



MS 2210 3257

# WARRANTY DEED

This Warranty Deed made this 6<sup>th</sup> day of March, 2024 by and between **Julie D. Jones**, who is the owner of a parcel of land located at 653 25 Road, Grand Junction, CO 81505 as recorded at Reception No. 1786129, 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, 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:

RW-40A – Containing 3,909 square feet (0.09 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-40B – Containing 1,475 square feet (0.03 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 Parcel being a part of Mesa County Assessor Parcel No. 2945-041-00-032

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 Grantors hereby covenanting that Grantors 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 6<sup>th</sup> day of March, 2024.

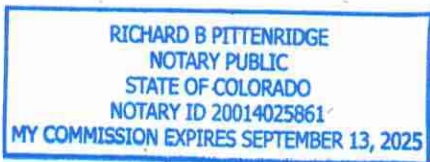
By: Julie D Jones  
Julie D. Jones

State of Colorado     )  
                                  )ss  
County of Mesa        )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of March, 2024 by Julie D. Jones.

My commission expires 9-13-2025.  
Witness my hand and official seal.

Richard B Pittenridge  
Notary Public



# EXHIBIT A

## LEGAL DESCRIPTION

2945-041-00-032

RIGHT-OF-WAY PARCEL NO. RW-40A

A Parcel of land being a portion of land described in Reception Number 1786129 located in the Southeast Quarter of the Northeast Quarter (SE1/4 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 East Quarter Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E, a distance of 273.92 feet to the Southeast Corner of said Parcel of land as described in Reception Number 1786129; thence S89°58'39"W along the South line of said Parcel, a distance of 12.48 feet to the Point of Beginning; thence continuing along said South line S89°58'39"W, a distance of 49.05 feet; thence Northeasterly along the arc of a 470.00 foot radius curve concave northwesterly, a distance of 126.04 feet thru a central angle of 15°21'55" whose chord bears N13°27'53"E, a distance of 125.67 feet to a point on the North line of said Parcel of land as described in Reception Number 1786129; thence N89°58'39"E along said North line, a distance of 20.72 feet to the Northwest Corner of Right of Way Parcel RW-40B; thence S00°03'04"W along the West line of said Parcel a distance of 122.20 feet to the Point of Beginning.

Said Parcel of land CONTAINING **3,909** 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  
 970-256-4003



N:\Landpro\F5 ROAD PARKWAY FROM 24 RD TO 25 RD)\BSROW Acquisition\Parcel 40\CAD\Parcel 40 Acquisition Docs.dwg - PLOTTED 2023-06-28

### 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: MJH  
 DATE: 6-27-2023  
 REVIEWED BY: RBP  
 APPROVED BY: BH  
 SCALE: N/A

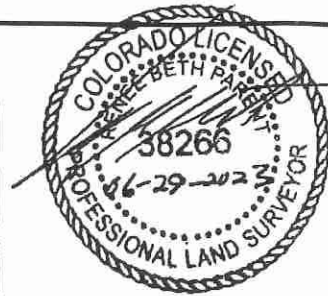
Portion of 2945-041-00-032  
 Located in a part of the SE $\frac{1}{4}$  NE $\frac{1}{4}$   
 Section 4, T.1S, R.1W  
 Ute Meridian, City of Grand Junction  
 Mesa County, Colorado

