

WARRANTY DEED

This Warranty Deed made this 22 day of July, 2024 by and between **Gabriel Gutierrez and Maria O. Gutierrez**, who is the owner of a parcel of land located at 623 25 Road, Grand Junction, CO 81505 as recorded at Reception No. 2174744, in the Mesa County Clerk and Recorder's records, 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, have sold, granted and conveyed, and by these presents do 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 all right, title and interest in fee simple the following described parcel of land for Public Road and Utilities Right-of-Way purposes, to wit:

RW-26A – Containing 1,700 square feet (0.04 acres) and more particularly described on **Exhibit "A"** and **Exhibit "B"** attached hereto and incorporated herein by reference for the legal description and graphic illustration of the parcel of land that is the subject of this instrument.

RW-26B – Containing 5,554 square feet (0.13 acres) and more particularly described on **Exhibit "C"** and **Exhibit "D"** attached hereto and incorporated herein by reference for the legal description and graphic illustration of the parcel of land that is the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2945-044-00-077

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 Grantors hereby covenanting that Grantors 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 22 day of July, 2024.

By: _____

Gabriel Gutierrez

By: _____

Maria O. Gutierrez

State of Colorado)

)ss

County of Mesa)

The foregoing instrument was acknowledged before me this 22nd day of July, 2024 by Gabriel Gutierrez and Maria O. Gutierrez.

My commission expires May 28, 2028.

Witness my hand and official seal.

Matthew William Massey
Notary Public

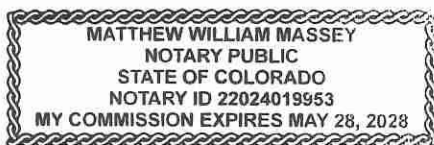


EXHIBIT A

LEGAL DESCRIPTION

2945-044-00-077

RIGHT-OF-WAY PARCEL NO. RW-26A

A parcel of land being a portion of the land as described in Reception Number 2174744 lying in the SE1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the South 1/16 Corner of said Section 4, and assuming the East line of said SE1/4 SE1/4 bears S00°02'40"W, with all other bearings contained herein being relative thereto; thence S00°02'40"W, along said East line, a distance of 25.00 feet to the Northeast corner of property described in Reception Number 2174744 and Point of Beginning;

thence S00°02'40"W, along said East line, a distance of 139.70 feet to the Southeast corner of said property; thence, leaving said East line and along the South line of property described in Reception Number 2174744, S89°52'10"W, a distance of 12.00 feet; thence, leaving said South line, N00°02'40"E, a distance of 130.78 feet; thence N30°50'19"W, a distance of 10.37 feet, to a point on the northerly line of said property; thence along said northerly line of property described in Reception Number 2174744, N89°51'50"E, a distance of 17.32 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,700 Square Feet or 0.04 Acres, more or less, as described.

Authored by: Jodie L. Grein, CO PLS #38075
Rolland Consulting Engineers
405 Ridges Blvd. Suite A
Grand Junction, CO 81507



C:\Projects\2426 F.S Rd City G.A\Parcel 26\CAD\Parcel 26 Acquisition Docs.dwg - PLOTTED 2022-08-11

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.Ft.	Square Feet

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, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: CLB
DATE: 08-2022
REVIEWED BY: JLG
APPROVED BY: BH
SCALE: _____

Portion of 2945-044-00-077
Located in a part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

EXHIBIT B

2945-044-00-077

RIGHT-OF-WAY PARCEL NO. RW-26A



SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT



Jodie L. Grein, CO PLS #38075
405 Ridges Blvd. Suite A
Grand Junction, CO. 81507

2945-044-00-042
AL MURRY
2494 F 1/4 RD
(Rec. No. 2745523)

2945-044-00-043
JAMES E. SANVILLE & VIRGINIA RUSY
625 25 RD
(Rec. No. 2985710)

2945-033-16-008
STATE OF COLORADO ACTING BY &
THROUGH THE TRUSTEES FOR
COLORADO MESA UNIVERSITY FOR
THE USE & BENEFIT OF COLO MESA
UNIVERSITY
2510 FORESIGHT CIR
(Rec. No. 2635518)

F 1/4 ROAD

Rec. No. 43123 (20' Roadway Easement)
Rec. No. 962466 (25' Right-of-Way)

N 89°51'50" E 17.32'

N 30°50'19" W
10.37'

N 00°02'40" E 130.78'

S 00°02'40" W 139.70'

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTH 1/16 CORNER
SEC. 4, T.1S, R.1W

2945-044-00-078
ANTHONY PROPERTIES
REALTY INC
2491 F 1/4 RD
(Rec. No. 3032500)

2945-044-00-077
GABRIEL & MARIA O. GUTIERREZ
623 25 RD
(Rec. No. 2174744)
PARCEL NO. RW-26A = 1,700 Sq Ft / 0.04 Acres

2945-033-07-030
BRESNAN
COMMUNICATIONS LLC
2502 FORESIGHT CIR
(Rec. No. 2114394)

