

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 15th day of November, 2022 by and between **Mesa County Valley School District #51, a Colorado Public School District, Grantor**, whose mailing address is 2115 Grand Avenue, Grand Junction, CO 81501, who is the owner of a parcel of land located at 601 Horizon Place, Grand Junction, CO 81506, as recorded in Reception No. 2899572, Public records of Mesa County, Colorado, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

A parcel of land situated in the SE1/4 SW1/4 Section 2, Township 1 South, Range 1 West, of the Ute Meridian being a part of Horizon Place as dedicated on the plat of Mesa View Retirement Residence, recorded in Plat Book 13 Page 334 of the Mesa County Clerk and Records Office and being more particularly described as follows and depicted on **Exhibit A**, attached hereto and incorporated herein by reference:

Beginning at a point on the West line of Lot 1 Mesa View Retirement Residence as recorded in Plat Book 13 Page 334 of the Mesa County Clerk and Records Office being 700.02 feet S70°16'44" W of the Northeast Corner of the SE1/4 SW1/4 Section 2, Township 1 South, Range 1 West of the Ute Meridian and considering the North line of the SE1/4 SW1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian to bear N89°56'38" E and all bearings contained herein to be relative thereto;
thence N00°02'22" W, a distance of 60.61 feet;
thence 216.62 feet along the arc of a curve to the left with a radius of 459.37 feet and whose chord bears N73°44'55" E, a distance of 214.62 feet;
thence S29°45'35" E, a distance of 2.50 feet to the point of curvature for the South right-of-way line for Horizon Place as shown on the plat of Mesa View Retirement Residence; thence S60°14'21" W, a distance of 238.73 feet along said Southerly right-a-way to the Point of Beginning. County of Mesa, State of Colorado

TO HAVE AND TO HOLD the said Property, with the appurtenances unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise.

Executed and delivered this 15 day of November, 2022.

GRANTOR:
Mesa County Valley School District #51
a Colorado Public School District.

By: 
Clint Garcia, Chief Operations Officer

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of November, 2022, by Clint Garcia, as Chief Operations Officer.

My commission expires 3.28.2025.
Witness my hand and official seal.

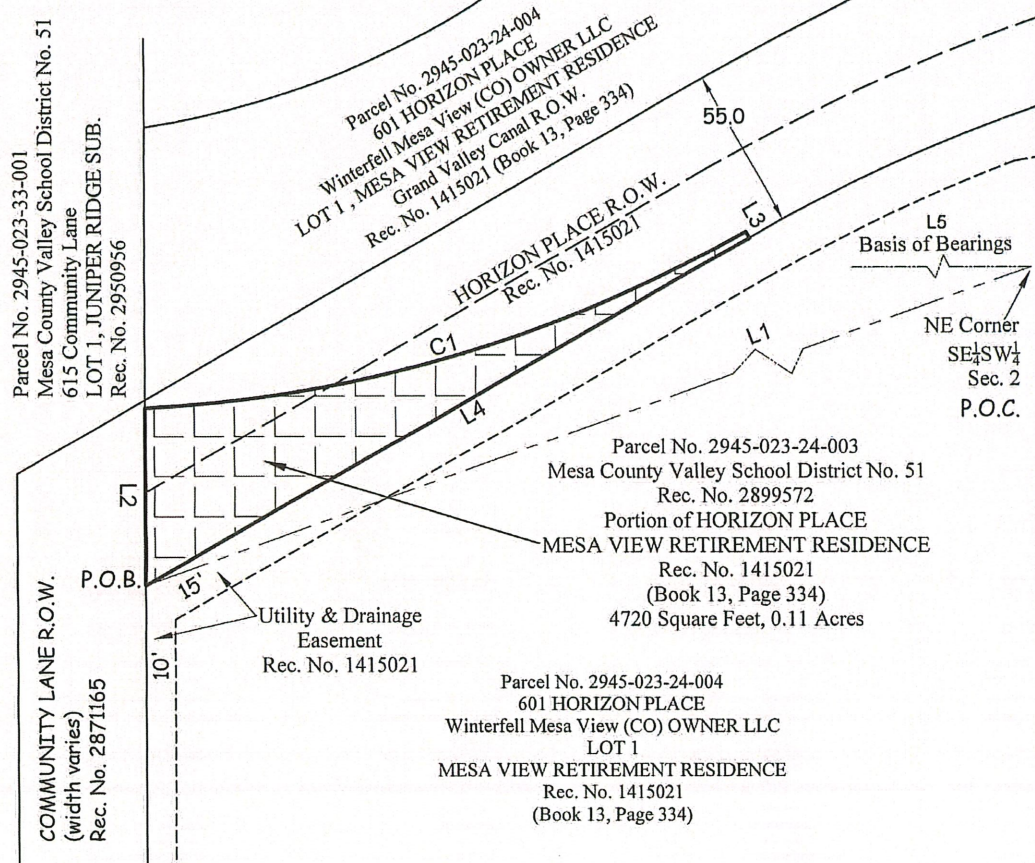
MELODEE BERGIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20174013553
My Commission Expires March 28, 2025


Notary Public

EXHIBIT A

Exhibit A

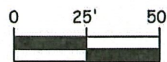
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA
C1	N73°44'55"E	214.62'	459.37'	216.62'	27°01'07"
LINE	BEARING	HORIZ DIST			
L1	S70°16'44"W	700.02'			
L2	N0°02'22"W	60.61'			
L3	S29°45'35"E	2.50'			
L4	S60°14'21"W	238.73'			
L5	N89°56'38"E				



ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE
Rec.	Reception
No.	Number
SUB.	Subdivision

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder and monuments as shown. This sketch does not constitute a legal boundary survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



1 inch = 50 ft.

Lineal Units = U.S. Survey Foot



DRAWN BY: R. B. P.
 DATE: 06-27-2022
 SCALE: 1" = 50'
 APPR. BY: D.T.

Portion of HORIZON PLACE
 Located in the SE 1/4 SW 1/4 of Sec. 2, T. 1S., R. 1W.
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado

