

CORRECTION WARRANTY DEED

This Correction Warranty Deed made this 25 day of November, 2025 by and between **Trustees of the State Colleges in Colorado, for the use and benefit of Mesa State College**, who is the owner of a parcel of land located at 2508 Blichmann Ave, Grand Junction, CO 81505 as recorded in Book 1790 at Page 117, 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 Road and Utilities Right-of-Way purposes, to wit:

See **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.

Said Parcel being a part of Mesa County Assessor Parcel No. 2945-033-15-008

The Grantors and the Grantee have since discovered that the notary acknowledgement in the original Warranty Deed had errors, dated May 18, 2023, recorded on July 12, 2023 at Reception #3068890. Grantors and Grantee agree, as evidenced by their signatures below, that the notary acknowledgement was incorrect and desire to correct the error(s) by Grantors' execution and delivery of this Correction Warranty Deed. Grantors intend the conveyance and correction made by the execution and delivery of this Correction Warranty Deed to be retroactive to and effective as of May 18, 2023 which is the date of execution and delivery of the Original Deed which is hereby replaced with this Correction Warranty Deed.

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 25 day of November, 2025.

Trustees of the State Colleges in Colorado, for the use and benefit of Mesa State College

By: [Signature]
Name: John Marshall
Title: President

ANNE MARIE OPITZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254017829
MY COMMISSION EXPIRES MAY 13, 2029

State of COLORADO)
)ss
County of MESA)

The foregoing instrument was acknowledged before me this 25 day of November, 2025 by John Marshall as President for the Trustees of the State Colleges in Colorado, for the use and benefit of Mesa State College

My commission expires 5/13/2029.
Witness my hand and official seal.

Notary Public [Signature]

EXHIBIT A

LEGAL DESCRIPTION
2945-033-15-008
RIGHT-OF-WAY PARCEL NO. RW-20

A parcel of land being a portion of the land as described in Reception Number 1543397 lying in the NW1/4 SW1/4 of Section 3, 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 West 1/4 Corner of said Section 3, and assuming the West line of said NW1/4 SW1/4 bears S00°02'40"W with all other bearings contained herein being relative thereto; thence from said point of commencement, S04°07'39"W, a distance of 780.08 feet to a point on the easterly right-of-way of 25 Road, and the Point of Beginning;

thence leaving said right-of-way along the arc of a non-tangent 36.00 foot radius curve to the right for a distance of 11.16 feet, with an interior angle of 17°45'40" and a chord which bears S64°22'18"E, for a distance of 11.12 feet; thence along the arc of a 29.00 foot radius curve to the left for a distance of 6.30 feet, with an interior angle of 12°27'21" and a chord which bears S61°43'08"E, for a distance of 6.29 feet, to a point on the northerly right-of-way of Blichmann Ave.; thence along said right of way along the arc of a non-tangent 25.00 foot radius curve to the right for a distance of 17.77 feet, with an interior angle of 40°44'13" and a chord which bears N63°24'46"W, for a distance of 17.40 feet, to the Point of Beginning.

Said Parcel of land CONTAINING 22 Square Feet, 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 GA\Parcel 20\CAD\Parcel 20 Acquisition Docs.dwg - PLOTTED 2022-07-21

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.

