

E RECORDED DATE 9/19/2024

COUNTY Mesa

REC. NO. 3104629



WARRANTY DEED

This Warranty Deed made this 18th day of September, 2024 by and between **OVER THE HORIZON, LLC**, a Colorado Limited Liability Company, **Grantor**, who is the owner of a parcel of land as recorded at Reception No. 2908954, 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, has sold, granted and conveyed, and by these present 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 all right, title and interest in fee simple the following described parcel of land for Public Roadway purposes, to wit:

Containing Five (3,773) Square feet, more or less, as described and depicted in **Exhibit "A"** and **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 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 18th day of September, 2024.

GRANTORS: OVER THE HORIZON, LLC, a Colorado Limited Liability Company

Darin J. Carei
Name: Darin J. Carei, Member

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 18th day of September, 2024 by Darin J. Carei, Member of Over The Horizon, LLC, a Colorado Limited Liability Company

My commission expires _____
Witness my hand and official seal.

Alice E. Young
Notary Public

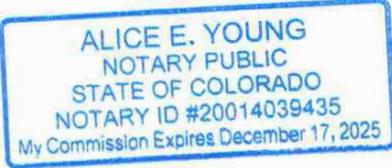


EXHIBIT A

2945-012-00-094

RIGHT OF WAY PARCEL NO. RW-2 LEGAL DESCRIPTION

A Parcel of land being a portion of Reception Number 2908954, located in Lot 3 (aka the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4)), Section 1, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County Colorado being more particularly described as follows:

Commencing at the West Sixteenth Corner of Section 1/Section 36, whence the North Quarter Corner of said Section 1 bears N89°59'29"E a distance of 1321.07 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from said point of commencement S72°39'11"E a distance of 735.23 feet to a point on the Southerly Boundary line of Horizon Drive, Reception Number 813634 being the Point of Beginning; thence continuing along said boundary line the following N47°21'12"E a distance of 35.94 feet to point on the boundary of a Parcel of land as described in Reception Number 2908954, the along said boundary line the following four (4) courses 1) S43°24'26"E a distance of 5.09 feet, 2) N46°22'34"E a distance of 14.87 feet, 3) S88°57'04"E a distance of 17.49 feet, 4) S44°19'28"E a distance of 156.74 feet; thence the following seven (7) courses, 1) Northwesterly along the Arc of a 9.00 foot radius curve concave Southwesterly, a distance of 8.07' feet thru a central angle of 51°24'09" whose cord bears N70°01'33"W a distance of 7.81 feet, 2) Northwesterly along the Arc of a 18.00 foot radius curve concave Northeasterly, a distance of 14.50 feet thru a central angle of 46°09'19" whose cord bears N72°38'58"W a distance of 14.11 feet, 3) N49°34'19"W a distance of 57.62 feet, 4) Northwesterly along the Arc of a 49.00 foot radius curve concave Southwesterly, a distance of 8.48 feet thru a central angle of 09°55'08" whose cord bears N54°31'53"W a distance of 8.47 feet, 5) Northwesterly along the Arc of a 383.50 foot radius curve concave Southwesterly, a distance of 75.38 feet thru a central angle of 11°15'43" whose cord bears N65°07'18"W a distance of 75.26 feet, 6) Northwesterly along the Arc of a 33.50 foot radius curve concave Southwesterly, a distance of 13.89 feet thru a central angle of 23°45'33" whose cord bears N82°37'56"W a distance of 13.79 feet, 7) S85°46'45"W a distance of 14.22 feet to the Point of Beginning.

The purpose of the above described Parcel of land is Right of Way for Horizon Drive and G Road Roundabout at 27 1/2 Road.

Said Parcel of land containing 3773 Square Feet or 0.087 Acres more or less.

Authored by: Renee B. Parent, CO LS38266, City Surveyor, City of Grand Junction
244 N. 7th Street, Grand Junction, Colorado, 81501, 970-256-4003



**PUBLIC WORKS
ENGINEERING DIVISION**

DRAWN BY: MJH
DATE: 6/14/2023
SCALE: N/A
APPR. BY: RBP

LOCATED IN
LOT 3 (AKA NE1/4 NW1/4), SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE MERIDIAN,
CITY OF GRAND JUNCTION,
COUNTY OF MESA,
STATE OF COLORADO



