



M522103249

WARRANTY DEED

This Warranty Deed made this 2 day of May, 2024 by and between **Barn, LLC, Grantor**, who is the owner of a parcel of land located at 649 25 Road, Grand Junction, CO 81505 as recorded at Reception No. 2493024, 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 parcels of land for Public Road and Utilities Right-of-Way purposes, to wit:

RW-15A - Containing 61,278 square feet (1.41 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-15B - Containing 17,448 square feet (0.40 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 Parcels being a part of Mesa County Assessor Parcel No. 2945-044-51-001

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 2 day of May, 2024.

Barn, LLC

By: [Signature]

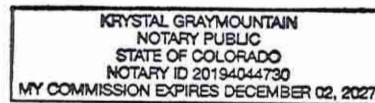
Name: Katie Brewer / Karl W. Brewer

Title: Owners, Barn LLC

State of Colorado)
County of La Plata) ss)

The foregoing instrument was acknowledged before me this 2nd day of May, 2024 by Katie Brewer and Karl W. Brewer as OWNERS for the Barn, LLC.

My commission expires 12/02/2027.
Witness my hand and official seal.



[Signature]

EXHIBIT A

LEGAL DESCRIPTION
2945-044-51-001
RIGHT-OF-WAY PARCEL NO. RW-15A

A Parcel of land being a portion of Lot 1, Moran's Subdivision as described in Reception Number 2489536 located in the Northeast Quarter of the Southeast Quarter (NE1/4 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 Northwest Corner of said NE1/4 SE1/4 of Section 4, Whence the East Quarter Corner bears S89°49'58"E a distance of 1320.07 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°49'58"E along said North line, a distance of 502.65 feet to the Northwest Corner of said Lot 1; thence S00°00'00"E along the West line of said Lot 1 a distance of 23.10 feet to the Point of Beginning;

thence Southeasterly along the arc of a 580.00 foot radius curve concave Southwesterly, a distance of 36.78 feet through a central angle of 03°37'58", whose chord bears S56°23'47"E, a distance of 36.77 feet; thence S54°34'47"E a distance of 395.18 feet; thence Northeasterly along the arc of a 3.00 foot radius curve concave Northerly, a distance of 4.71 feet through a central angle of 89°59'57", whose chord bears N80°25'14"E, a distance of 4.24 feet; thence N35°25'16"E a distance of 76.63 feet to a point on the East line of said Lot 1; thence along the boundary of said Lot 1 for the following four (4) courses: S00°02'40"W a distance of 126.85 feet; N89°50'06"W a distance of 235.91 feet; N54°34'47"W a distance of 202.79 feet; thence N00°00'00"W a distance of 194.87 feet to the Point of Beginning.

Said Parcel of land CONTAINING 61,278 Square Feet or 1.41 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



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	F#	Filing Number
PSCO	Public Service Company of Colorado		

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/MJH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: NTS

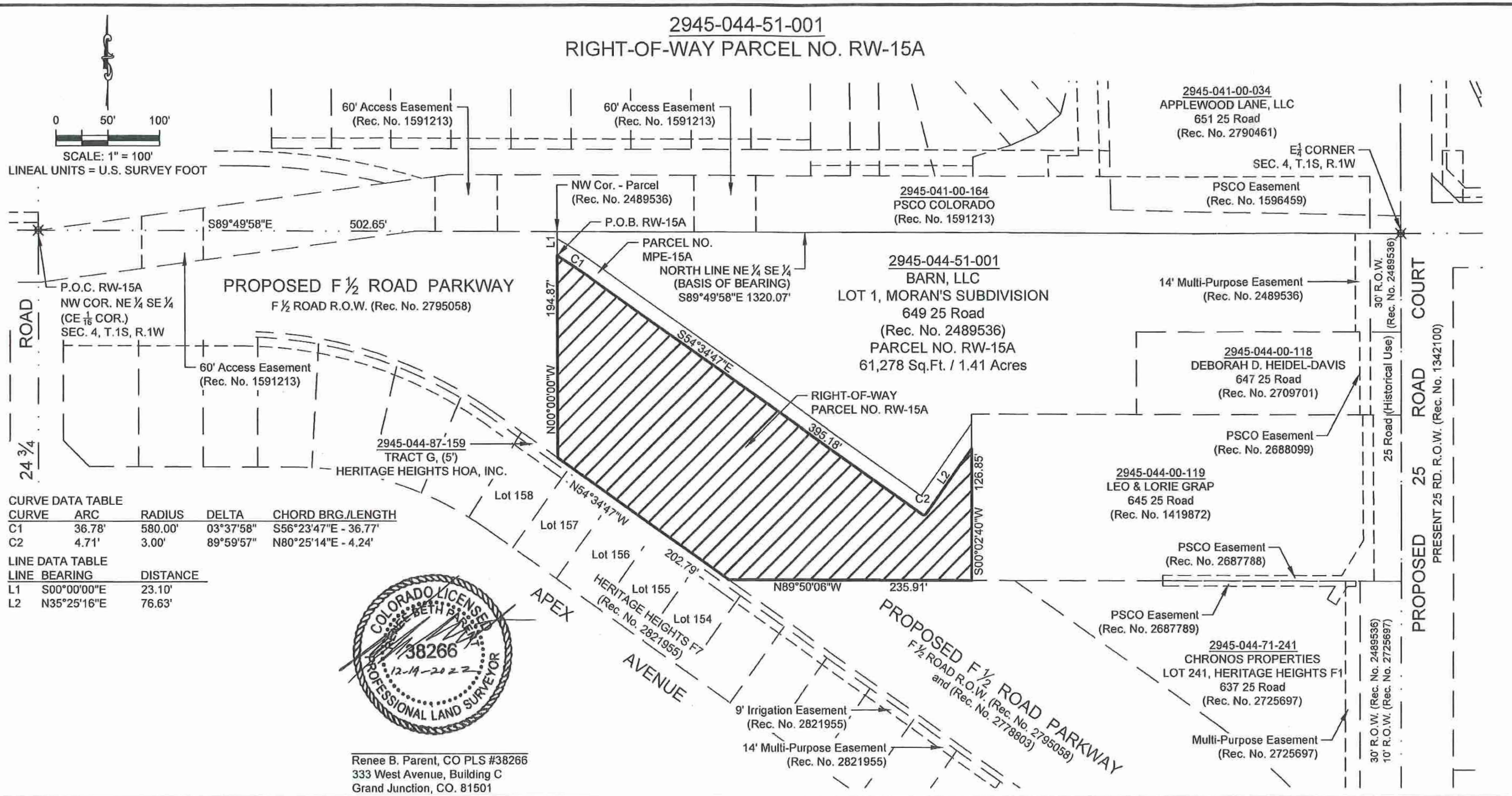
Portion of 2945-044-51-001
Located in a part of the NE ¼ SE ¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. 207-F210306