CITY OF  
**Grand Junction**  
 COLORADO

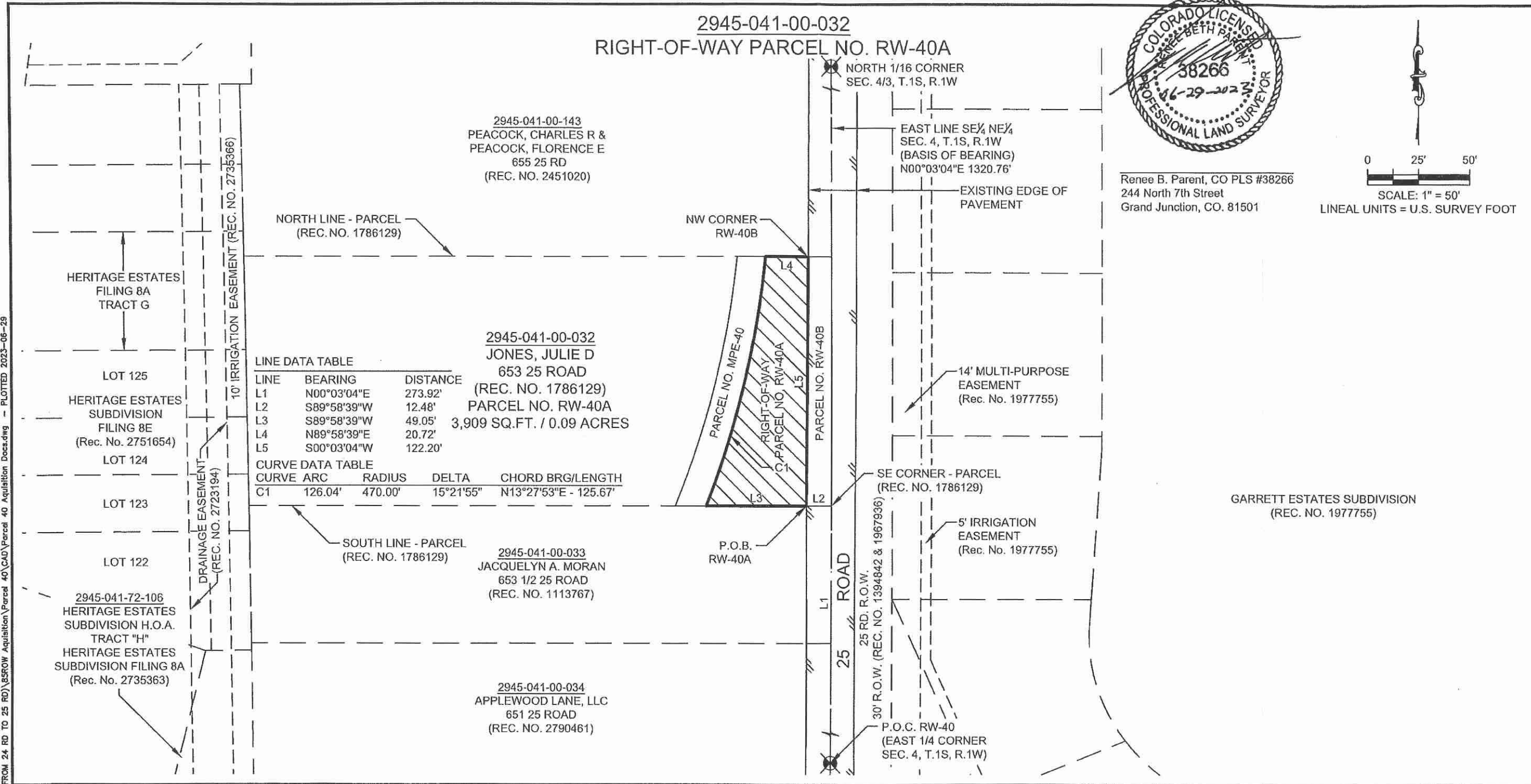
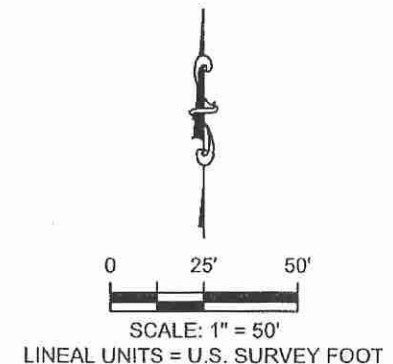
PUBLIC WORKS  
 ENGINEERING DIVISION  
 PROJECT NO. 207-F210306

# EXHIBIT B

2945-041-00-032  
RIGHT-OF-WAY PARCEL NO. RW-40A



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



**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	N00°03'04"E	273.92'
L2	S89°58'39"W	12.48'
L3	S89°58'39"W	49.05'
L4	N89°58'39"E	20.72'
L5	S00°03'04"W	122.20'

**CURVE DATA TABLE**

CURVE	ARC	RADIUS	DELTA	CHORD BRG/LENGTH
C1	126.04'	470.00'	15°21'55"	N13°27'53"E - 125.67'

N:\landpro\F5 ROAD PARKWAY FROM 24 RD TO 25 RD\BSPROW Acquisition\Parcel 40\CAD\Parcel 40 Acquisition Docs.dwg - PLOTTED 2023-06-29

**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: MJH  
DATE: 6-27-2023  
REVIEWED BY: RBP  
APPROVED BY: BH  
SCALE: 1" = 50'

Portion of 2945-041-00-032  
Located in a part of the SE 1/4 NE 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

2945-041-00-032

RIGHT-OF-WAY PARCEL NO. RW-40B

A Parcel of land being a portion of land described in Reception Number 1786129 located in the Southeast Quarter of the Northeast Quarter (SE1/4 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 East Quarter Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E, a distance of 273.92 feet to the Southeast Corner of said Parcel of land as described in Reception Number 1786129 also being the Point of Beginning; thence S89°58'39"W along the South line of said Parcel, a distance of 12.48 feet to the West edge of the open, used and historic Right-of-Way for 25 road; thence along said west edge N00°03'04"E a distance of 122.20 feet; thence N89°58'39"E a distance of 11.66 feet to the Northeast Corner of said Parcel of land as described in Reception Number 1786129; thence along the East line of said Parcel S00°03'04"W a distance of 122.20 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,475 Square Feet or 0.03 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266  
 City Surveyor - City of Grand Junction  
 244 No0rth 7th Street  
 Grand Junction, CO 81501  
 970-256-4003



N:\Landpro\F5 ROAD PARKWAY FROM 24 RD TO 25 RD\BSROW Aquilation\Parcel 40\CAD\Parcel 40 Aquilation Docs.dwg - PLOTTED 2023-06-29

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P.O.B.	Point of Beginning	No.	Number
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 SCALE: N/A

