

MAR04WHI

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 WHITNEY LANE
ADDRESS:	FOR FORREST ESTATES SUBDIVISION PHASE I WHITNEY 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 DOLLARS AND NO/100-----, 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 Mesa, and State of Colorado, 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 Temporary Turn-Around Whitney Lane, attached and made a part
with all its appurtenances, and warrant(s) hereof 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 20th day of August 2004
Carl D. Marchun
Zetta H. Marchun
Joseph W. 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 } ss.
County of MESA

The foregoing instrument was acknowledged before me this 20th day of August 2004

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



My Commission expires 11/02/05

Witness my hand and official seal.
[Signature]
Notary Public

*If in Denver, insert "City and"

EXHIBIT
TEMPORARY TURN-AROUND
WHITNEY 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 $89^{\circ}59'27''$ East with all bearings contained herein relative thereto, Thence South $89^{\circ}59'27''$ 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 $00^{\circ}10'13''$ East 802.88 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, North $90^{\circ}00'00''$ West 366.05 feet; Thence North $00^{\circ}00'00''$ West 104.00 feet; Thence South $90^{\circ}00'00''$ East 6.64 feet to the POINT OF BEGINNING.

Thence North $00^{\circ}00'00''$ West 44.00 feet; Thence 204.94 feet along the arc of a non-tangent curve having a radius of 40.00 feet, and central angle of $293^{\circ}15'56''$, bearing and distance to the radius point being South $56^{\circ}37'56''$ East 40.00 feet, the chord of which bears South $00^{\circ}00'00''$ East 44.00 feet, to the POINT OF BEGINNING.

Containing approximately 0.11 acres.

Description prepared by: Kurt Shepherd
KS Professional Surveying, inc.
2591 B $\frac{3}{4}$ Road
Grand Junction, Colo. 81503



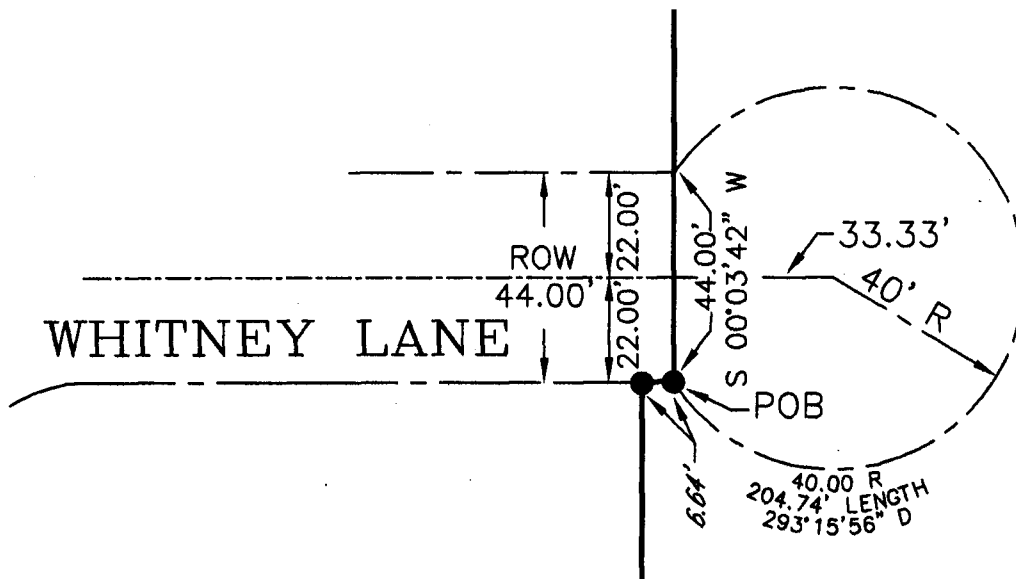
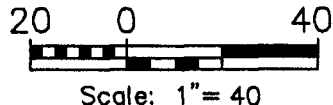
Kurt R. Shepherd

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

- BOUNDARY LINE
- - - - - RIGHT OF WAY (ROW)
- SET 2" ALUMINUM CAP
PLS 28662



	2891 B 3/4 ROAD GRAND JUNCTION, CO 81503 PHONE: (970) 257-7146 FAX: (970) 258-7047
	FORREST ESTATES SUBDIVISION Temporary Easement, Filing One 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