SE 1/4 SE 1/4

2945-044-00-123
ANTHONY PROPERTIES REALTY INC
2491 F 1/4 RD
(Rec. No. 3032500)

S 89°52'10" W
12.00'

EAST LINE SE 1/4 SE 1/4
SEC. 4, T.1S, R.1W
(BASIS OF BEARINGS)
S 00°02'40" W 1317.27'

SOUTHEAST CORNER
SEC. 4, T.1S, R.1W

25 ROAD

Rec. No. 1331625
(16' PSCO Easement)

Rec. No. 1817518
(18' PSCO Easement)

ABBREVIATIONS

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~	Approximately	Sq.Ft.	Square Feet

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DATE:	08-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	1" = 50'

Portion of 2945-044-00-077
Located in a part of the SE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

EXHIBIT C

LEGAL DESCRIPTION

2945-044-00-077

RIGHT-OF-WAY PARCEL NO. RW-26B

A parcel of land being a portion of the land as described in Reception Number 2174744 lying in the SE1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the South 1/16 Corner of said Section 4, and assuming the East line of said SE1/4 SE1/4 bears S00°02'40"W, with all other bearings contained herein being relative thereto; thence S34°42'27"W, a distance of 30.46 feet to a point on the northerly line of the property described in Reception Number 2174744 and Point of Beginning;

thence leaving said northerly line S30°50'19"E, a distance of 10.37 feet; thence S00°02'40"W, a distance of 130.78 feet to a point on the southerly line of said property; thence, along the southerly line of said property described in Reception Number 2174744, S89°52'10"W, a distance of 38.00 feet; thence, leaving said South line, N00°02'40"E, a distance of 103.36 feet; thence along the arc of a 19.00 foot radius curve to the left for a distance of 8.29 feet, with chord which bears N12°27'34"W, a distance of 8.23 feet, and an interior angle of 25°00'28"; thence along the arc of a 29.00 foot radius curve to the right for a distance of 11.71 feet, with chord which bears N13°23'58"W, a distance of 11.63 feet, and an interior angle of 23°07'40"; thence along the arc of a 10.00 foot radius non-tangent curve to the right for a distance of 13.65 feet, with chord which bears N45°11'40"W, a distance of 12.62 feet, and an interior angle of 78°13'25"; thence along the arc of a 9.00 foot radius curve to the left for a distance of 13.20 feet, with chord which bears N 48°06'34" W, a distance of 12.05 feet, and an interior angle of 84°03'13"; thence, along the North line of property described in Reception Number 2174744, N89°51'50"E, a distance of 55.10 feet to the Point of Beginning.

Said Parcel of land CONTAINING 5,554 Square Feet or 0.13 Acres, more or less, as described.

Authored by:

Jodie L. Grein, CO PLS #38075
Rolland Consulting Engineers
405 Ridges Blvd. Suite A
Grand Junction, CO 81507



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Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

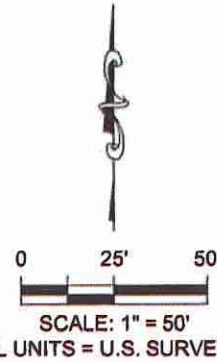
CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO 207-F210306

EXHIBIT D

2945-044-00-077

RIGHT-OF-WAY PARCEL NO. RW-26B



COLORADO LICENSED
JODIE L. GREIN
 8-11-22
38075
PROFESSIONAL LAND SURVEYOR
 Jodie L. Grein, CO PLS #38075
 405 Ridges Blvd. Suite A
 Grand Junction, CO. 81507

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 JAMES E. SANVILLE & VIRGINIA RUSY
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 Rec. No. 962465 (25' Right-of-Way)

TIE S 34°42'27" W 30.46'
 POINT OF BEGINNING
 N 89°51'50" E 55.10'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	19.00'	8.29'	8.23'	N 12°27'34" W	25°00'28"
C2	29.00'	11.71'	11.63'	N 13°23'58" W	23°07'40"
C3	10.00'	13.65'	12.62'	N 45°11'40" W	78°13'25"
C4	9.00'	13.20'	12.05'	N 48°06'34" W	84°03'13"

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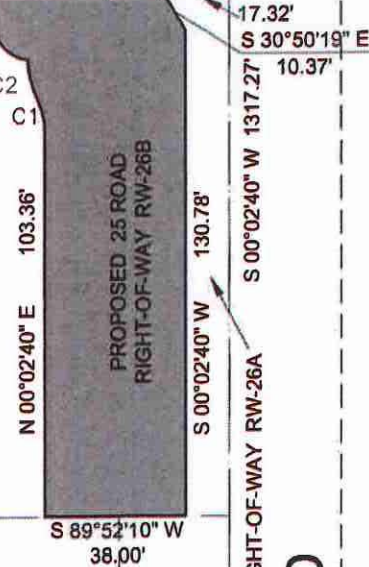
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 BRESNAN
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SE 1/4 SE 1/4

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