



# WARRANTY DEED

This Warranty Deed made this 21<sup>st</sup> day of February, 2024 by and between **Deborah D. Heidel-Davis**, who is the owner of a parcel of land located at 647 25 Road, Grand Junction, Colorado 81505 as recorded at Reception No. 2709701, 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:

RW-16A – Containing 1,129 square feet (0.03 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-16B – Containing 845 square feet (0.02 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.

RW-16C – Containing 915 square feet (0.02 acres) and more particularly described on **Exhibit "E"** and **Exhibit "F"** 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. 2945-044-00-118

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 21<sup>st</sup> day of February 2024.

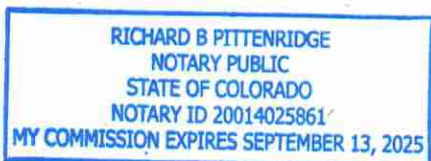
By: Deborah D. Heidel-Davis  
Deborah D. Heidel-Davis

State of Colorado            )  
  )ss  
County of Mesa             )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of February 2024 by Deborah D. Heidel-Davis

My commission expires 9-13-2024.  
Witness my hand and official seal.

Richard B. Pittenridge  
Notary Public



# EXHIBIT A

## LEGAL DESCRIPTION

2945-044-00-118  
RIGHT-OF-WAY Parcel NO. RW-16A

A Parcel of land being a portion of the land as described in Reception Number 2709701 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 East 1/4 Corner of said Section 4, Whence the South Sixteenth Corner of said Section 4 and 3 bears S00°02'40"W a distance of 1302.72 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°02'40"W along said East line, a distance of 95.00 feet to the Northeast corner of said Parcel of land described in Reception Number 2709701, thence N89°50'06"W along the North line of said Parcel a distance of 216.98 feet to the Point of Beginning;

thence continuing N89°50'06"W along said North line of said Parcel a distance of 40.01 feet to the Northwest Corner of said Parcel; thence along the West line of said Parcel S00°02'40"W a distance of 56.43 feet; thence N35°25'16"E a distance of 69.11 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,129 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  
333 West Avenue, Building C  
Grand Junction, CO 81501



\\Publicworks-wva\vol\_pw\Drawings\Landpro\F5.5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Acquisition\Parcel 16\CAD\Parcel 16 Acquisition Docs.dwg - PLOTTED 2022-12-15