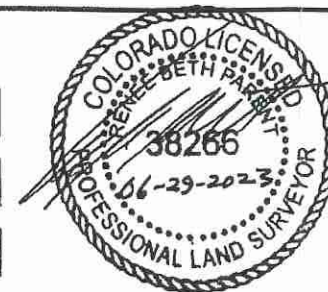
Portion of 2945-041-00-032  
 Located in a part of the SE $\frac{1}{4}$  NE $\frac{1}{4}$   
 Section 4, T.1S, R.1W  
 Ute Meridian, City of Grand Junction  
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**CITY OF**  
**Grand Junction**  
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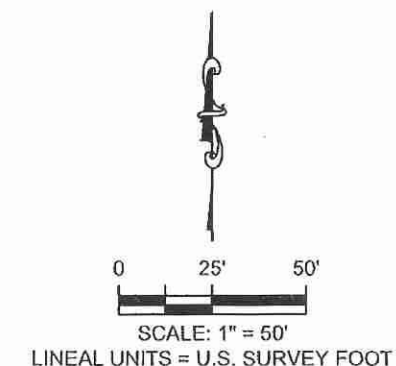
**PUBLIC WORKS**  
**ENGINEERING DIVISION**  
 PROJECT NO. 207-F210306

# EXHIBIT D

2945-041-00-032  
RIGHT-OF-WAY PARCEL NO. RW-40B



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



2945-041-00-143  
PEACOCK, CHARLES R &  
PEACOCK, FLORENCE E  
655 25 RD  
(REC. NO. 2451020)

NORTH 1/16 CORNER  
SEC. 4/3, T.1S, R.1W

EAST LINE SE $\frac{1}{4}$  NE $\frac{1}{4}$   
SEC. 4, T.1S, R.1W  
(BASIS OF BEARING)  
N00°03'04"E 1320.76'

EXISTING EDGE OF  
PAVEMENT

NORTH LINE - PARCEL  
(REC. NO. 1786129)

HERITAGE ESTATES  
FILING 8A  
TRACT G

2945-041-00-032  
JONES, JULIE D  
653 25 ROAD  
(REC. NO. 1786129)  
PARCEL NO. RW-40B  
1,475 SQ.FT. / 0.03 ACRES

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N00°03'04"E	273.92'
L2	S89°59'39"W	12.48'
L3	N00°03'04"E	122.20'
L4	N89°59'39"E	11.66'
L5	S00°03'04"W	122.20'

LOT 125  
HERITAGE ESTATES  
SUBDIVISION  
FILING 8E  
(Rec. No. 2751654)

PARCEL NO. MPE-40

PARCEL NO. RW-40A

14' MULTI-PURPOSE  
EASEMENT  
(Rec. No. 1977755)

LOT 124  
HERITAGE ESTATES  
SUBDIVISION  
FILING 8E  
(Rec. No. 2751654)

DRAINAGE EASEMENT  
(REC. NO. 2723194)

LOT 123

SOUTH LINE - PARCEL  
(REC. NO. 1786129)

SE CORNER  
RW-40A P.O.B.  
RW-40B

SE CORNER - PARCEL  
(REC. NO. 1786129)

GARRETT ESTATES SUBDIVISION  
(REC. NO. 1977755)

5' IRRIGATION  
EASEMENT  
(Rec. No. 1977755)

LOT 122

2945-041-72-106  
HERITAGE ESTATES  
SUBDIVISION H.O.A.  
TRACT "H"  
HERITAGE ESTATES  
SUBDIVISION FILING 8A  
(Rec. No. 2735363)

2945-041-00-033  
JACQUELYN A. MORAN  
653 1/2 25 ROAD  
(REC. NO. 1113767)

2945-041-00-034  
APPLEWOOD LANE, LLC  
651 25 ROAD  
(REC. NO. 2790461)

25 ROAD  
25 RD. R.O.W.  
30' R.O.W. (REC. NO. 1394842 & 1967936)

P.O.C. RW-40B  
(EAST 1/4 CORNER  
SEC. 4, T.1S, R.1W)

N:\Landpro\F5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Aquilition\Parcel 40\CAD\Parcel 40 Aquilition Docs.dwg - PLOTTED 2023-06-29

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SCALE: 1" = 50'

Portion of 2945-041-00-032  
Located in a part of the SE $\frac{1}{4}$  NE $\frac{1}{4}$   
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



MS 2210 3257

# WARRANTY DEED

This Warranty Deed made this 6<sup>th</sup> day of March, 2024 by and between **Julie D. Jones**, who is the owner of a parcel of land located at 653 25 Road, Grand Junction, CO 81505 as recorded at Reception No. 1786129, 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, 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:

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Said Parcel being a part of Mesa County Assessor Parcel No. 2945-041-00-032

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Executed and delivered this 6<sup>th</sup> day of March, 2024.

By: Julie D Jones  
Julie D. Jones

State of Colorado     )  
  )ss  
County of Mesa         )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of March, 2024 by Julie D. Jones.

My commission expires 9-13-2025.  
Witness my hand and official seal.

Richard B Pittenridge  
Notary Public

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