

EXHIBIT A

2945-032-81-000
RIGHT-OF-WAY PARCEL NO. RW-38

A parcel of land being a portion of Tract C, Garrett Estates Subdivision as recorded at Reception Number 1977755, located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) 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 Quarter (W1/4) of said Section 3, and assuming the South line of said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 3 bears S89°59'53"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N62°00'45"E, a distance of 63.92 to to a point lying on the Southerly line of said Tract C and the Point of Beginning;

thence N44°59'13"W, a distance of 37.34 feet along said Southerly line of Tract C; thence N00°03'04"E, a distance of 31.32 feet along the West line of said Tract C; thence Southeasterly, a distance of 235.39 feet along the arc of a 470.34 foot radius curve concave northeasterly through a central angle of 28°40'26" whose chord bears S75°39'02"E, a distance of 232.94 feet to a point lying on the Southerly line of said Tract C; thence N89°59'53"W, a distance of 199.30 feet along said Southerly line of Tract C to the Point of Beginning.

Said Parcel of land CONTAINING 3,884 Square Feet or 0.09 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



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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
B.O.W.	Back of Sidewalk	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.

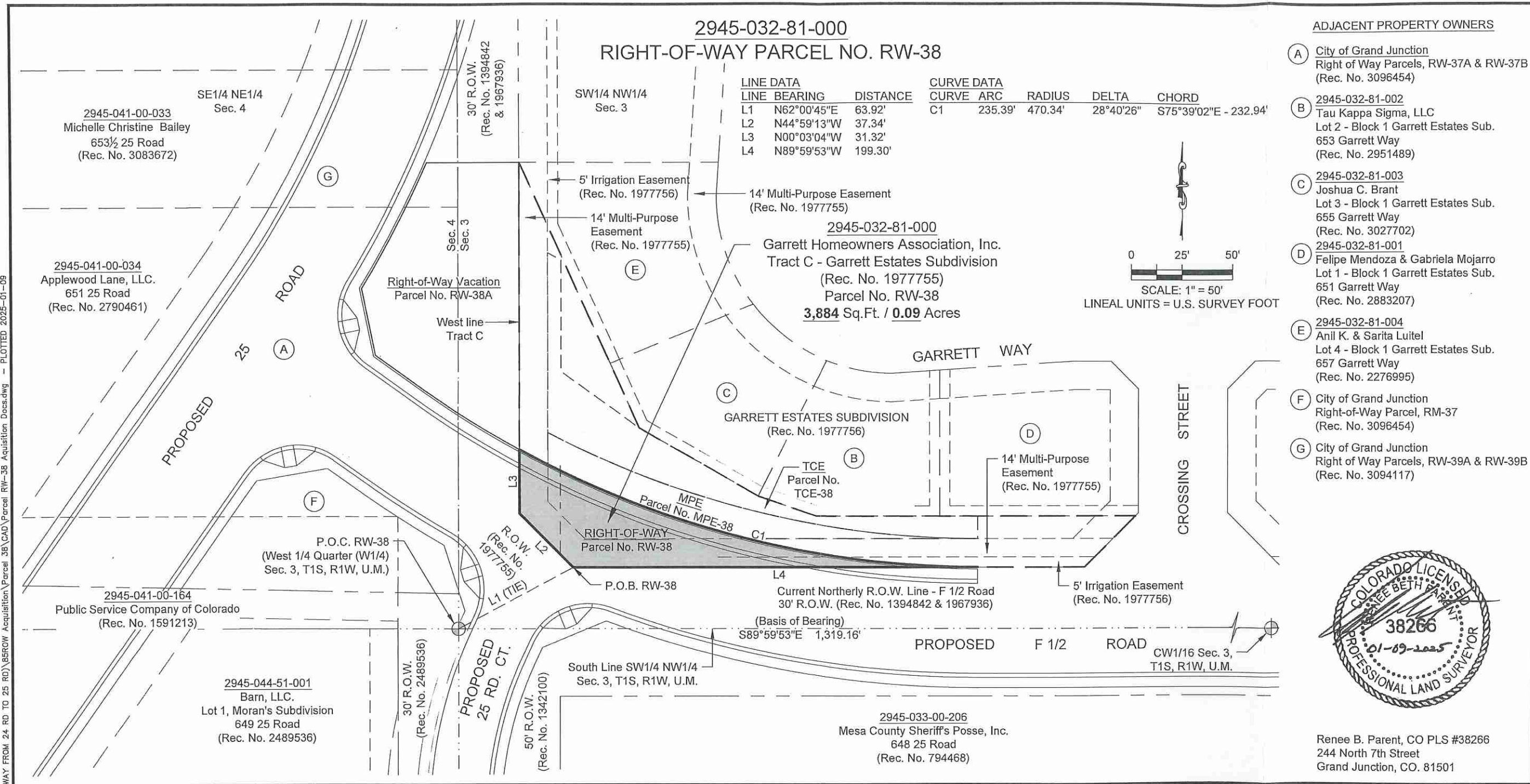
DRAWN BY: NCW
DATE: 01/09/25
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: _____