### 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 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.

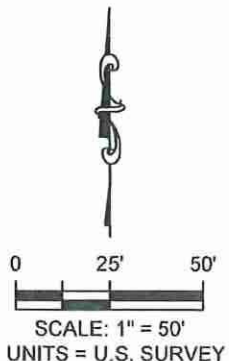
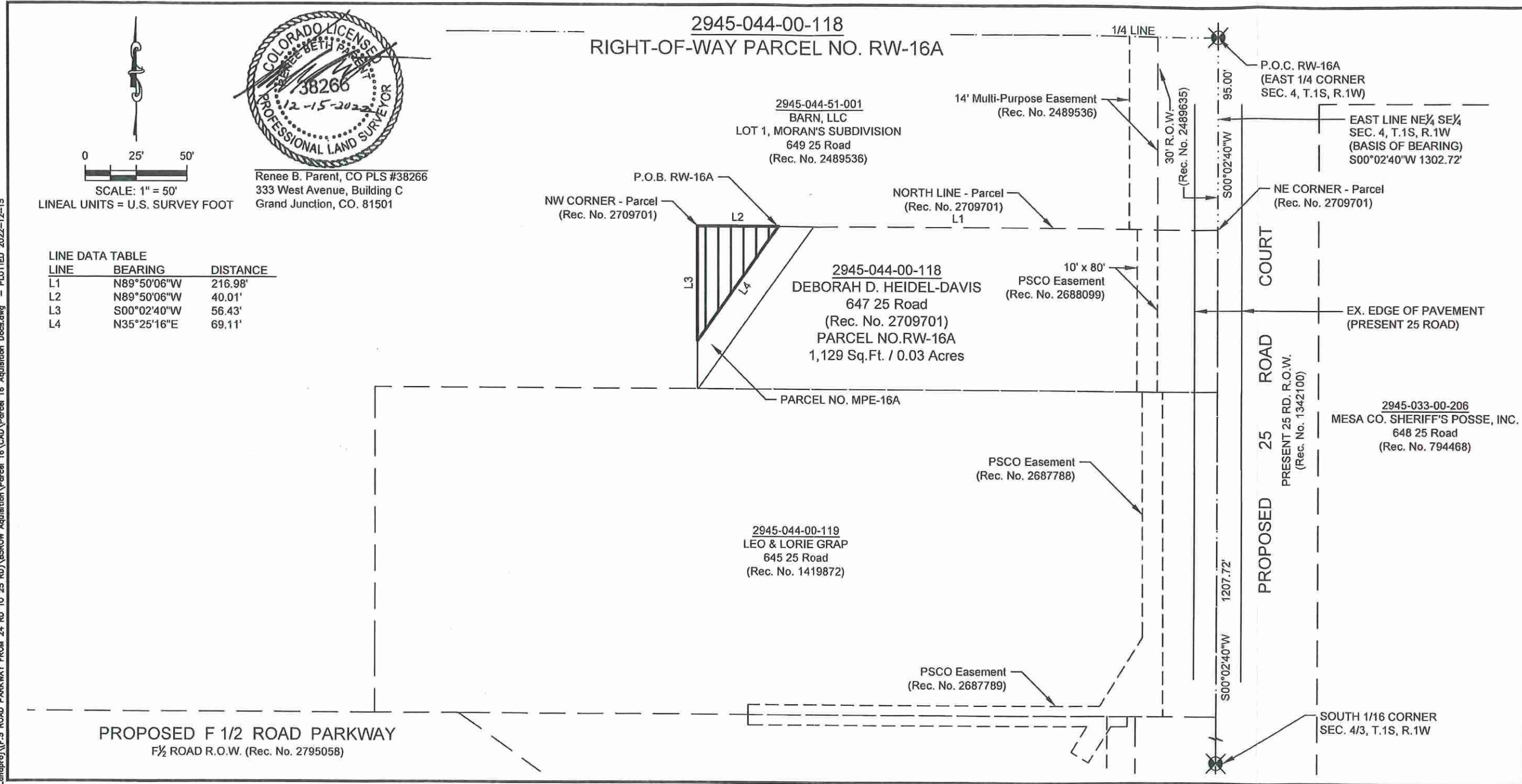
DRAWN BY: MJH  
DATE: 12-13-2022  
REVIEWED BY: RBP  
APPROVED BY: BH  
SCALE: N/A

Portion of 2945-044-00-118  
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 B



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

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N89°50'06"W	216.98'
L2	N89°50'06"W	40.01'
L3	S00°02'40"W	56.43'
L4	N35°25'16"E	69.11'

\\Publicworks-wfs\vol\_pw\Draw\Landproc\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Acquisition\Parcel 16\CAD\Parcel 16 Acquisition Docs.dwg - PLOTTED 2022-12-15

**ABBREVIATIONS**

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
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T.	Township	TCE	Temporary Construction Easement
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DRAWN BY: MJH  
DATE: 12-13-2022  
REVIEWED BY: RBP  
APPROVED BY: BH  
SCALE: 1" = 50'

Portion of 2945-044-00-118  
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

2945-044-00-118  
RIGHT-OF-WAY Parcel NO. RW-16B

A Parcel of land being a portion of the land as described in Reception Number 2709701 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 East 1/4 Corner of said Section 4, Whence the South Sixteenth Corner of said Section 4 and 3 bears S00°02'40"W a distance of 1302.72 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°02'40"W along said East line, a distance of 95.00 feet to the Northeast corner of said Parcel of land described in Reception Number 2709701, said point also being the Northeast Corner of Right-Of-Way Parcel No. RW-16C; thence N89°50'06"W along the North line of said RW-16C a distance of 11.52 feet to the Point of Beginning;

thence continuing N89°50'06"W along said North line of said Parcel a distance of 10.48 feet; thence S00°02'40"W a distance of 80.00 feet to a point on the South line of said Parcel; thence S89°50'06"E along the South line of said Parcel a distance of 10.64 feet to the Southwest Corner of Right-Of-Way Parcel No. RW-16C; thence N00°04'23"W along the West line of said RW-16C a distance of 80.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 845 Square Feet or 0.02 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



