

GAR09TEQ

TYPE OF RECORD:

PERMANENT

CATEGORY OF RECORD:

DEED (WARRANTY)

NAME OF PROPERTY OWNER
OR GRANTOR OR GRANTEE:

JOSE DE JESUS GARCIA AND MARIA DE
JESUS GARCIA DBA TEQUILA'S
RESTAURANT (PATIO)

PURPOSE:

ADDITIONAL ROAD RIGHT-OF-WAY

ADDRESS:

2560 NORTH AVENUE

PARCEL NO:

2945-124-00-024

CITY DEPARTMENT:

PUBLIC WORKS AND PLANNING

YEAR:

2009

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE

3
PAGE DOCUMENT

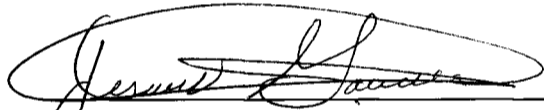
WARRANTY DEED

This Warranty Deed made this 1st day of June, 2009 by and between **Jose De Jesus Garcia and Maria De Jesus Garcia, as Joint Tenants, Grantors**, whose legal address is 977-3 Wenatchee Heights Road, Winatchee, Washington, 98801 for and in consideration of Ten Dollars and 00/100, (\$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, Grantee**, a Colorado home rule municipality, 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:

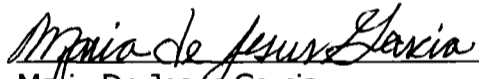
A certain parcel of land for Road Right-of-Way purposes as described in **Exhibit "A"** and depicted on **Exhibit "B"**, attached hereto and incorporated herein by reference.

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 Grantors hereby covenanting that they 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 1st day of June, 2009.



Jose De Jesus Garcia



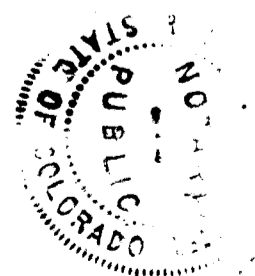
Maria De Jesus Garcia

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 1st day of June, 2009 by Jose De Jesus Garcia and Maria De Jesus Garcia, as Joint Tenants.

My commission expires June 11, 2011.

Witness my hand and official seal.





Notary Public

EXHIBIT A
10.00 Foot Wide Right-of-Way

A parcel of land for a ten foot (10.00') wide right-of-way for North Avenue across that parcel described in Book 2582, Page 131, Mesa County records located in Section 12, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado:

Commencing at the Southeast corner of Section 12, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, whence the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ said Section 12 bears North 89 degrees 54 minutes 02 seconds West, a distance of 1325.22 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 89 degrees 54 minutes 02 seconds West, a distance of 431.37 feet, along the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ said Section 12; thence North 00 degrees 00 minutes 02 seconds West, a distance of 40.00 feet to the POINT OF BEGINNING; thence North 00 degrees 00 minutes 02 seconds West, a distance of 10.00 feet; thence South 89 degrees 54 minutes 02 seconds East, a distance of 100.00 feet; thence South 00 degrees 00 minutes 02 seconds East, a distance of 10.00 feet; thence North 89 degrees 54 minutes 02 seconds West, a distance of 100.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.023 Acres, as described.



Tequilas ROW and Easements.doc/rsk
Prepared by:
Stanley K. Werner, PLS 27279
High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81501

EXHIBIT B

W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 12
T1S, R1E, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

L & B, Inc and
William B. & Adelle B. Lloyd
Book 4708, Page 654
2945-124-00-030




20' Access Easement
Book 869, Page 524

2" Aluminum Cap
PLS 16835

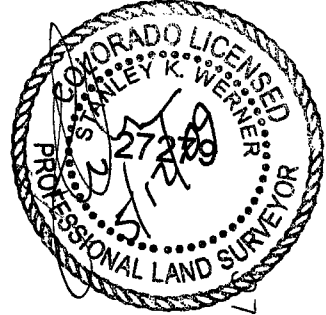
S89°54'02"E 100.00'

#5 Rebar No Cap
Remonumented

LEGEND

-  ALIQUOT SURVEY MARKER, AS NOTED
-  FOUND REBAR, AS NOTED
-  SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279

Robert D. Lovelace
Book 2981, Page 849
2945-124-00-032



10' Utility Easement
Book 977, Page 522

N00°00'02"W 280.00'

20' Drainage Easement
Book 2431, Page 410

S00°00'02"E 280.00'

Red Cliff Pointe, LL
Book 3679, Page 965
2945-124-00-022



Robert D. Lovelace
& Janet K. Lovelace
Book 1222, Page 581
2945-124-00-034

Jose De Jesus and
Maria De Jesus Garcia
2560 North Avenue
Book 2582, Page 131
2945-124-00-024

10' Additional Right-of-Way
0.023 Acres
1000.01 sf

S89°54'02"E 100.00'

2" Aluminum Cap
PLS 20677

N00°00'02"W
10.00'

50' Right-of-Way
Book 915, Page 778

POINT OF BEGINNING

N89°54'02"W 100.00'

S00°00'02"E
10.00'

40' Right-of-Way
Book 764, Page 288

40' Right-of-Way
Book 764, Page 288

40' Right-of-Way
Book 764, Page 290

SW Corner
SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 12,
T1S, R1W, UM
#3 Rebar In Mon. Box

South Line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12 . 431.37'

N89°54'02"W 1325.22'

Basis of Bearings

North Avenue

40' Right-of-Way
Book 223, Page 51

SE Corner
Section 12,
T1S, R1W, UM
3 1/2" Alum. Cap
PLS 18480

50' Right-of-Way Book 764, Page 286

POINT OF COMMENCING

High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

SCALE: 1" = 40'

0 20 40 80

PROJ. NO. 09-01	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: April, 2009	sg/tj	rsk	skw	1	1