

CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS MEMORANDUM OF AGREEMENT	Project No.: 207-F1903
	Description: F ½ Road Parkway Improvement Project
	Owner(s): James E. Sanville and Virginia Rusy
	Parcels: RW-23A, RW-23B, MPE-23, TCE-23

This Memorandum of Agreement (“Agreement”) is made and entered into this 6th day of March, 2024, by and between **James E. Sanville and Virginia Rusy** hereinafter referred to as “the Owner”, and the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as “the City”.

RECITALS:

- A. The City is proceeding with implementation of the F ½ Road Parkway Improvement Project (“Project”). The Project will create a fully developed street section from 24 Road on the west to 25 Road on the east. The project will also add street improvements to 25 Road from Patterson Road on the south to Waite Avenue on the north. Improvements include additional travel lanes, auxiliary lanes, facilities to accommodate pedestrian and bicycle mobility, storm drainage facilities, street lighting, landscaped medians and parkways, and a new roundabout at the intersection of F ½ Road Parkway and 24 ½ Road (“Project Improvements”). The City Council of the City has determined that the Project is necessary for the health, safety and welfare of the inhabitants of the City of Grand Junction. All costs associated with installation of the Project Improvements will be borne by the City.
- B. The Owner owns certain real property within the limits of the Project located at 625 25 Road in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Assessor Parcel Number 2945-044-00-043, hereinafter referred to as “the Owner’s Property”.
- C. The installation, operation, maintenance, repair and replacement of the Project Improvements requires the acquisition of the following described real property interests from the Owner:

Parcel No. RW-23A: A parcel of land in fee simple to be used as public right of way for F 1/2 Road, containing a total area of 829 square feet (0.02 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “A” and depicted on the accompanying graphic illustration labeled Exhibit “B”; and also

Parcel No. RW-23A: A parcel of land in fee simple to be used as public right of way for F 1/2 Road, containing a total area of 5,162 square feet (0.12 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “C” and depicted on the accompanying graphic illustration labeled Exhibit “D”; and also

Parcel No. MPE-23: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures, public sidewalks and trails, containing a total area of 702 square feet (0.02 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “E” and depicted on the accompanying graphic illustration labeled Exhibit “F”; and also

Parcel No. TCE-23: A Temporary Construction Easement to facilitate prudent, proper, safe and efficient installation of the Project Improvements, containing a total area of 725 square feet (0.02 acres), more or less, as more particularly depicted on the accompanying graphic illustration labeled Exhibit “G”. The City’s required duration of use for Parcel No. TCE-23 is 24 months.

The above referenced real property interests may be referred to collectively hereafter as the “Acquired Property”.

D. The City has obtained and reviewed an appraisal prepared by a Colorado Certified General Appraiser to estimate the fair market value and just compensation to be offered for the Acquired Property. In consideration of the foregoing, the City and the Owner agree to the following sum of money as just compensation for the Acquired Property and any improvements, damages or costs to cure itemized below:

Parcel No. RWA-23A:	829 sq.ft. @ \$0.525/sq.ft.	= \$ 435.00
Parcel No. RWA-23B:	5,162 sq.ft. @ \$10.50/sq.ft.	= \$ 54,201.00
Parcel No. MPE-23:	702 sq.ft. @ \$10.50/sq.ft. x 50%	= \$ 3,686.00
Parcel No. TCE-23:	725 sq.ft. @ \$10.50/sq.ft. x 10% /year x 2 years	= \$ 1,523.00

Total Land & Easement Value = \$ 59,845.00

Improvements:

• Gravel Driveway	2,224 SF	= \$ 1,668.00
• Lawn	938 SF	= \$ 1,782.20
• Metal Edging	123 LF	= \$ 369.00
• Cottonwood Tree	1	= \$ 833.33
• Decorative Rocks	22	= \$ 55.00
• Maxi Paw by Rain Bird sprinkler head	2	= \$ 37.49
Indirect Costs for Site Improvements (Entrepreneurial Incentive, Supervision/Mobilization)		= \$1,668.34