\\publworks-vfs1\vol\_1\proj\Landproj\F5.5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Acquisition\Parcel 16\CAD\Parcel 16 Acquisition Desc.dwg - PLOTTED 2022-12-15

### 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 Of Colorado		

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DRAWN BY: MJH  
DATE: 12-13-2022  
REVIEWED BY: RBP  
APPROVED BY: BH  
SCALE: N/A

Portion of 2945-044-00-118  
Located in a part of the NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>  
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

2945-044-00-118  
RIGHT-OF-WAY PARCEL NO. RW-16B



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



0 25' 50'

SCALE: 1" = 50'

LINEAL UNITS = U.S. SURVEY FOOT

LINE	BEARING	DISTANCE
L1	N89°50'06"W	11.52'
L2	N89°50'06"W	10.48'
L3	S89°50'06"E	10.64'

2945-044-51-001  
BARN, LLC  
LOT 1, MORAN'S SUBDIVISION  
649 25 Road  
(Rec. No. 2489536)

14' Multi-Purpose Easement  
(Rec. No. 2489536)

P.O.B. RW-16B  
NW COR. RW-16C  
NORTH LINE - Parcel  
(Rec. No. 2709701)

2945-044-00-118  
DEBORAH D. HEIDEL-DAVIS  
647 25 Road  
(Rec. No. 2709701)  
PARCEL NO. RW-16B  
845 Sq.Ft. / 0.02 Acres

10' x 80' PSCO Easement  
(Rec. No. 2688099)

RIGHT-OF-WAY  
PARCEL NO. RW-16B  
PARCEL NO. MPE-16B

SOUTH LINE - Parcel  
(Rec. No. 2709701)

PSCO Easement  
(Rec. No. 2687788)

2945-044-00-119  
LEO & LORIE GRAP  
645 25 Road  
(Rec. No. 1419872)

PSCO Easement  
(Rec. No. 2687789)

PROPOSED F 1/2 ROAD PARKWAY  
F 1/2 ROAD R.O.W. (Rec. No. 2795058)

1/4 LINE

P.O.C. RW-16B  
(EAST 1/4 CORNER  
SEC. 4, T.1S, R.1W)

EAST LINE NE 1/4 SE 1/4  
SEC. 4, T.1S, R.1W  
(BASIS OF BEARING)  
S00°02'40"W 1302.72'

NE CORNER - Parcel  
(Rec. No. 2709701)

EX. EDGE OF PAVEMENT  
(PRESENT 25 ROAD)

RIGHT-OF-WAY  
PARCEL NO. RW-16C

2945-033-00-206  
MESA CO. SHERIFF'S POSSE, INC.  
648 25 Road  
(Rec. No. 794468)

PROPOSED 25 ROAD  
PRESENT 25 RD. R.O.W.  
(Rec. No. 1342100)

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

### ABBREVIATIONS

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DRAWN BY: NCW/MJH  
DATE: 12-13-2022  
REVIEWED BY: RBP  
APPROVED BY: BH  
SCALE: 1" = 50'

Portion of 2945-044-00-118  
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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

# EXHIBIT E

## LEGAL DESCRIPTION

2945-044-00-118  
RIGHT-OF-WAY Parcel NO. RW-16C

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Commencing at the East 1/4 Corner of said Section 4, Whence the South Sixteenth Corner of said Section 4 and 3 bears S00°02'40"W a distance of 1302.72 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°02'40"W along said East line, a distance of 95.00 feet to the Northeast corner of said Parcel of land described in Reception Number 2709701, said point also being the Point of Beginning;

thence N89°50'06"W along said North line of said Parcel a distance of 11.52 feet to the West edge of the open, used and historic Right-Of-Way for 25 Road; thence S00°04'23"E along said West edge a distance of 80.00 feet to a point on the South line of said Parcel; thence S89°50'06"E along the South line of said Parcel a distance of 11.35 feet to the Southeast Corner of said Parcel; thence N00°02'40"E along the East line of said Parcel a distance of 80.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 915 Square Feet or 0.02 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\landproj\16\5\ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Aquilition\Parcel 16\CAD\Parcel 16 Aquilition Docs.dwg - PLOTTED 2022-12-15