EXHIBIT B

2945-044-51-001
RIGHT-OF-WAY PARCEL NO. RW-15A



CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG./LENGTH
C1	36.78'	580.00'	03°37'58"	S56°23'47"E - 36.77'
C2	4.71'	3.00'	89°59'57"	N80°25'14"E - 4.24'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S00°00'00"E	23.10'
L2	N35°25'16"E	76.63'



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501

\\Publicworks-wfs\vol_pw_data\landpro\F5.5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Aquilation\Parcel 15\CAD\Parcel 15A Aquilation Docs.dwg - PLOTTED 2022-12-14

ABBREVIATIONS

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DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 100'

Portion of 2945-044-51-001
Located in a part of the NE 1/4 SE 1/4
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 C

LEGAL DESCRIPTION

2945-044-51-001

RIGHT-OF-WAY PARCEL NO. RW-15B

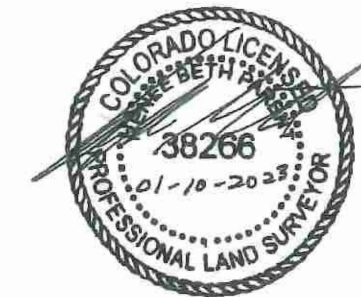
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Commencing at the Northwest Corner of said NE1/4 SE1/4 of Section 4, whence the East Quarter Corner bears S89°49'58"E a distance of 1320.07 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°49'58"E along said North line, a distance of 1,082.27 feet to the Point of Beginning;

thence continuing S89°49'58"E along said North line, a distance of 88.17 feet; thence S35°25'16"W, a distance of 116.34 feet to a point lying on the North line of land as described in Reception Number 2709701; thence N89°50'06"W, along said North line, a distance of 40.01 feet to a point on the West line of said land; thence S00°02'40"W, along said West line, a distance of 80.00 feet to a point lying on the North line of land as described in Reception Number 1419872; thence N89°50'06"W along said North line, a distance of 135.50 feet; thence N35°25'16"E a distance of 53.67 feet; thence Northeasterly along the arc of a 184.50 foot radius curve concave Southeasterly, a distance of 43.45 feet through a central angle of 13°29'36", whose chord bears N42°10'04"E, a distance of 43.35 feet; thence N48°54'52"E, a distance of 85.32 feet; thence N35°25'16"E a distance of 52.30 to the Point of Beginning.