Total Improvements Contributory Value = \$ 6,413.36

Compensable Damages/Curable/Net Cost to Cure: = \$ 1,650.00

Administrative Settlement = \$ 36,000.00

**Total Consideration = \$ 104,000.00
(rounded)**

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration, the receipt and adequacy of which are acknowledged, the parties hereto agree as follows:

1. The Owner hereby accepts the Total Consideration stated above from the City as just compensation, and the City hereby agrees to pay the Total Consideration to the Owner subject to the promises, terms, covenants and conditions of this Agreement.
2. Subject to the City's typical payment processing period, the Total Consideration shall be remitted, at the City's sole discretion, to the Owner by either (1) the City directly in the form of a City check, or (2) a title company selected by the City, to which the City has deposited the Total Consideration pending upon the execution and delivery by the Owner to the City of:
 - a. One (1) fully executed original of this Memorandum of Agreement.
 - b. One (1) good and sufficient General Warranty Deed for Parcel Nos. RW-23A and RW-23B.
 - c. One (1) good and sufficient Grant of Multi-Purpose Easement Agreement for Parcel No. MPE-23.
 - d. One (1) good and sufficient Temporary Construction Easement Agreement for Parcel Nos. TCE-23.
 - e. One (1) completed and executed Federal Form W-9.

- f. Satisfaction(s) or release(s) of any and all outstanding items referenced in Paragraph 3 below.
3. The Total Consideration shall fully compensate the Owner for the Owner's interests in and to the Acquired Property, either present or future, and the interests of all lienors and lessees of the Owner and any and all interests, legal or equitable, which are or may be outstanding, including, but not limited to: ad valorem property taxes due for prior years; current year ad valorem property taxes prorated to the date of closing (applicable to any fee simple parcel included in the Acquired Property), and satisfaction, subordination or release of all liens, judgments and financial encumbrances to deliver financially unencumbered title to the City. The Owner agrees to sell, convey and discharge all such interests in and to the Acquired Property by executing in writing any and all necessary deeds, documents and/or conveyances, including but not limited to, requests for releases, whether full or partial as applicable, or subordinations of deeds of trust.
 4. The City shall be entitled to take irrevocable possession of the Acquired Property when the City, at its sole discretion, remits the total consideration to either: (1) the Owner directly by City Check; or, (2) deposits the consideration set forth above into an escrow account for the benefit of the Owner with the City's selected title company. Transfer of title to the Acquired Property shall occur upon performance of any and all terms under this Agreement, and release of the Total Consideration due to the Owner.
 5. Access to the site will be provided via F ¼ Road as shown on exhibit H. No access will be provided from 25 Road.
 6. This Memorandum of Agreement embodies all agreements between the parties hereto and no other promises, terms, conditions or obligations, oral or written, have been made which might serve to modify, add to or change the terms and conditions of this Agreement.
 7. This Memorandum of Agreement shall be deemed a contract extending to and binding upon the parties hereto and upon their respective heirs, successors and assigns.
 8. The City will be entitled to specific performance of this Agreement upon tender of the agreed consideration.
 9. This Agreement is a legal instrument. The City recommends the Owner seek the advice of the Owner's own legal and/or tax counsel before signing this Agreement.

Dated the day and year first above written.

Owner:
James E. Sanville and Virginia Rusy



James E. Sanville



Virginia Rusy

The City of Grand Junction,
a Colorado home rule municipality:



Greg Caton, City Manager

EXHIBIT A

LEGAL DESCRIPTION
2945-044-00-043
RIGHT-OF-WAY PARCEL NO. RW-23A

A parcel of land being a portion of the land as described in Reception Number 2985710 lying in the 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 South 1/16 Corner of said Section 4, and assuming the East line of said NE1/4 SE1/4 bears N00°02'40"E, with all other bearings contained herein being relative thereto; thence N65°42'38"W, a distance of 42.56 feet to the Point of Beginning;

thence N00°02'40"E, a distance of 72.43 feet, to the northerly line of said property; thence along said northerly line, N89°51'50"E, a distance of 12.00 feet, to the easterly line of said NE1/4 SE1/4; thence along said easterly line, S00°02'40"W, a distance of 65.73 feet; thence leaving said easterly line, S60°43'51"W, a distance of 13.76 feet to the Point of Beginning.