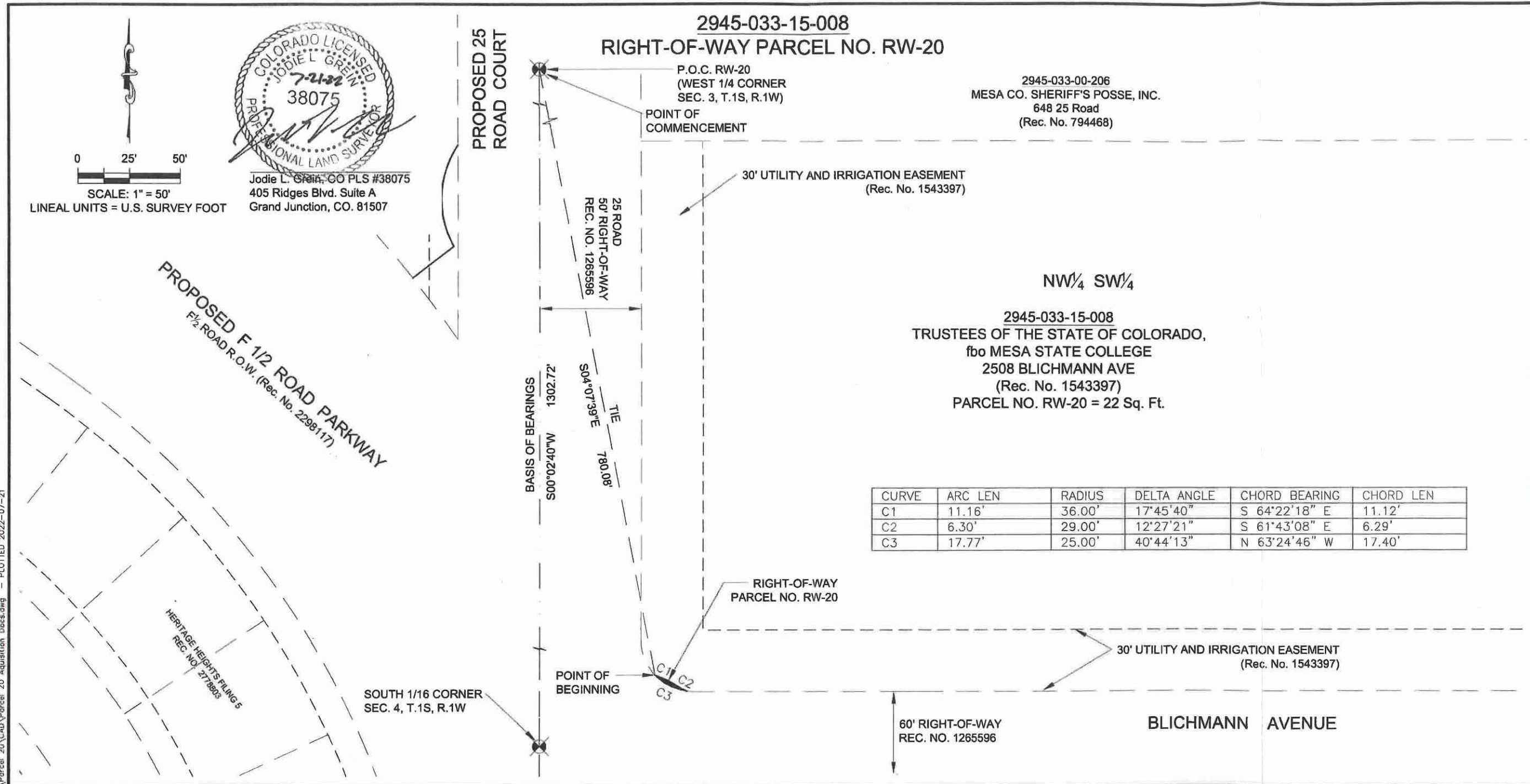
DRAWN BY: NCW
DATE: 7-7-2022
REVIEWED BY: JLG
APPROVED BY: BH
SCALE: _____

Portion of 2945-033-15-008
Located in a part of the NW¹/₄ SW¹/₄
Section 3, 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 B



C:\Projects\2425 F.5 Rd City G\Parcel 20\CAD\Parcel 20 Acquisition Docs.dwg - PLOTTED 2022-07-21

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



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ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
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SCALE: _____

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Section 3, 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 B

2945-033-15-008

RIGHT-OF-WAY PARCEL NO. RW-20

P.O.C. RW-20
(WEST 1/4 CORNER
SEC. 3, T.1S, R.1W)

2945-033-00-206
MESA CO. SHERIFF'S POSSE, INC.
648 25 Road
(Rec. No. 794468)

POINT OF COMMENCEMENT

30' UTILITY AND IRRIGATION EASEMENT
(Rec. No. 1543397)

NW $\frac{1}{4}$ SW $\frac{1}{4}$

2945-033-15-008
TRUSTEES OF THE STATE OF COLORADO,
fbo MESA STATE COLLEGE
2508 BLICHMANN AVE
(Rec. No. 1543397)
PARCEL NO. RW-20 = 22 Sq. Ft.

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	11.16'	36.00'	17°45'40"	S 64°22'18" E	11.12'
C2	6.30'	29.00'	12°27'21"	S 61°43'08" E	6.29'
C3	17.77'	25.00'	40°44'13"	N 63°24'46" W	17.40'

RIGHT-OF-WAY
PARCEL NO. RW-20

30' UTILITY AND IRRIGATION EASEMENT
(Rec. No. 1543397)

60' RIGHT-OF-WAY
REC. NO. 1265596

BLICHMANN AVENUE

PROPOSED 25
ROAD COURT

25 ROAD
50' RIGHT-OF-WAY
REC. NO. 1265596

BASIS OF BEARINGS
S00°02'40"W 1302.72'

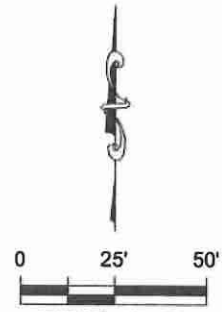
TIE
S04°07'39"E 780.08'

POINT OF BEGINNING

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



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



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

PROPOSED F 1/2 ROAD PARKWAY
F $\frac{1}{2}$ ROAD R.O.W. (Rec. No. 2298117)

HERITAGE HEIGHTS PLUNGES
REC. NO. 2778883

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