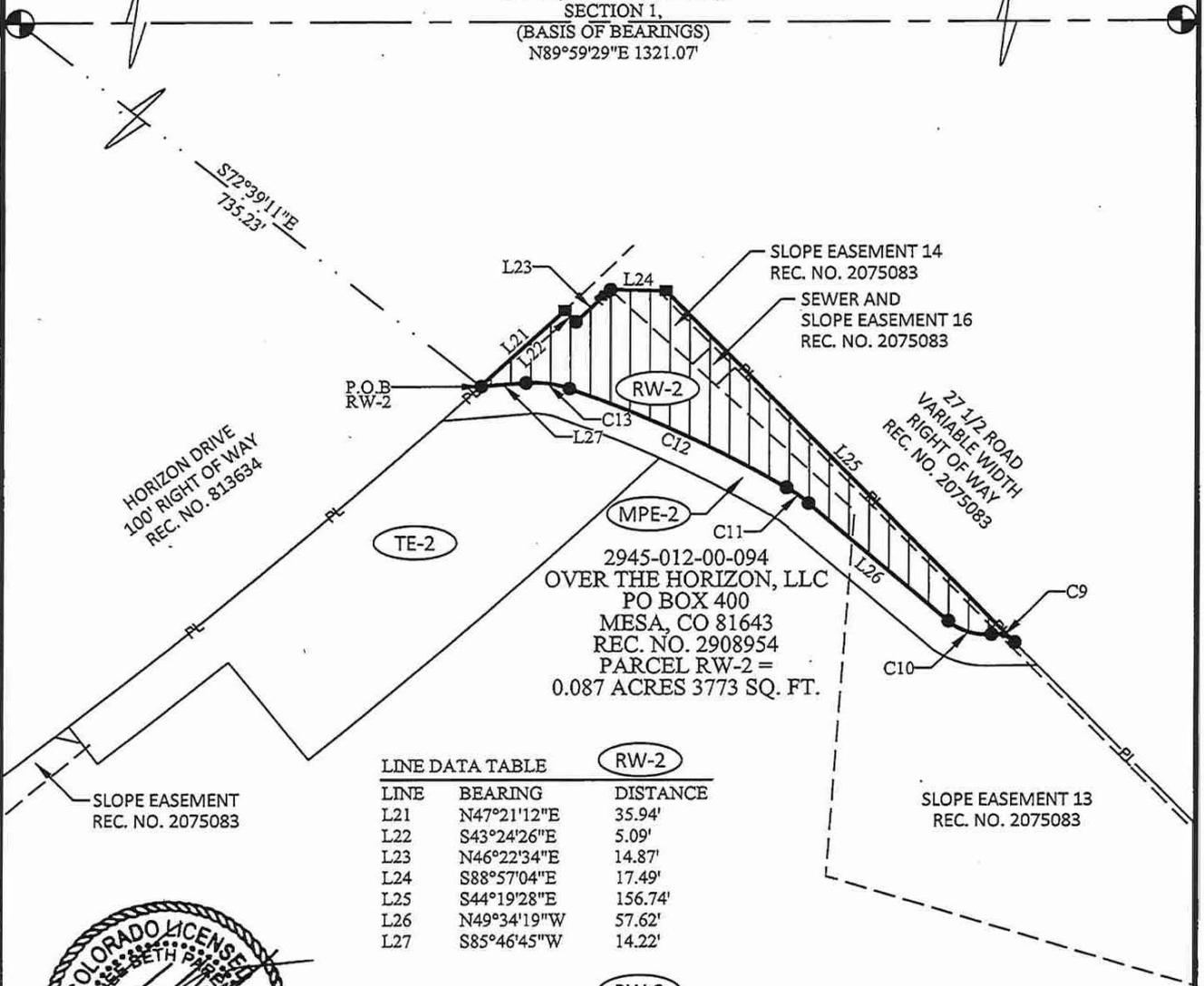
EXHIBIT B

2945-012-00-094
RIGHT OF WAY PARCEL NO. RW-2

W1/16, SEC. 36/1,
T1N R1W/T1S R1W
P.O.C.

NORTH LINE
LOT 3 (AKA NE1/4 NW1/4),
SECTION 1,
(BASIS OF BEARINGS)
N89°59'29"E 1321.07'

S1/4/N1/4 SEC. 36/1,
T1N R1W/T1S R1W,



LINE DATA TABLE RW-2

LINE	BEARING	DISTANCE
L21	N47°21'12"E	35.94'
L22	S43°24'26"E	5.09'
L23	N46°22'34"E	14.87'
L24	S88°57'04"E	17.49'
L25	S44°19'28"E	156.74'
L26	N49°34'19"W	57.62'
L27	S85°46'45"W	14.22'

CURVE DATA TABLE RW-2

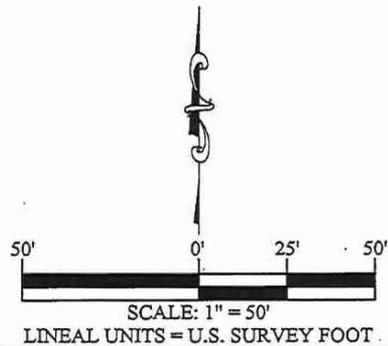
CURVE	ARC	RADIUS	DELTA	CHORD BRG/LENGTH
C9	8.07'	9.00'	51°24'09"	N70°01'33"W - 7.81'
C10	14.50'	18.00'	46°09'19"	N72°38'58"W - 14.11'
C11	8.48'	49.00'	09°55'08"	N54°31'53"W - 8.47'
C12	75.38'	383.50'	11°15'43"	N65°07'18"W - 75.26'
C13	13.89'	33.50'	23°45'33"	N82°37'56"W - 13.79'



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

ABBREVIATIONS/LEGEND

- | | | | |
|--------|---|------|------------------------------------|
| P.O.C. | Point of Commencement | MPE | Multi-Purpose Easement |
| P.O.B. | Point of Beginning | Rec. | Reception |
| R.O.W. | Right-of-Way | No. | Number |
| SEC. | Section | RW | Right-of-Way |
| T. | Township | DE | Drainage Easement |
| R. | Range | TE | Temporary Easement |
| AKA | Also Known As | U.M. | Ute Meridian |
| ■ | Found Property Evidence - 2" Aluminum Cap | PSCO | Public Service Company Of Colorado |
| ▲ | Found Property Evidence - 2" Aluminum Cap - W.C. 1' SW of Point of Intersection | | |
| ● | Point of Intersection | | |
| ⊕ | Found Monument | | |



**PUBLIC WORKS
ENGINEERING DIVISION**

DRAWN BY: MJH
DATE: 6/14/2023
SCALE: 1"=50'
APPR. BY: RBP

LOCATED IN
LOT 3 (AKA NE1/4 NW1/4), SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE MERIDIAN,
CITY OF GRAND JUNCTION,
COUNTY OF MESA,
STATE OF COLORADO