### ABBREVIATIONS

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

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Located in a part of the NE1/4 SE1/4  
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Ute Meridian, City of Grand Junction  
Mesa County, Colorado

CITY OF  
**Grand Junction**  
COLORADO

PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. 207-F210306

# EXHIBIT F

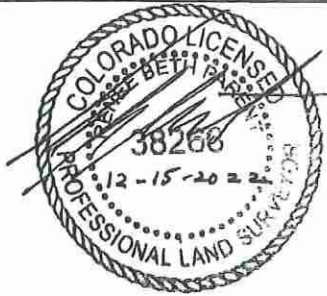
2945-044-00-118  
RIGHT-OF-WAY PARCEL NO. RW-16C

2945-044-51-001  
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2945-044-00-118  
DEBORAH D. HEIDEL-DAVIS  
647 25 Road  
(Rec. No. 2709701)  
PARCEL NO. RW-16C  
915 Sq.Ft. / 0.02 Acres

2945-044-00-119  
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645 25 Road  
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2945-033-00-206  
MESA CO. SHERIFF'S POSSE, INC.  
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Renee B. Parent, CO PLS #38266  
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Publicworks-wrs\vel\pwr\Draw\Landpro\F\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Acquisition\Parcel 16\CAD\Parcel 16 Acquisition Docs.dwg - PLOTTED 2022-12-15

PROPOSED F 1/2 ROAD PARKWAY  
F 1/2 ROAD R.O.W. (Rec. No. 2795058)

ABBREVIATIONS		
P.O.C.	Point of Commencement	Rec. Reception
P.O.B.	Point of Beginning	No. Number
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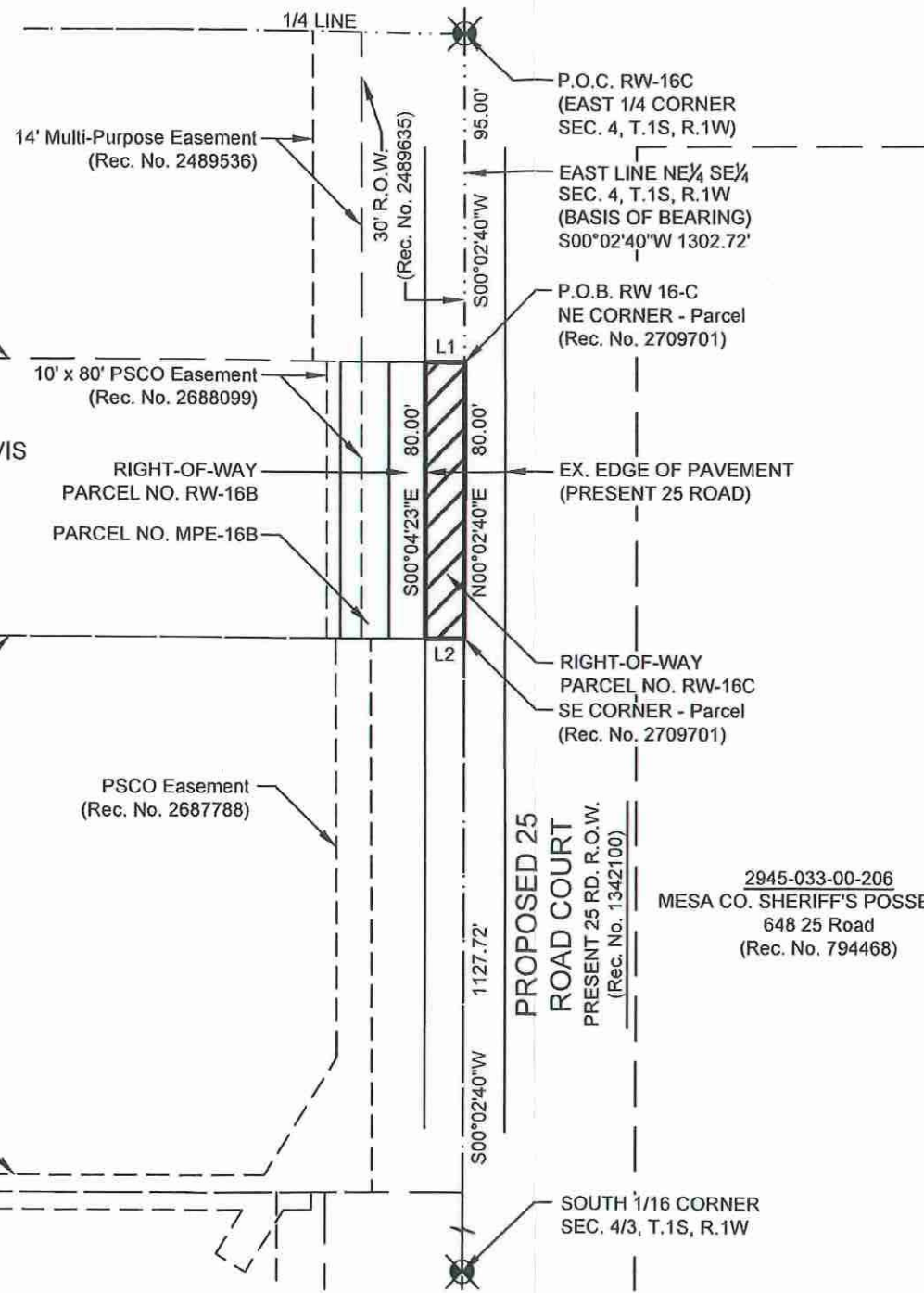
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DATE: 12-13-2022  
REVIEWED BY: RBP  
APPROVED BY: BH  
SCALE: 1" = 50'

