

DEG0826R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	DALTON E. AND PATSY E. GARLITZ
PURPOSE:	26 ROAD BRIDGE REPLACEMENT
ADDRESS:	631 26 ROAD
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

**WARRANTY DEED**

This Warranty Deed made this 1<sup>st</sup> day of September, 2008 by and between **Dalton E. Garlitz and Patsy E. Garlitz, as joint tenants, Grantors**, for and in consideration of Ten Thousand One Hundred Seventy-Eight and 46/100 Dollars, (\$10,178.46) 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 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

A certain parcel of land situated in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 3, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado, being all the lands lying North of the North edge of paving for F 1/2 Road and West of the West edge of paving for 26 Road, as they are laid out and now in use, within the lands as described in Book 1775, Page 848 public records of Mesa County, Colorado and being more particularly described as follows:

Commencing at the Southeast corner of the NE 1/4 SE 1/4 of said Section 3 and assuming the Easterly line of the NE 1/4 SE 1/4 of said Section 3 to bear N00°02'48"E with all bearings contained herein relative thereto; thence N00°02'48"E along the Easterly line of the NE 1/4 SE 1/4 of said Section 3 a distance of 654.06 feet to a point on the Northerly line of that certain parcel of land described in Book 1775, Page 848 of the Mesa County, Colorado public records; thence N89°56'48"W along the Northerly line of said parcel a distance of 12.02 feet to the Point of Beginning; thence 34.74 feet along the arc of a 22.00 foot radius curve concave Northwest having a central angle 90°28'11" and a chord bearing S47°37'58"W a distance of 31.24 feet; thence N87°07'56"W a distance of 35.71 feet; thence N85°00'27"W a distance of 64.55 feet; thence 82.68 feet along the arc of a 503.00 foot radius curve concave Northeast having a central angle of 09°25'05" and a chord bearing N80°21'16"W a distance of 82.59 feet returning to the northerly line of said parcel; thence S89°56'48"E along the Northerly line of said parcel a distance of 204.48 feet to the Point of Beginning.

Said parcel contains 1,854 square feet, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

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 it 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 9<sup>th</sup> day of September, 2008.

Dalton E. Garlitz  
Dalton E. Garlitz

Patsy E. Garlitz  
Patsy E. Garlitz

State of Colorado )  
                                  )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 2008, by Dalton E. Garlitz and Patsy E. Garlitz, as joint tenants.

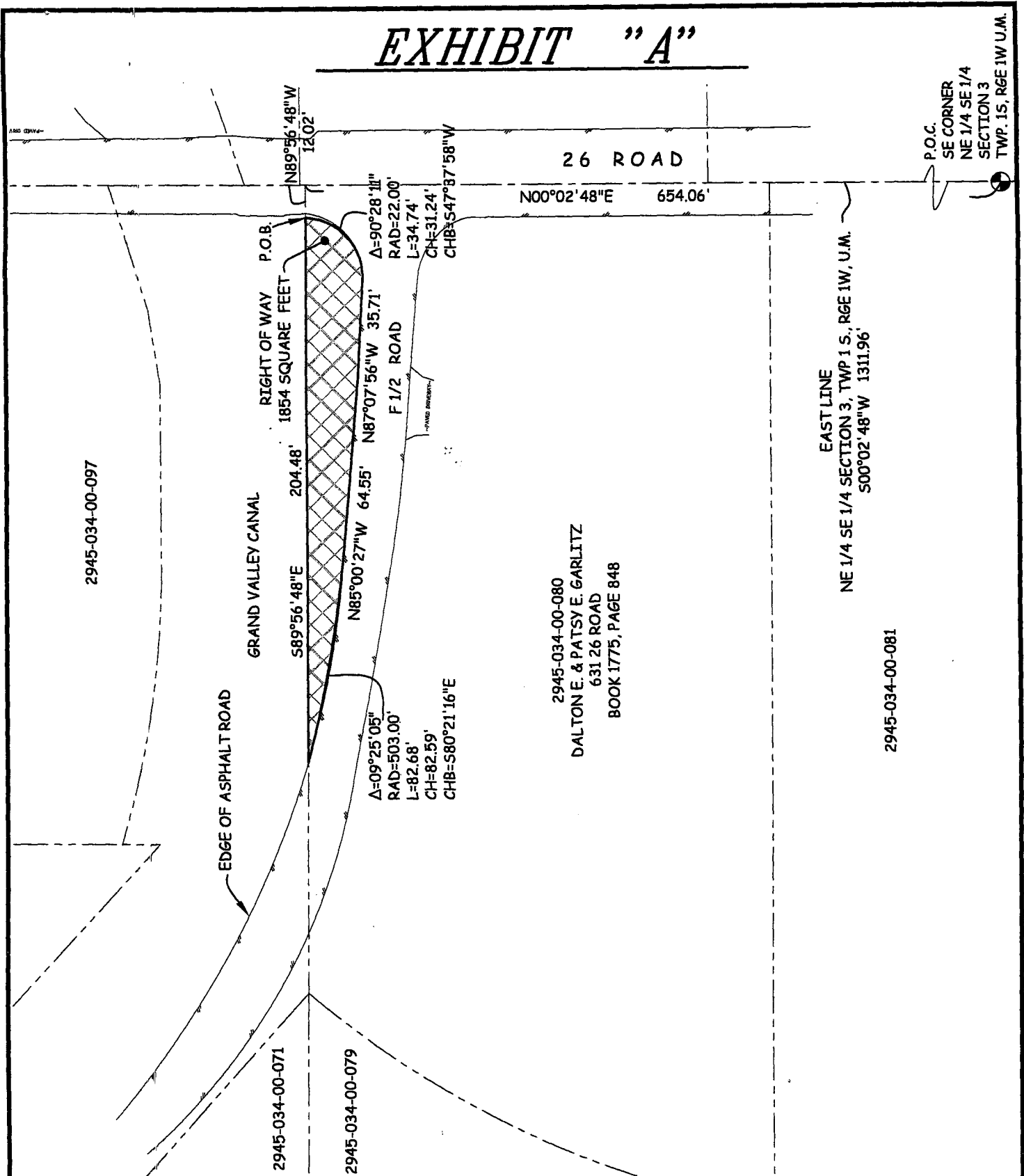
My commission expires 11-17-08.

Witness my hand and official seal.



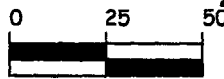
Kathi Valdez  
Notary Public

# EXHIBIT "A"



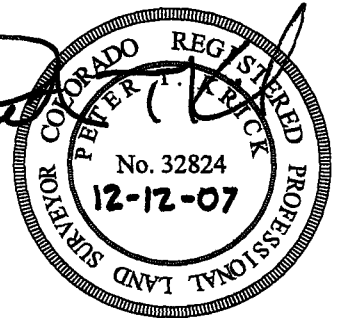
**ABBREVIATIONS**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN
- SQ. FT. SQUARE FEET
- Δ= CENTRAL ANGLE
- RAD RADIUS
- AL ARC LENGTH
- CHL CHORD LENGTH
- CHB CHORD BEARING



1 inch = 50 ft.

Lineal Units = U.S. Survey Foot



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: TLP  
 DATE: 12-7-07  
 SCALE: 1" = 50'  
 APPR. BY: PTK

**RIGHT OF WAY EXHIBIT**  
**26 ROAD BRIDGE REPLACEMENT**

2945-034-00-080