Portion of 2945-032-81-000
Located in a part of the SW1/4 NW1/4
Section 3, T1S, R1W,
Ute Meridian, City of Grand Junction
County of Mesa, State of Colorado



ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

EXHIBIT B



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



WARRANTY DEED

This Warranty Deed made this 18 day of June, 2025 by and between **Garrett Homeowners Association, Inc., a Colorado nonprofit corporation** (Grantor), who is the owner of a parcel of land located at NE Corner of 25 Road & F 1/2 Road, Grand Junction, Colorado 81505, as recorded at Reception No. 1977756, 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, have sold, granted and conveyed, and by these presents do 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, Colorado 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 descriptions and graphic illustrations of the parcels of land that are the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2945-032-81-000

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 covenanting 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 18 day of June, 2025.

**Garrett Homeowners Association, Inc.,
a Colorado nonprofit corporation**

By: [Signature]
Scott Callas, Manager

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 18 day of June, 2025 by Scott Callas as Manager of Garrett Homeowners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

[Signature]
Notary Public

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

STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named **Garrett Homeowners Association, Inc., a Colorado nonprofit corporation**

2. The entity is a:
- | | |
|----------------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Limited Liability Company |
| <input checked="" type="checkbox"/> Non-Profit Corporation | <input type="checkbox"/> General Partnership |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Limited Partnership |
| <input type="checkbox"/> Business Trust | <input type="checkbox"/> Registered Limited Liability Partnership |
| <input type="checkbox"/> Governmental Subdivision or Agency | <input type="checkbox"/> Registered Limited Liability Partnership |
| <input type="checkbox"/> Unincorporated Non-Profit Association | <input type="checkbox"/> Limited Partnership Association |
| <input type="checkbox"/> Other | please explain: _____ |

3. The entity was formed under the laws of the State of Colorado

4. The mailing address for the entity is 115 N. 5th Street, Suite 301, Grand Junction, CO 81501

5. The name(s) and position(s) of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is (* All Signatures are Required*)

• <u>Scott Callas</u>	<u>Manager</u>
Name	Title
• _____	_____
Name	Title

6. *OPTIONAL*² The authority of the foregoing person(s) to bind the entity is limited is not limited as follows: _____

7. *OPTIONAL* Other matters concerning the manner in which the entity deals with its interest(s) in real property: _____

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.³

9. The Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 18 day of June, 2025.

Entity:
Garrett Homeowners Association, Inc., a Colorado nonprofit corporation

By: 
Scott Callas, Manager

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The forgoing instrument was acknowledged before me this 18 day of June, 2025,
by Scott Callas as Manager of **Garrett Homeowners Association, Inc., a Colorado nonprofit corporation**.

Witness my hand and official seal.

My commission expires: 5/13/2029




Notary Public