Said Parcel of land CONTAINING 829 Square Feet or 0.02 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\2945-044-00-043\Parcel 23 Acquisition Decoding - PLOTTED 2022-12-05

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.FL	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.

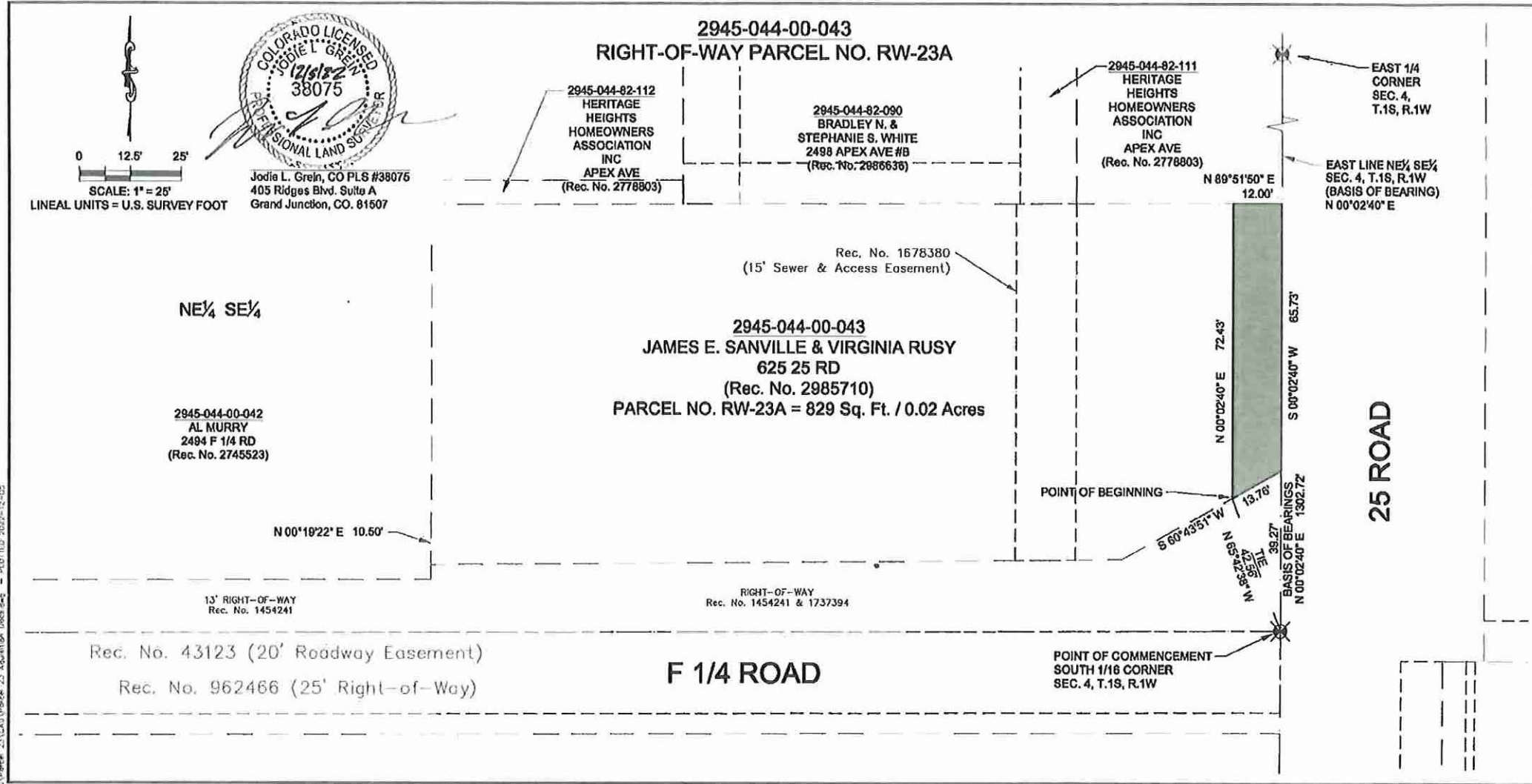
DRAWN BY:	CLB
DATE:	12-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	