Portion of 2945-044-00-118  
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



**Consent of Lien Holder**

Wells Fargo Bank, N.A. ("Lien Holder"), is the current holder of a Deed of Trust dated December 10, 2014 as recorded in Instrument No. 2709702, Book/Page 5671 Pg 359 hereby consents to the grant of the foregoing Grant of Multi-Purpose Easement dated February 21, 2024 and signed by Deborah D. Heidel-Davis, and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold and the same is hereby deemed to be sold subject to said Easement.

SIGNED AND EXECUTED this 18<sup>th</sup> day of June, 2024.

Wells Fargo Bank, N.A.

By: [Signature] 6-18-2024  
Name: Kia Moua  
Title: Vice President

State of Minnesota  
County of Hennepin

This instrument was acknowledged before me on 6.18.2024 (date)  
by Kia Moua (name(s) of person(s) as  
VICE PRESIDENT (type of authority, e.g., officer,  
trustee, etc.) of Wells Fargo Bank, N.A., a national banking association.

(Stamp)

Katherine Klaire White  
Signature of notarial officer Katherine Klaire White  
Notary Public  
My commission expires: 01-31-2025



REQUEST FOR FULL  / PARTIAL

RELEASE OF DEED OF TRUST AND RELEASE BY HOLDER OF EVIDENCE OF DEBT WITHOUT PRODUCTION OF EVIDENCE OF DEBT PURSUANT TO §38-39-102 (1)(a) AND (3), COLORADO REVISED STATUTES

June 18, 2024 Date
Deborah D. Heidel-Davis, a single person Original Grantor (Borrower)
647 25 Road, Grand Junction, CO 81505 Current Address of Original Grantor, Assuming Party, or Current Owner
Wells Fargo Bank, N.A. Original Beneficiary (Lender)
December 10, 2014 Date of Deed of Trust
December 16, 2014 Date of Recording and/or Re-Recording of Deed of Trust
Reception # 2709702, BK 5671 PG359 Recording Information

TO THE PUBLIC TRUSTEE OF Mesa COUNTY (The County of the Public Trustee who is the appropriate grantee to whom the above Deed of Trust should grant an interest in the property described in the Deed of Trust)

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described therein as to a full release or, in the event of a partial release, only that portion of the real property described as:

(IF NO LEGAL DESCRIPTION IS LISTED THIS WILL BE DEEMED A FULL RELEASE.)

See Attached Legal Descriptions, Exhibit A, Exhibit B, and Exhibit C.

