 19 _____

Delbert L. Findley, Jr.

Arlene E. Findley

STATE OF COLORADO,

County of Mesa

} ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19 91, by Delbert L. Findley, Jr. and Arlene E. Findley

My commission expires _____ . Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and."



WARRANTY DEED

Grantor(s). **STEPHEN LAWRENCE CORN**

whose address is **1534 Crest View Way, Unit B, Grand Junction** *County of **Mesa**, State of **Colorado**, for the consideration of **Ten dollars and other valuable consideration** dollars, in hand paid, hereby sell(s)

and convey(s) to **STEPHEN LAWRENCE CORN**

whose legal address is **1534 Crest View Way, Unit B, Grand Junction** County of **Mesa**, and State of **Colorado**

the following real property in the County of **Mesa**, and State of **Colorado**, to wit:

Lot 16-7 of CREST VIEW TOWNHOMES, A Replat of Lots 16 and 17 CREST VIEW SUBDIVISION and including that part of Lot 16-6 of said Subdivision described as follows:
Beginning at a point on the West line of said Lot 16-7 from whence the SW Corner of said Lot 16-7 is recorded as bearing S00°01'20"W 37.00 feet; thence N00°01'20"E 14.50 feet; thence S89°58'40"E 6.80 feet; thence N00°01'20"E 35.29 feet to the Northerly line of said Lot 16-6; thence along the Northerly line of said Lot 16-6 S75°30'00"E 3.81 feet to the NE Corner of said Lot 16-6 (also being the NW Corner of said Lot 16-7) thence along the common boundary between Lots 16-6 and 16-7 S00°01'20"W 45.83 feet; thence N89°58'40"W 5.00 feet; thence S00°01'20"W 3.00 feet; thence N89°58'40"W 5.50 feet to the Point of Beginning.

"Reviewed for compliance with subdivision regulations of City of Grand Junction and Mesa County, Colorado"

Dated: 5/9/91
Signed: Stephen Lawrence Corn

also known by street and number as **1534 Crest View Way, Unit B, Grand Junction** with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1991, payable in 1992, easements, rights of ways and restrictions of record.

Signed this _____ day of _____, 19 _____

Stephen Lawrence Corn

STATE OF COLORADO,
County of **Mesa** } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____, by **Stephen Lawrence Corn**

My commission expires _____ . Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and."



March 25, 1991

PRESENT OWNERSHIP AND ENCUMBRANCES OR TITLE COMMITMENTS

(Please refer to map "Boundary line adjustment of lots 16-6 & 16-7 of Crest View Townhomes, a replat of lots 16 & 17 Crest View subdivision")

PARCEL #1 Delbert L. Findley, Jr. -and-
Arlene E. Findley of
1534-A Crestview Way
Grand Junction, CO 81506

No liens or encumbrances.

PARCEL #2 Delbert L. Findley, Jr. -and-
Arlene E. Findley of
1534-A Crestview Way
Grand Junction, CO 81506

No liens or encumbrances.

PARCEL #3 Stephen L. Corn
1534-B Crestview Way
Grand Junction, CO 81506

Recorded lien with United Mortgage Company
for the purchase of said property.

United Mortgage Company
Bill Winkler
Vice President
Mortgage Loan Officer
1700 Broadway St. 2100
Denver, CO 80290-2101

The proposed change will involve the transfer of modified parcel #1 to the Findley's, and convey of parcel #2 to Stephen L. Corn. Mr. Corn will then combine parcel #2 and parcel #3, thus adjusting the property lines to match the existing structure as originally built. Mr. Corn has agreed to pay the recording fee for the Findley's, after which the original document will be delivered to the Findley's for safe keeping. Mr. Corn will see that his deed is recorded and then surrender the deed to the United Mortgage Company, via United Bank of Grand Junction-Downtown, as security for the mortgage. The undersigned have been informed of the proposed changes to the aforementioned property and agree the conditions stated above.

Delbert L. Findley, Jr. Arlene E. Findley
Delbert L. Findley, Jr. Arlene E. Findley

Stephen L. Corn Bill Winkler
Stephen L. Corn Bill Winkler
Vice President
United Mortgage Co.

CITY MONUMENT
AT 7th & BUNTING

BUNTING AVE.

CITY MONUMENT
AT CANNELL & BUNTING

7th ST.

CANNELL ST.

CITY MONUMENT
AT 7th & GLENWOOD

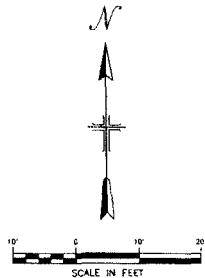
GLENWOOD AVE.

CITY MONUMENT
AT CANNELL & GLENWOOD

LEGEND:

- City Monument
- Set #5 Rebar w/cap LS18469
- Set PK Nail
- Chiselled in Concrete
- ┆ Calculated Position

NOTICE: According to Colorado law you shall commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.



PROPERTY DESCRIPTIONS

TRACT A

Lot 12, Block 3, Rose Park Subdivision, Grand Junction, CO., ~~except~~ beginning at the Northeast Corner of Lot 12, Block 3, thence S 00°00'00" W 54.48 feet; thence N 89°46'00" W 4.00 feet; thence N 00°00'00" E 20.20 feet; thence S 89°47'00" E 2.50 feet; thence N 00°00'00" E 34.28 feet; thence S 89°47'00" E 1.50 feet to the beginning.

TRACT B

Lot 10 and Lot 11, Block 3, and beginning at the Northeast Corner of Lot 12, Block 3; thence S 00°00'00" W 54.48 feet; thence N 89°46'00" W 4.00 feet; thence N 00°00'00" E 20.20 feet; thence S 89°47'00" E 2.50 feet; thence N 00°00'00" E 34.28 feet; thence S 89°47'00" E 1.50 feet to the beginning. All in Rose Park Subdivision, Grand Junction, CO.

PROPERTY SURVEY CERTIFICATION

I, Richard A. Mason, do hereby certify to Calvary Bible Church that this plot represents a true and correct survey of the property described and that the survey was made under my direct supervision and checking on February 1, 1990.

Richard A. Mason 5/2/90
Richard A. Mason
Colorado Registration No. 18469



Meas County Reception No.: _____
Filing Date: _____

WESTERN SURVEYING & ENGINEERING, INC. CONSULTING ENGINEERS / LAND SURVEYORS
2100 Hwy 4 & 2nd Street, Grand Junction, CO 81505-2001

BOUNDARY LINE ADJUSTMENT
FOR
CALVARY BIBLE CHURCH
LOTS 10, 11, 12; BLOCK 3
ROSE PARK SUBDIVISION
GRAND JUNCTION, COLORADO

REVISIONS: 5-2-90

SURVEYED: R.A.M.	DRAWN: G.L.L.	CHECKED: R.A.M.
DATE: 2-6-90	WEI DWG. NO.: 2599-1115-1	