Portion of 2945-044-00-043
 Located in a part of the NE¼ SE¼
 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 B



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

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DRAWN BY: CLB
 DATE: 07-2022
 REVIEWED BY: JLG
 APPROVED BY: BH
 SCALE: 1" = 25'

Portion of 2945-044-00-043
 Located in a part of the NE¼ SE¼
 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

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EXHIBIT C

LEGAL DESCRIPTION

2945-044-00-043

RIGHT-OF-WAY PARCEL NO. RW-23B

A parcel of land being a portion of the land as described in Reception Number 2985710 lying in the 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 South 1/16 Corner of said Section 4, and assuming the East line of said NE1/4 SE1/4 bears N00°02'40"E, with all other bearings contained herein being relative thereto; thence N65°42'38"W, a distance of 42.56 feet to the Point of Beginning;

thence S89°29'29"W, a distance of 169.20 feet; thence along the west line of said property, N00°02'40"E, a distance of 10.50 feet; thence N89°51'50"E, a distance of 130.57 feet; thence along a 23.00 foot radius curve to the left, for a distance of 36.06 feet, having a chord which bears N44°57'15"E, a distance of 32.48 feet, and a central angle of 89°49'10"; thence N00°02'40"E, a distance of 55.07 feet; thence N89°51'50"E, a distance of 42.50 feet; thence S00°02'40"W, a distance of 72.43 feet; thence S60°43'51"W, a distance of 30.75 feet to the Point of Beginning.

Said Parcel of land CONTAINING 5,162 Square Feet or 0.12 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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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

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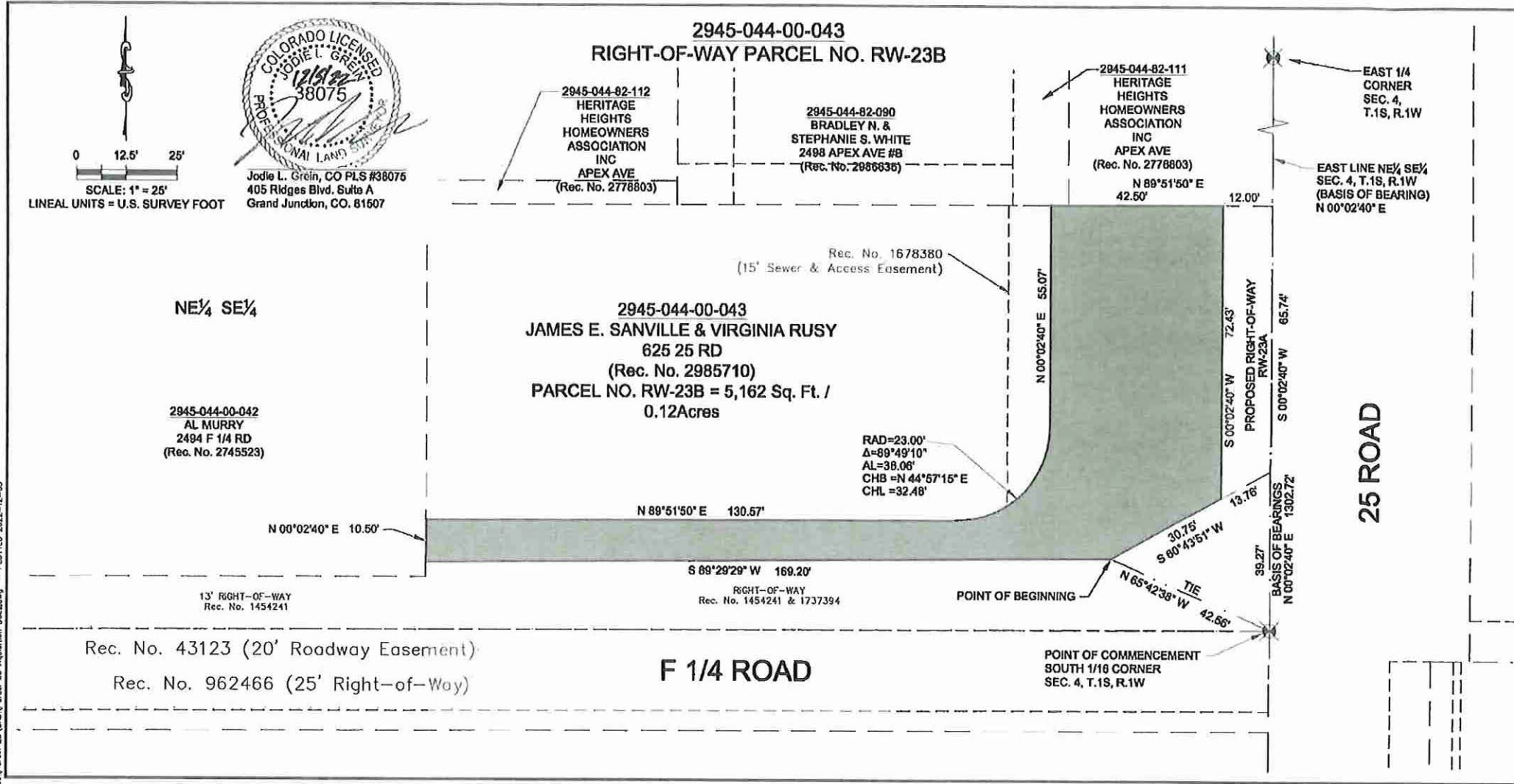
DRAWN BY: CLB
DATE: 07-2022
REVIEWED BY: JLG
APPROVED BY: BH
SCALE: _____