Pursuant to §38-39-102 (3), Colorado Revised Statutes, in support of this Request for Release of Deed of Trust, the undersigned, as the holder of the evidence of debt secured by the Deed of Trust described above, or a Title Insurance Company authorized to request the release of a Deed of Trust pursuant to §38-39-102 (3) (c), Colorado Revised Statutes, in lieu of the production or exhibition of the original evidence of debt with this Request for Release, certifies as follows:

- 1. The purpose of the Deed of Trust has been fully or partially satisfied.
2. The original evidence of debt is not being exhibited or produced herewith.
3. It is one of the following entities (check applicable box):
a. [X] The holder of the original evidence of debt that is a qualified holder, as specified in §38-39-102 (3) (a), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee for any and all damages, costs, liabilities, and reasonable attorney fees incurred as a result of the action of the Public Trustee taken in accordance with this Request for Release.
b. [ ] The holder of the evidence of debt requesting the release of a Deed of Trust without producing or exhibiting the original evidence of debt that delivers to the Public Trustee a Corporate Surety Bond as specified in §38-39-102 (3) (b), Colorado Revised Statutes; or
c. [ ] A Title Insurance Company licensed and qualified in Colorado, as specified in §38-39-102 (3) (c), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to the statute as a result of the action of the Public Trustee taken in accordance with this Request for Release and that has caused the indebtedness secured by the Deed of Trust to be satisfied in Full, or in the case of a Partial Release, to the extent required by the holder of the Indebtedness.

Wells Fargo Bank, N.A. 101 North Phillips Ave, Sioux Falls, SD 57104

Name and Address of Current Owner and Holder of the Evidence of Debt Secured by Deed of Trust (Lender) Or name and address of Title Insurance Company Authorized to Request the Release of a Deed of Trust

Name, Title and Address of Officer, Agent or Attorney of Holder of the Evidence of Debt Secured by Deed of Trust (Lender)
Signature Kia MOUA Vice President Wells Fargo Bank, N.A. 6-18-2024
Signature David B. Johnson VICE PRESIDENT WELLS FARGO BANK, N.A. 6-18-2024

State of Minnesota County of Hennepin
The foregoing Request for Release was acknowledged before me on 6-18-2024 (date)

by Kia MOUA, KKW as Vice President of Wells Fargo Bank, N.A.

01-31-2025 Date Commission Expires

David B Johnson KKW

KATHERINE KLAIRE WHITE
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2025

RELEASE OF DEED OF TRUST

WHEREAS, the Grantor(s) named above, by Deed of Trust, granted certain real property described in the Deed of Trust to the Public Trustee of the County referenced above, in the State of Colorado, to be held in trust to secure the payment of the indebtedness referred to therein; and

WHEREAS, the indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied according to the written request of the holder of the evidence of debt or Title Insurance Company authorized to request the release of the Deed of Trust;

NOW THEREFORE, in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged, I, as the Public Trustee in the County named above, do hereby fully and absolutely release, cancel and forever discharge the Deed of Trust or that portion of the real property described above in the Deed of Trust, together with all privileges and appurtenances thereto belonging.

(Public Trustee use only: use appropriate label)

(Public Trustee use only: use appropriate label)



Public Trustee

Arna Hoffman
Deputy Public Trustee

Arna Hoffman July 10 2024

(If applicable: Notary Seal)

(If applicable, Name and Address of Person Creating New Legal Description as Required by § 38-35-109.5, Colorado Revised Statutes.)

### Exhibit "A"

LEGAL DESCRIPTION

2945-044-00-118  
 RIGHT-OF-WAY Parcel NO. RW-16A

A Parcel of land being a portion of the land as described in Reception Number 2709701 lying in the NE 1/4 SE 1/4 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 1/4 Corner of said Section 4, Whence the South Sixteenth Corner of said Section 4 and 3 bears S00°02'40"W a distance of 1302.72 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°02'40"W along said East line, a distance of 95.00 feet to the Northeast corner of said Parcel of land described in Reception Number 2709701, thence N89°50'06"W along the North line of said Parcel a distance of 216.98 feet to the Point of Beginning;

thence continuing N89°50'06"W along said North line of said Parcel a distance of 40.01 feet to the Northwest Corner of said Parcel; thence along the West line of said Parcel S00°02'40"W a distance of 56.43 feet; thence N35°25'16"E a distance of 69.11 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,129 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  
 333 West Avenue, Building C  
 Grand Junction, CO 81501



