

MAR04SYL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF GRANTOR: CARL D. MARCHUN AND ZETTA H. MARCHUN,  
JOSEPH W. MARCHUN, HERMAN E. MARCHUN AND  
CARL D. MARCHUN

PURPOSE: TEMPORARY TURN-AROUND SYLVIA LANE  
FOR FORREST ESTATES SUBDIVISION , PHASE I

ADDRESS: SYLVIA LANE

PARCEL NO: 2943-053-00-039

CITY DEPARTMENT: PUBLIC WORKS AND PLANNING

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

### WARRANTY DEED

Grantors(s):

CARL D. MARCHUN AND ZETTA H. MARCHUN, as Joint Tenants, as to an undivided one-sixth interest;  
JOSEPH W. MARCHUN, as to an undivided one-sixth interest plus an undivided one-third of a one-sixth interest;  
HERMAN E. MARCHUN, as to an undivided one-half interest plus an undivided one-third of a one-sixth interest; and  
CARL D. MARCHUN, as to an undivided one-third of a one-sixth interest

whose address is

Fruita

\*County of Mesa, and State of Colorado

TEN AND NO/100 DOLLARS \_\_\_\_\_, for the consideration of

\_\_\_\_\_ dollars; in hand paid, hereby sell(s)

and convey(s) to:

CITY OF GRAND JUNCTION, COLORADO  
250 North 5th Street

whose legal address is

GRAND JUNCTION, COLORADO 81501

\*County of \_\_\_\_\_, and State of \_\_\_\_\_, the following

real property, in the said \*County of Mesa, and State of Colorado, to wit:

TAX SCHEDULE NUMBER: n/a

also known by the street and number as See Exhibit Temporary Turn-Around Sylvia Lane, hereto attached and made a part hereof.

with all its appurtenances, and warrant(s) the title to the same, subject to

current year real property taxes and all subsequent taxes, special assessments, covenants, restrictions, reservations and easements, and rights of way, existing or apparent, or of record, if any.

Signed this 20<sup>th</sup> day of August 2004

Carl D. Marchun  
Zetta H. Marchun  
Herman E. Marchun  
Carl D. Marchun

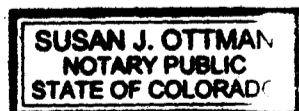
CARL D. MARCHUN AND ZETTA H. MARCHUN, as Joint Tenants, as to an undivided one-sixth interest;  
JOSEPH W. MARCHUN, as to an undivided one-sixth interest plus an undivided one-third of a one-sixth interest;  
HERMAN E. MARCHUN, as to an undivided one-half interest plus an undivided one-third of a one-sixth interest; and  
CARL D. MARCHUN, as to an undivided one-third of a one-sixth interest

STATE OF COLORADO

County of MESA

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of August 2004

BY: Carl D. Marchun, Zetta H. Marchun,  
Herman E. Marchun and  
Joseph W. Marchun



My Commission expires

Witness my hand and official seal.

My Commission Expires 11/02/05  
County of Mesa

[Signature]  
Notary Public

\*If in Denver, insert "City and"

EXHIBIT  
TEMPORARY TURN-AROUND  
SYLVIA LANE

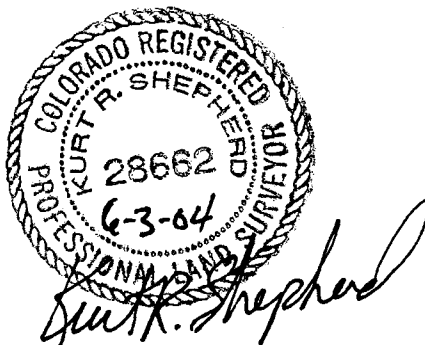
An Easement located in the West half of the Northeast quarter of the Southwest quarter of Section 5, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 5, which is a Mesa County survey marker, whence the Northeast corner of the Southwest quarter of Section 5, which is a Mesa County survey marker, bears South 89°59'27" East with all bearings contained herein relative thereto, Thence South 89°59'27" East 659.44 feet along the Northerly line of the Southwest quarter of Section 5, Thence departing from the Northerly line of the Southwest quarter of Section 5, South 00°10'13" East 934.88 feet along the Easterly line of the West half of the Northeast quarter of the Southwest quarter of Section 5; Thence departing from the Easterly line of the West half of the Northeast quarter of the Southwest quarter of Section 5, South 90°00'00" West 40.00 feet to a radius point being the POINT OF BEGINNING.

