

JB100DEW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: JBI ASSOCIATES, A COLORADO GENERAL PARTNERSHIP

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): FORESIGHT VILLAGE, DEWEY SUBDIVISION (25 ½ ROAD AND DEWEY PLACE)

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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BOOK 2754 PAGE 472

## WARRANTY DEED

1966500 09/27/00 1049AM  
 MONIKA TODD CLK&REC MESA COUNTY CO  
 REC FEE \$15.00  
 DOCUMENTARY FEE \$EXEMPT

JB I Associates, a Colorado General Partnership, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Southeast Corner of Lot 7 of Foresight Village, A Replat of Dewey Subdivision Filing No. One Except Lot 8 Block One, a subdivision situate in the Southeast  $\frac{1}{4}$  of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 12 at Page 405 in the office of the Mesa County Clerk and Recorder, and considering the line between the South  $\frac{1}{4}$  Corner of said Section 3 and the Northwest Corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 3 to bear N 00°03'01" E a distance of 1,313.13 feet with all bearings contained herein being relative thereto; thence N 00°03'41" E along the east boundary line of said Lot 7 a distance of 6.34 feet to the True Point of Beginning; thence leaving the east boundary line of said Lot 7, N 90°00'00" W a distance of 183.15 feet; thence 102.18 feet long the arc of a curve concave to the Northeast, having a radius of 172.00 feet, a central angle of 34°02'11", and a long chord bearing N 72°58'57" W a distance of 100.68 feet to a point of reverse curvature; thence 75.92 feet along the arc of a curve concave to the Southwest, having a radius of 128.00 feet, a central angle of 33°58'57", and a long chord bearing N 72°57'26" W a distance of 74.81 feet; thence N 89°56'59" W a distance of 9.96 feet to a point on a line which is common with the south right-of-way line for Dewey Place and the north boundary line of Lot 5 of said Foresight Village; thence along said common line, 35.90 feet along the arc of a curve concave to the Northwest, having a radius of 92.00 feet, a central angle of 22°21'29", and a long chord bearing N 78°52'20" E a distance of 35.67 feet to a point on the west boundary line of Lot 6 of said Foresight Village; thence along the west boundary lines of Lot 6 and Lot 7 of said Foresight Village, N 00°03'02" E a distance of 35.23 feet; thence leaving the west boundary line of said Lot 7, 76.91 feet along the arc of a curve concave to the Southwest, having a radius of 172.00 feet, a central angle of 25°37'09", and a long chord bearing S 68°46'29" E a distance of 76.27 feet to a point of reverse curvature; thence 76.03 feet along the arc of a curve concave to the Northeast, having a radius of 128.00 feet, a central angle of 34°02'03", and a long chord bearing S 72°58'57" E a distance of 74.92 feet; thence N 90°00'00" E a distance of 183.20 feet to a point on the east boundary line of said Lot 7; thence S 00°03'41" W along the east boundary line of said Lot 7 a distance of 44.00 feet to the Point of Beginning, containing 14,889.39 square feet 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 27<sup>th</sup> day of September, 2000.

JB I ASSOCIATES, a Colorado general partnership

By: \_\_\_\_\_

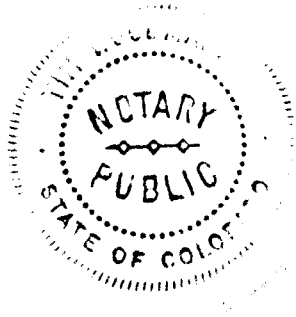
William A. Ihrig, Partner

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of September, 2000,  
by JBI ASSOCIATES, a Colorado general partnership, William A. Ihrig, Partner.