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ABBREVIATIONS		
P.O.C.	Point of Commencement	Rec. Reception No.
P.O.B.	Point of Beginning	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
~	Approximate	FB 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: 12-13-2022  
 REVIEWED BY: RBP  
 APPROVED BY: DH  
 SCALE: N/A

Portion of 2945-044-00-118  
 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



PUBLIC WORKS  
 ENGINEERING DIVISION  
 PROJECT NO. 207-F210300



## Exhibit "B"

LEGAL DESCRIPTION

2945-044-00-118  
 RIGHT-OF-WAY Parcel NO. RW-16B

A Parcel of land being a portion of the land as described in Reception Number 2709701 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 East 1/4 Corner of said Section 4, Whence the South Sixteenth Corner of said Section 4 and 3 bears S00°02'40"W a distance of 1302.72 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°02'40"W along said East line, a distance of 95.00 feet to the Northeast corner of said Parcel of land described in Reception Number 2709701, said point also being the Northeast Corner of Right-Of-Way Parcel No. RW-16C; thence N89°50'06"W along the North line of said RW-16C a distance of 11.52 feet to the Point of Beginning;

thence continuing N89°50'06"W along said North line of said Parcel a distance of 10.48 feet; thence S00°02'40"W a distance of 80.00 feet to a point on the South line of said Parcel; thence S89°50'06"E along the South line of said Parcel a distance of 10.64 feet to the Southwest Corner of Right-Of-Way Parcel No. RW-16C; thence N00°04'23"W along the West line of said RW-16C a distance of 80.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 845 Square Feet or 0.02 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




V:\Publications\Map\MapData\Landowners\5.5. ROAD PARSEWAY FROM 24. RD TO 22 RD\ARROW\_Arrowhead\Parcel 10\CAD\Parcel 10\_Arrowhead.dwg - PLOTTED: 2022-12-15-15

ABBREVIATIONS		
P.O.C.	Point of Commencement	Rec. Reception No. Number
P.O.B.	Point of Beginning	
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	Fl 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 properly boundary lines.

DRAWN BY: MJH  
 DATE: 12-13-2022  
 REVIEWED BY: RBP  
 APPROVED BY: BH  
 SCALE: N/A

Portion of 2945-044-00-118  
 Located in a part of the NE¼ SE¼  
 Section 4, T.1S, R.1W  
 Ute Meridian, City of Grand Junction  
 Mesa County, Colorado