From said radius point the Easement encompasses an area having a 40.00 foot radius and a circular angle of 360 degrees.

Containing approximately 0.12 acres.

Description prepared by: Kurt Shepherd  
KS Professional Surveying, inc.  
2591 B ¾ Road  
Grand Junction, Colo. 81503

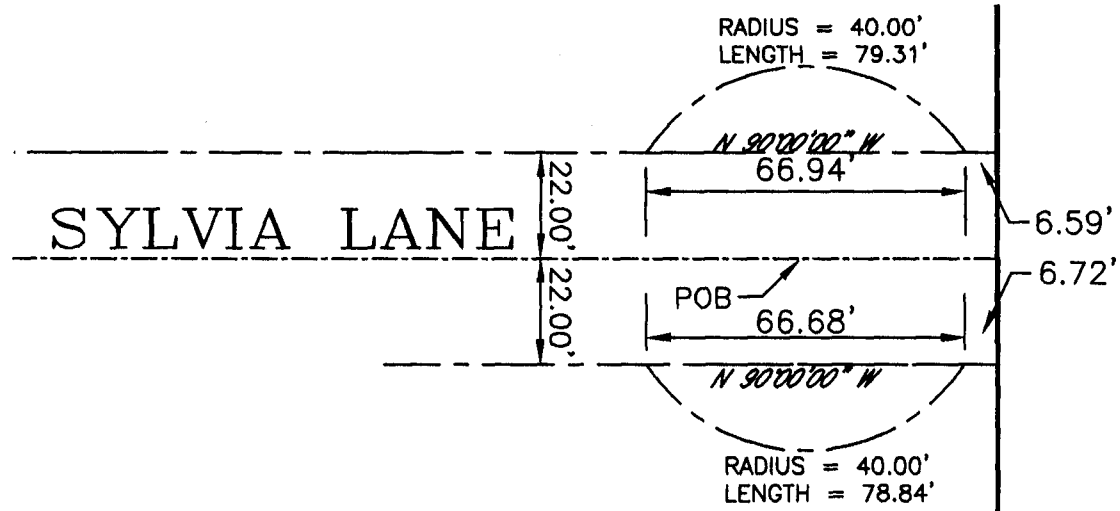
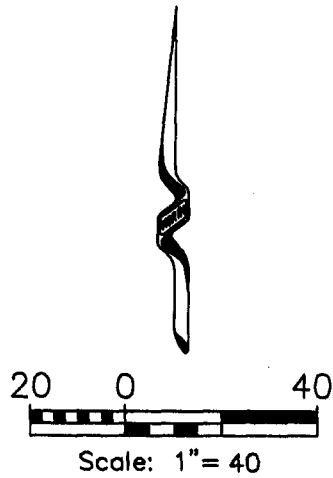



# TEMPORARY TURN AROUND EASEMENT SKETCH

Located in the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5,  
Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado

## LEGEND

- RIGHT OF WAY (ROW)
- ===== BOUNDARY LINE



 <b>PROFESSIONAL SURVEYING, INC.</b>	2561 S 3/4 ROAD GRAND JUNCTION, CO 81503 PHONE: (970) 267-7146 FAX: (970) 259-7047
	<b>FORREST ESTATES SUBDIVISION</b> <b>Temporary Easement, Filing One</b> Located in the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado
DATE: 2 June 2004	SCALE: 1" = 40'
FILE: 2002-41plat2	PROJECT NO: 2002-41
DRAWN: lc	SHEET 1 OF 1