Portion of 2945-044-00-043
Located in a part of the NE $\frac{1}{4}$ 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 D



C:\Projects\2025\F5 Rd City CA\Parcel 23\CAD\Parcel 23 Acquisition Descr.dwg - PLOTTED 2025-12-05

ABBREVIATIONS		
P.O.C.	Point of Commencement	Rec. Reception No.
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

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DRAWN BY:	CLB
DATE:	07-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	1" = 25'

Portion of 2945-044-00-043
 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 E

LEGAL DESCRIPTION
2945-044-00-043
RIGHT-OF-WAY PARCEL NO. MPE-23

A parcel of land being a portion of the land as described in Reception Number 2985710 lying in the 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 South 1/16 Corner of said Section 4, and assuming the East line of said NE1/4 SE1/4 bears N00°02'40"E, with all other bearings contained herein being relative thereto; thence N64°26'35"W, a distance of 71.47 feet to the Point of Beginning;

thence N00°02'40"E, a distance of 74.01 feet; thence N89°51'50"E, a distance of 10.00 feet; thence S00°02'40"W, a distance of 55.07 feet; thence along a 23.00 foot radius curve to the right, for a distance of 22.31 feet, having a chord which bears S27°50'09"W, a distance of 21.45 feet, and a central angle of 55°34'57", to the Point of Beginning.

Said Parcel of land CONTAINING 702 Square Feet or 0.02 Acres, more or less, as described.