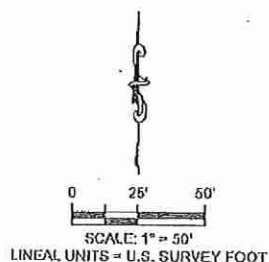
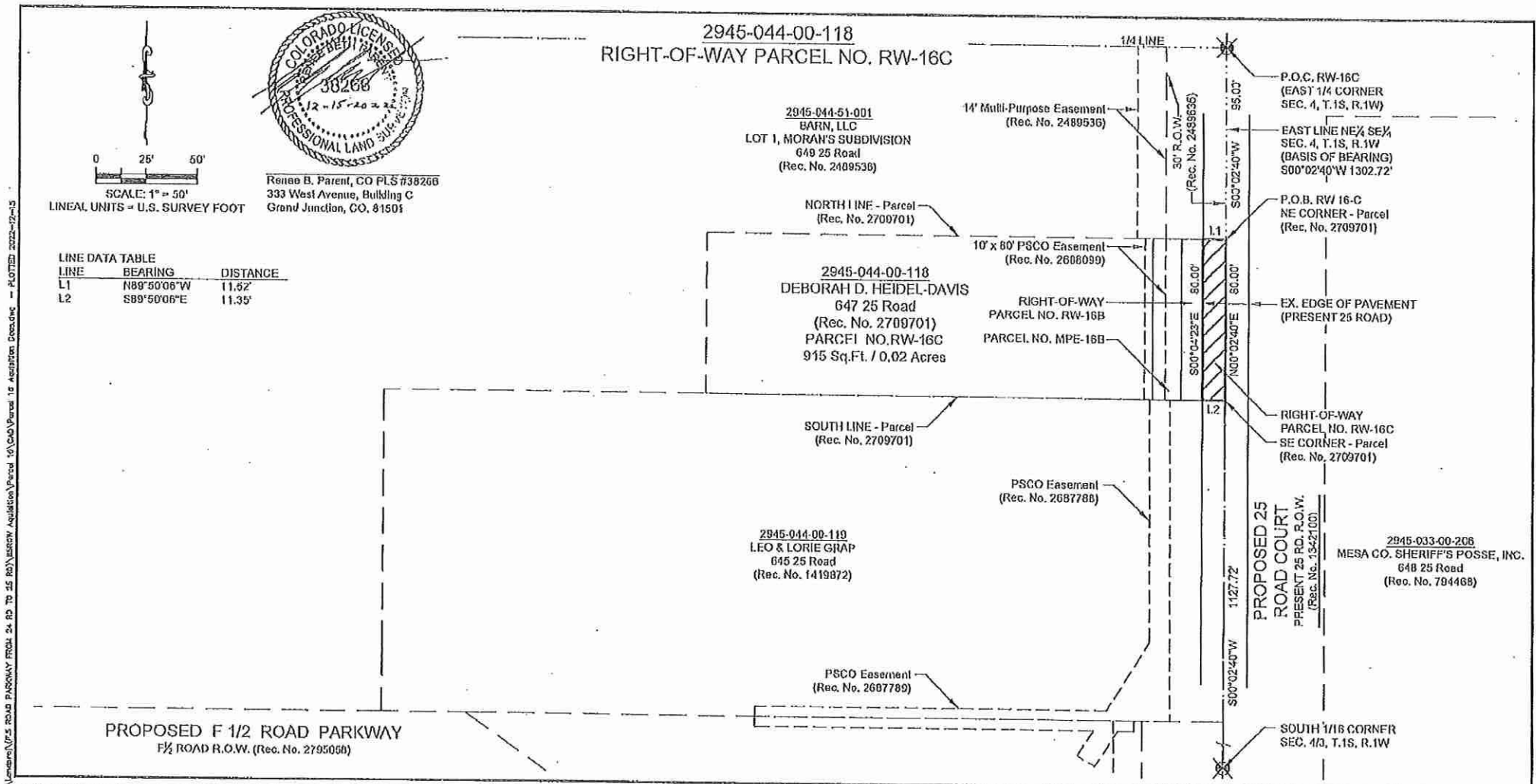
  
**CITY OF Grand Junction**  
 COLORADO  


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 PUBLIC WORKS  
 ENGINEERING DIVISION  
 PROJECT NO. 2017-F210306







**COLORADO LICENSE**  
 38268  
 12-15-2022  
**PROFESSIONAL LAND SURVEYOR**

Renee B. Parent, CO PLS #38268  
 333 West Avenue, Building C  
 Grand Junction, CO, 81501

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N89°50'06"W	11.62'
L2	S89°50'06"E	11.35'

V:\Projects\2024\24-00-118\24-00-118\_Parkway\24-00-118\_Parkway\_Plot.dwg - PLOTTED: 2024-07-11 10:15:15

**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	#	Filing Number
PSCO	Public Service Company of Colorado		

The sketch & description shown hereon have been derived from subdivision plat & 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: 12-13-2022  
 REVIEWED BY: RBP  
 APPROVED BY: BH  
 SCALE: 1" = 50'

Portion of 2945-044-00-118  
 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-F210300



M522103250

### WARRANTY DEED

This Warranty Deed made this 21<sup>st</sup> day of February, 2024 by and between **Deborah D. Heidel-Davis**, who is the owner of a parcel of land located at 647 25 Road, Grand Junction, Colorado 81505 as recorded at Reception No. 2709701, 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:

RW-16A - Containing 1,129 square feet (0.03 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-16B - Containing 845 square feet (0.02 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.

RW-16C - Containing 915 square feet (0.02 acres) and more particularly described on **Exhibit "E"** and **Exhibit "F"** 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. 2945-044-00-118

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 21<sup>st</sup> day of February 2024.

By: Deborah D. Heidel-Davis  
Deborah D. Heidel-Davis

State of Colorado                    )  
  )ss  
County of Mesa                        )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of February 2024 by Deborah D. Heidel-Davis

My commission expires 9-13-2024.  
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