Said Parcel of land CONTAINING 17,448 Square Feet or 0.40 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
 City Surveyor - City of Grand Junction
 333 West Avenue, Building C
 Grand Junction, CO 81501



\\Publicworks-wis\vol_pw\Data\Landpro\F.5 ROAD PARKWAY FROM 24 RD TO 25 RD\B5ROW Aquilition\Parcel 15\CAD\Parcel 15B Aquilition Docs.dwg - PLOTTED 2023-01-10

ABBREVIATIONS

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 DATE: 01-10-2023
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 APPROVED BY: BH
 SCALE: NTS

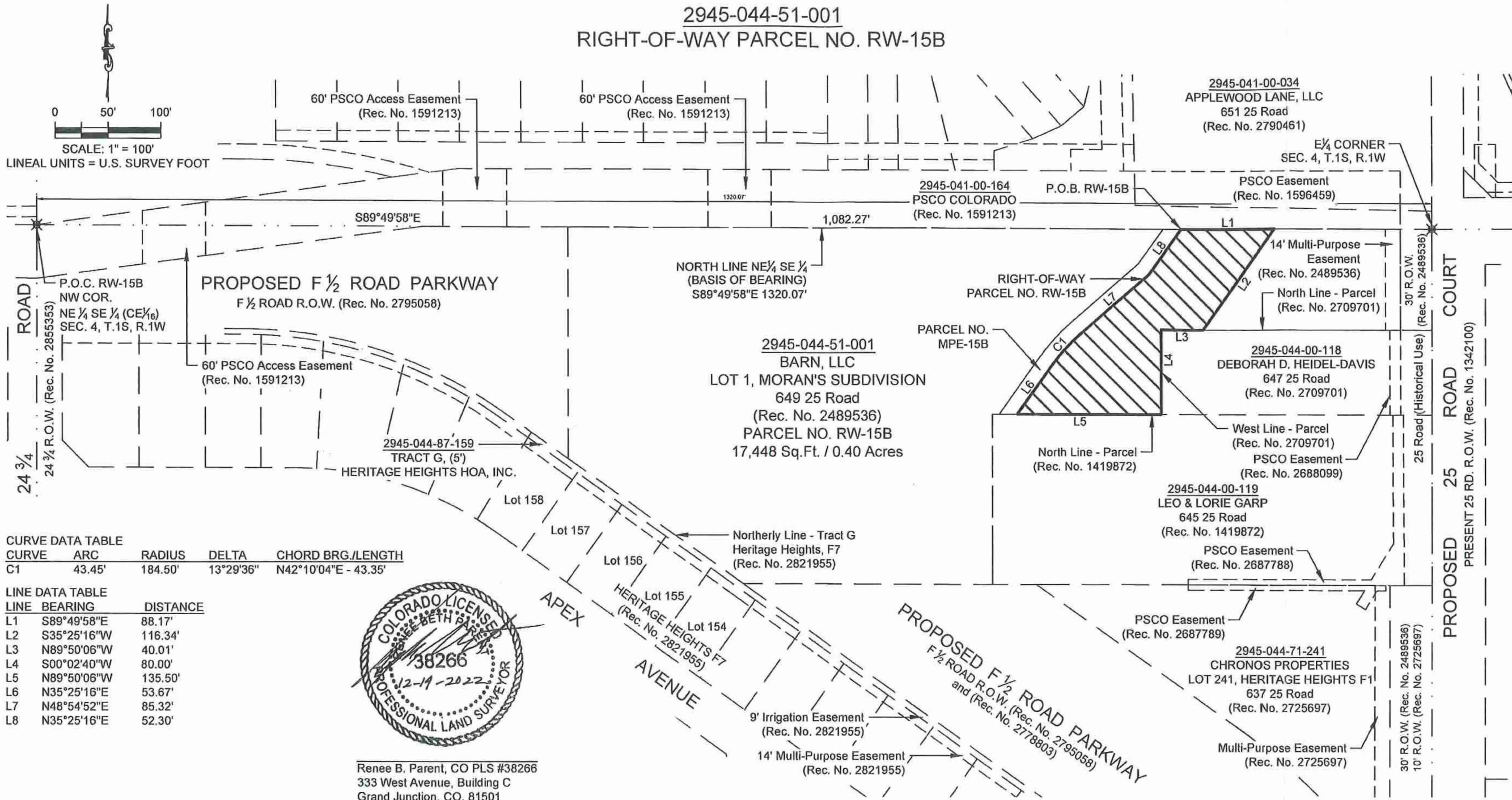
Portion of 2945-044-51-001
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 Section 4, T.1S, R.1W
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 Mesa County, Colorado



PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 207-F210306

EXHIBIT D

2945-044-51-001
RIGHT-OF-WAY PARCEL NO. RW-15B



CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG./LENGTH
C1	43.45'	184.50'	13°29'36"	N42°10'04"E - 43.35'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S89°49'58"E	88.17'
L2	S35°25'16"W	116.34'
L3	N89°50'06"W	40.01'
L4	S00°02'40"W	80.00'
L5	N89°50'06"W	135.50'
L6	N35°25'16"E	53.67'
L7	N48°54'52"E	85.32'
L8	N35°25'16"E	52.30'



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501

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CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

I:\Publicworks-wfs\vol_pwr\Data\Landpro\F5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Aquilition Parcel 15B Aquilition Decs.dwg - PLOTTED 2022-12-14

