

QUITCLAIM DEED

HALLS ESTATES HOMEOWNERS ASSOCIATION, INC., Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, convey and Quitclaim unto 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 of the right, title and interest of the Grantor in and to the following described tract or parcel of land for Public Road and Utility 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.

Being a part of Mesa County Assessor Parcel No. 2945-041-66-024

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

RESERVING UNTO GRANTOR a non-exclusive permanent easement for one (1) irrigation pipe within said parcel.

Executed and delivered this 10 day of April, 2025.

HALLS ESTATES HOMEOWNERS ASSOCIATION, INC.

By: 

Printed Name: Scott Callas

Title: Manager

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 10th day of April, 2025, by

Scott Callas as Manager of HALLS ESTATES HOMEOWNERS ASSOCIATION, INC.

Witness my hand and official seal.

My Commission Expires: 9-13-2025


Notary Public

RICHARD B PITTENRIDGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014025861
MY COMMISSION EXPIRES SEPTEMBER 13, 2025

EXHIBIT A

LEGAL DESCRIPTION

2945-041-66-024

RIGHT-OF-WAY PARCEL NO. RW-8

A parcel of land being the south 5.13 feet of Tract A, Halls Estates Phase II same as recorded at Reception Number 2687248 lying in the SW1/4 NE1/4 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 Center Quarter Corner of said Section 4, whence the Center East Sixteenth Corner bears S89°50'03"E a distance of 1319.90 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°50'03"E along the South line of the SW1/4 NE1/4 a distance of 912.22 feet; thence N00°00'00"E, a distance of 63.03 feet to the Southeast corner of said Tract A being the Point of Beginning; thence N89°50'10"W along the south boundary of said Tract A a distance of 797.54 feet to a point a point of curvature; thence 20.48 feet along a curve to the right said curve being a portion of the westerly boundary of said Tract A having a radius of 40.00 feet and a chord that bears N75°10'07"W 20.26 feet distant; thence S89°50'10"E a distance of 817.13 feet to the northeast corner of said Tract A; thence S00°00'07"E a distance of 5.13 feet to the Point of Beginning.

Said Parcel of land CONTAINING 4159 Square Feet or 0.10 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



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	

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: RBP
DATE: 6-5-2023
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-041-66-024
Located in a part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

\\Publicworks-wis\vol_pw\Data\landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Acquisition\Parcel B\CAD\Parcel B Acquisition Docs.dwg - PLOTTED 2023-06-05

EXHIBIT B

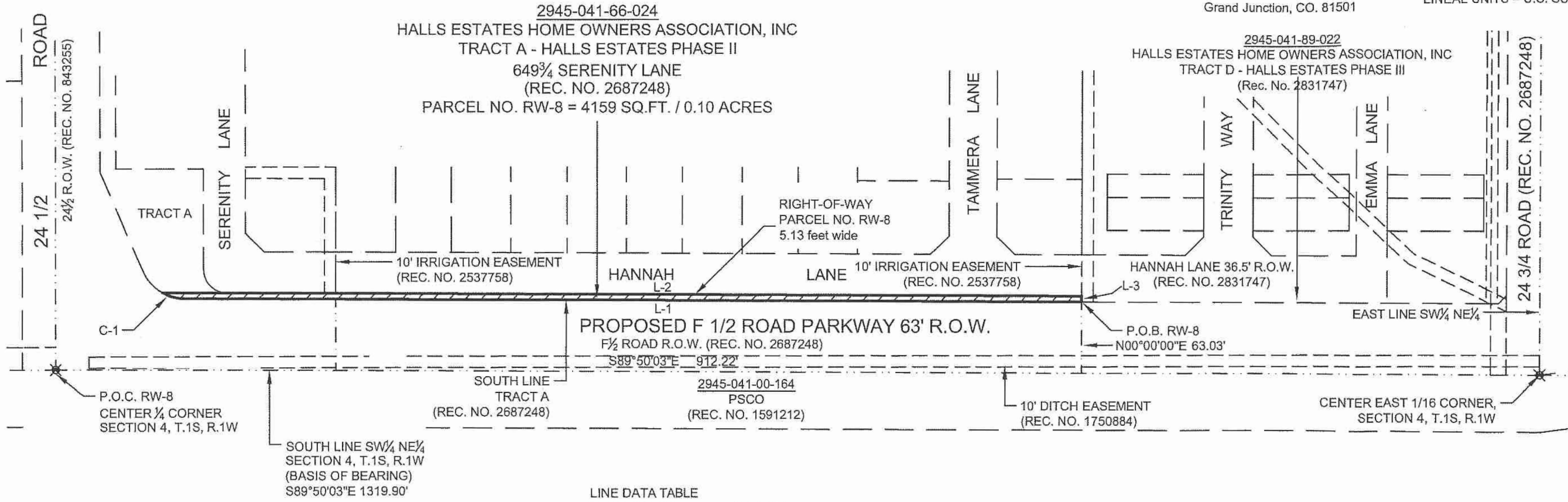
2945-041-66-024
RIGHT-OF-WAY PARCEL NO. RW-8



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



0 50' 100'
SCALE: 1" = 100'
LINEAL UNITS = U.S. SURVEY FOOT



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N89°50'10"W	797.54'
L2	S89°50'10"E	817.13'
L3	S00°00'07"E	5.13'

CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG/LENGTH
C1	20.48'	40.00'	29°20'32"	N75°10'07"W - 20.26'

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R.	Range	U.M.	Ute Meridian
-	Approximately	PSCO	Public Service Company of Colorado

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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

\\Publicworks-wis\vol_pw\Data\Landpro\F5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Aquisition\Parcel B\CAD\Parcel B Aquisition Docs.dwg - PLOTTED 2023-06-06