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

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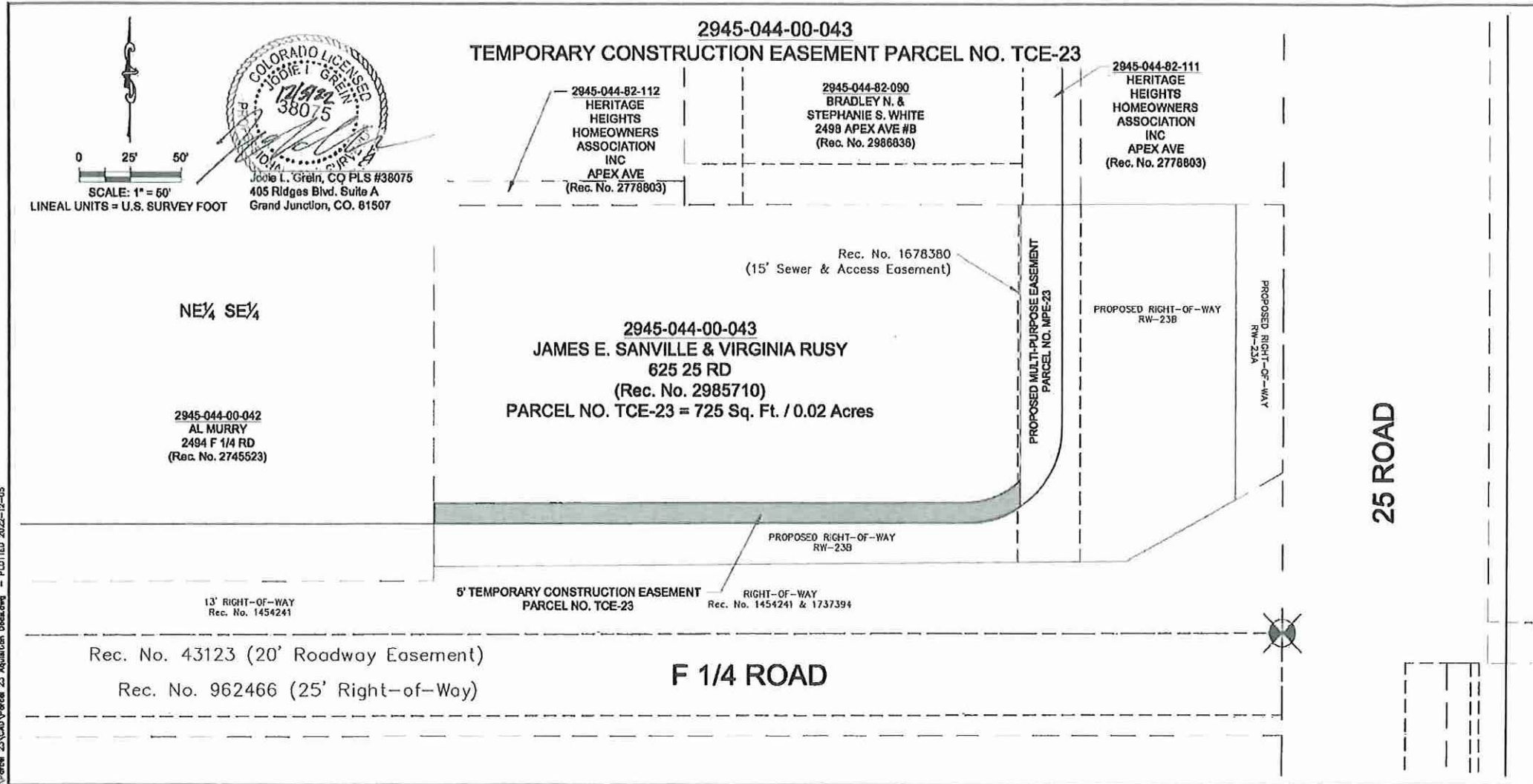
DRAWN BY:	CLB
DATE:	07-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	


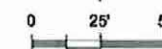
Portion of 2945-044-00-043
 Located in a part of the NE1/4 SE1/4
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado


CITY OF
Grand Junction
 COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. 207 - F210306

EXHIBIT G





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


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


C:\Projects\23\23 F 1/4 RD CITY OF GRAND JUNCTION\23\CA0\Parcel 23 Aquilation Drawing - PLOTTED 2022-12-05

ABBREVIATIONS	
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
R.O.W.	Right-of-Way
SEC.	Section
T.	Township
R.	Range
~	Approximately
Rec.	Reception
No.	Number
RW	Right-of-Way
MPE	Multi-Purpose Easement
TCE	Temporary Construction Easement
U.M.	Ute Meridian
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: 07-2022
 REVIEWED BY: JLG
 APPROVED BY: BH
 SCALE: 1" = 25'

Portion of 2945-044-00-043
 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