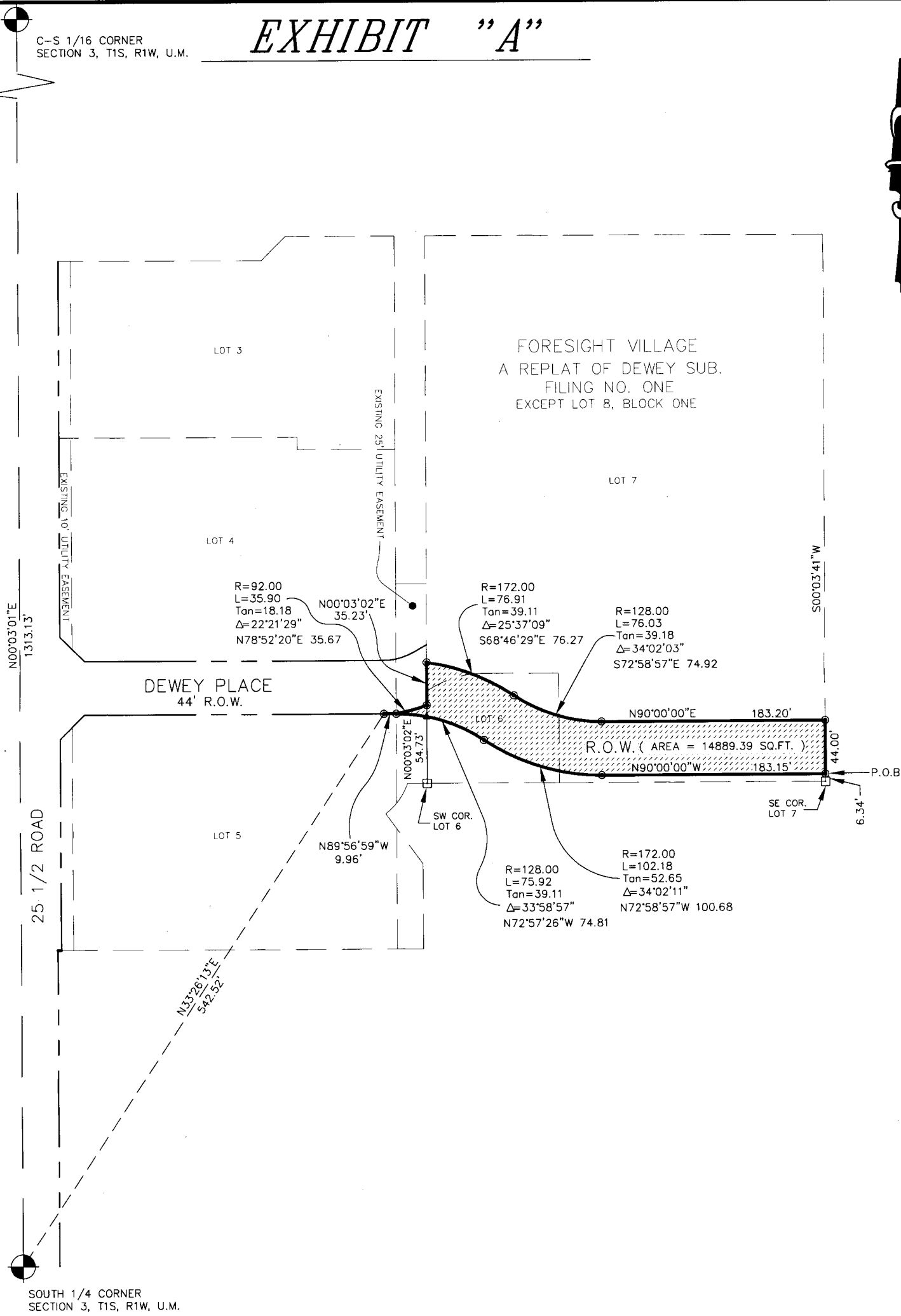
My commission expires 5/11/2002.  
Witness my hand and official seal.

Tim Woodmansee  
Notary Public



# EXHIBIT "A"

C-S 1/16 CORNER  
SECTION 3, T1S, R1W, U.M.



SOUTH 1/4 CORNER  
SECTION 3, T1S, R1W, U.M.

DRAWN BY: SRP  
 DATE: 9-26-2000  
 SCALE: 1" = 100'  
 APPR. BY: IW  
 FILE NO: DEWEY1.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 DEWEY PLACE RIGHT OF WAY

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION