

WARRANTY DEED

This Warranty Deed made this 25th day of July, 2024 by and between **City of Grand Junction, a Colorado home rule municipality, Grantor**, who is the owner of a parcel of land as recorded at Reception No. 3070974, 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, for the use and benefit of the Public, as approved by Grantee, its successors and assigns forever, all right, title and fee simple interest in the following described parcel of land for Public Roadway purposes, to wit:

Said parcel of land containing 40,376 square feet or 0.93 acres, more or less, as described in **Exhibit A** and depicted on **Exhibit B** 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 covenants it 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 25th day of July, 2024.

Grantor: City of Grand Junction, a Colorado home rule municipality


Andrea Phillips, Interim City Manager

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 25 day of July, 2024, by Andrea Phillips, as Interim City Manager for the City of Grand Junction, a Colorado home rule municipality.

Witness my hand and official seal.

SELESTINA SANDOVAL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19994023991
My Commission Expires July 31, 2025


Notary Public

PARCEL NO. 2701-321-00-081
RIGHT-OF-WAY PARCEL NO. RW-1

LEGAL DESCRIPTION

A portion of a parcel of land as described in Reception Number 3070974 located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 32, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

Beginning at the North Quarter Corner (N1/4) of said Section 32, whence the Center-North Sixteenth Corner (CN1/16) of said Section 32 bears S00°05'07"W, a distance of 1,320.59 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from the said Point of Beginning S89°57'52"E, a distance of 263.00 feet along the North line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section 32 to a point on the East line of said Reception Number 3070974; thence S00°05'07"W, a distance of 55.00 feet along said East line; thence N89°57'52"W, a distance of 206.52 feet; thence Southwesterly 27.47 feet along the arc of a 17.50 foot radius curve concave southeast through a central angle of 89°57'00" whose chord bears S45°03'37"W, a distance of 24.74 feet; thence S00°05'07"W, a distance of 628.88 feet to a point on the Southerly line of said Reception Number 3070974; thence S50°08'15"W, a distance of 50.87 feet along said Southerly line to a point on the West line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section 32; thence N00°05'07"E, a distance of 734.00 feet along said West line to the Point of Beginning.

Said Parcel of land CONTAINING **40,376** Square Feet or **0.93** Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
244 North 7th Street
Grand Junction, CO 81501



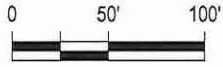
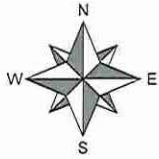
The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, and is not intended to be used as a means for establishing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

FIRE STATION NO. 7
Project No. E2302
Located in the NW1/4 NE1/4
Section 32, T.1N, R.1W, U.M.
County of Mesa, State of Colorado

DRAWN BY: NCW
DATE: 07/15/24
REVIEWED BY: ABL
APPROVED BY: RBP/KA
SCALE: N/A

CITY OF
Grand Junction
COLORADO
Engineering & Transportation
Department
244 North 7th Street - Grand Junction, Co. 81501

PARCEL NO. 2701-321-00-081
RIGHT-OF-WAY NO. RW-1



Scale: 1" = 100'

Lineal Units = U.S. Survey Foot

P.O.B. RW-1
 N1/4 Cor. - Sec. 32, T.1N, R.1W, U.M.

H

(BASIS OF BEARINGS)
 West Line NW1/4 NE1/4
 S00°05'07"W 1,320.59'

40' PETITIONED R.O.W.
 (Road Book 2 Page 26)

30' R.O.W.
 (Rec. No. 1888924)

Parcel No. 2701-322-00-101
 2339 H Road
 Audria Herrera
 (Rec. No. 2975972)

LINE DATA TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S89°57'52"E | 263.00' |
| L2 | S00°05'07"W | 55.00' |
| L3 | N89°57'52"W | 206.52' |
| L4 | S00°05'07"W | 628.88' |
| L5 | S50°08'15"W | 50.87' |
| L6 | N00°05'07"E | 734.00' |

CURVE DATA TABLE

| CURVE | ARC | RADIUS | DELTA |
|-------|-------------|--------|-----------|
| C1 | 27.47' | 17.50' | 89°57'00" |
| | CHORD | DIST. | |
| | S45°03'37"W | 24.74' | |

Parcel No. 2701-322-00-102
 787 23 1/2 Road
 Christine & Rosendo Peres
 (Rec. No. 2757934)

23 1/2

Parcel No. 2701-321-00-074
 778 23 1/2 Road
 Todd Widegren & Michelle Foote
 (Rec. No. 2585891)

CN1/16 Cor. - Sec. 32, T.1N, R.1W, U.M.

60' PETITIONED R.O.W.
 (Road Book 2 Page 28)

30' R.O.W.
 (Rec. No. 1210999)

RIGHT-OF-WAY (RW-1)

E1/16 Cor. - Sec. 32 T.1N, R.1W, U.M.

North Line NW1/4 NE1/4

ROAD

East Line Parcel
 (Rec. No. 3070974)

Parcel No. 2701-321-00-082
 2355 H Road
 2355 H Road, LLC
 (Rec. No. 2599428)

TOTAL AREA RW-1
 40,376 ft² / 0.93 Acres

Parcel No. 2701-321-00-081
 2351 H Road
 City of Grand Junction
 (Rec. No. 3070974)

Existing Ditch
 (Apparent Easement)

RIGHT-OF-WAY (RW-1)

NW1/4 NE1/4

Lot 1 - Pennington Subdivision
 (Rec. No. 1453341)

Southeast Line Parcel
 (Rec. No. 3070974)

GVDD Easement
 (Rec. No. 143325 & 3098406)

CL Appleton Drainage Ditch



Renee B. Parent, CO PLS #38266
 244 North 7th Street
 Grand Junction, CO. 81501

ABBREVIATIONS

- P.O.C. Point of Commencement
- P.O.B. Point of Beginning
- R.O.W. Right-of-Way
- MPE Multi-Purpose Easement
- GVDD Grand Valley Drainage District
- PL Property Line
- TCE Temporary Construction Easement
- Rec. Reception
- No. Number
- R. Range
- Sec. Section
- T. Township
- U.M. Ute Meridian

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & 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.

FIRE STATION NO. 7
 Project No. E2302
 Located in the NW1/4 NE1/4
 Section 32, T.1N, R.1W, U.M.
 County of Mesa, State of Colorado

DRAWN BY: NCW
 DATE: 07/15/24
 REVIEWED BY: ABL
 APPROVED BY: RBP/KA
 SCALE: 1" = 100'

CITY OF Grand Junction
 COLORADO
 Engineering & Transportation
 Department
 244 North 7th Street - Grand Junction, Co. 81501