

WFA96ROW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: WALKER FIELD PUBLIC AIRPORT
AUTHORITY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 27 1/4 ROAD
RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1771285 1156AM 09/16/96
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Walker Field, Colorado, Public Airport Authority, A Body Corporate and Politic Constituting a Political Subdivision of the State of Colorado, whose address is 2828 Walker Field Drive, Suite 211, Grand Junction, Colorado 81506, 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, hereby grants and conveys 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 two (2) parcels of land for Roadway and Utilities right-of-way purposes in the County of Mesa, State of Colorado, to wit:

See 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 this 11th day of September, 1996.

Attest:

Walker Field, Colorado,
Public Airport Authority

Susan Stokes
Susan E. Stokes, Clerk

Dale J. Hollingsworth
Dale J. Hollingsworth, Chairman

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of September, 1996, by Dale J. Hollingsworth as Chairman and attested to by Susan E. Stokes as Clerk for Walker Field, Colorado, Public Airport Authority.

MY COMMISSION EXPIRES 6-26-1999

My commission expires _____.

Witness my hand and official seal.

Susan Stokes
Notary Public

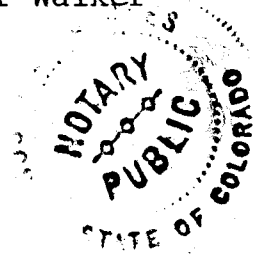


EXHIBIT "A"

Parcel No. 1:

A parcel of land situate in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

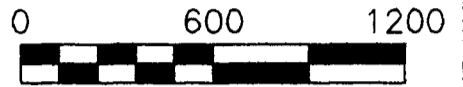
Commencing at the Southwest Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 25; thence N $01^{\circ}52'33''$ E along the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 215.07 feet to a point; thence S $88^{\circ}07'27''$ E a distance of 25.00 feet to the True Point of Beginning; thence N $01^{\circ}52'33''$ E along the East right-of-way line for 27 $\frac{1}{4}$ Road, as described in Book 931 at Page 564 of the records of the Mesa County Clerk and Recorder, a distance of 200.93 feet to a point; thence S $88^{\circ}07'27''$ E a distance of 5.00 feet to a point; thence S $01^{\circ}52'33''$ W a distance of 198.54 feet to a point; thence S $66^{\circ}18'24''$ W a distance of 5.54 feet to the Point of Beginning.

Parcel No. 2:

A strip of land 60 feet in width, lying 30 feet on each side of centerline, situate in the Southwest $\frac{1}{4}$ and Northwest $\frac{1}{4}$ of Section 25 and in the Southwest $\frac{1}{4}$ of Section 24 all in Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, with said centerline being more particularly described as follows:

Commencing at the Southwest Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 25; thence N $01^{\circ}52'33''$ E along the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 416.01 feet to the True Point of Beginning; thence continuing along the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $01^{\circ}52'33''$ E a distance of 902.90 feet to the Southwest Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 25; thence N $01^{\circ}52'39''$ E along the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 25 a distance of 1318.90 feet to the Southwest Corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 25; thence N $01^{\circ}52'39''$ E along the West line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 779.69 feet; thence 318.76 feet along the arc of a curve to the left having a radius of 818.18 feet, a central angle of $22^{\circ}19'20''$, and a long chord bearing N $09^{\circ}17'01''$ W a distance of 316.75 feet to a point of tangency; thence N $20^{\circ}26'41''$ W a distance of 21.85 feet; thence 217.32 feet along the arc of a curve to the right having a radius of 818.18 feet, a central angle of $15^{\circ}13'07''$, and long chord bearing N $12^{\circ}50'08''$ W a distance of 216.68 feet to a point on the South line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24; thence 425.28 feet along the arc of a curve to the right having a radius of 818.18 feet, a central angle of $29^{\circ}46'53''$, and a long chord bearing N $09^{\circ}39'52''$ E a distance of 420.51 feet to a point of tangency; thence N $24^{\circ}33'19''$ E a distance of 10.70 feet; thence 324.15 feet along the arc of a curve to the left having a radius of 818.18 feet, a central angle of $22^{\circ}42'00''$, and a long chord bearing N $13^{\circ}12'19''$ E a distance of 322.04 feet to a point on the West line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 24; thence N $01^{\circ}51'19''$ E along the West line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 573.33 feet to the Southwest Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 24; thence N $01^{\circ}51'19''$ E along the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 1315.80 feet to the Northwest Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 24 and the Point of Termination of the above described centerline.

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.



SCALE 1' = 600'

BASIS OF BEARING IS N 01°52'39" E BETWEEN BRASS CAPS FOR THE S.W. COR. AND THE N.W. COR. OF THE NE1/4NW1/4 OF SEC. 25 T1N R1W U.M. ACCORDING TO A DEED RECORDED AT BK. 2050, P. 421 MESA COUNTY RECORDS.

INFORMATION SHOWN HEREON IS FROM MESA COUNTY SURVEYOR RECORDS AND FROM MESA COUNTY REAL PROPERTY RECORDS. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE CURRENT STATUS OF RIGHT-OF-WAY DISPOSITION ALONG 27-1/4 ROAD, A PROPOSED RE-ALINEMENT OF PART OF THE ROAD, AND ADDITIONAL RIGHT-OF-WAY GRANTED BY THE WALKER FIELD AIRPORT AUTHORITY TO THE CITY.



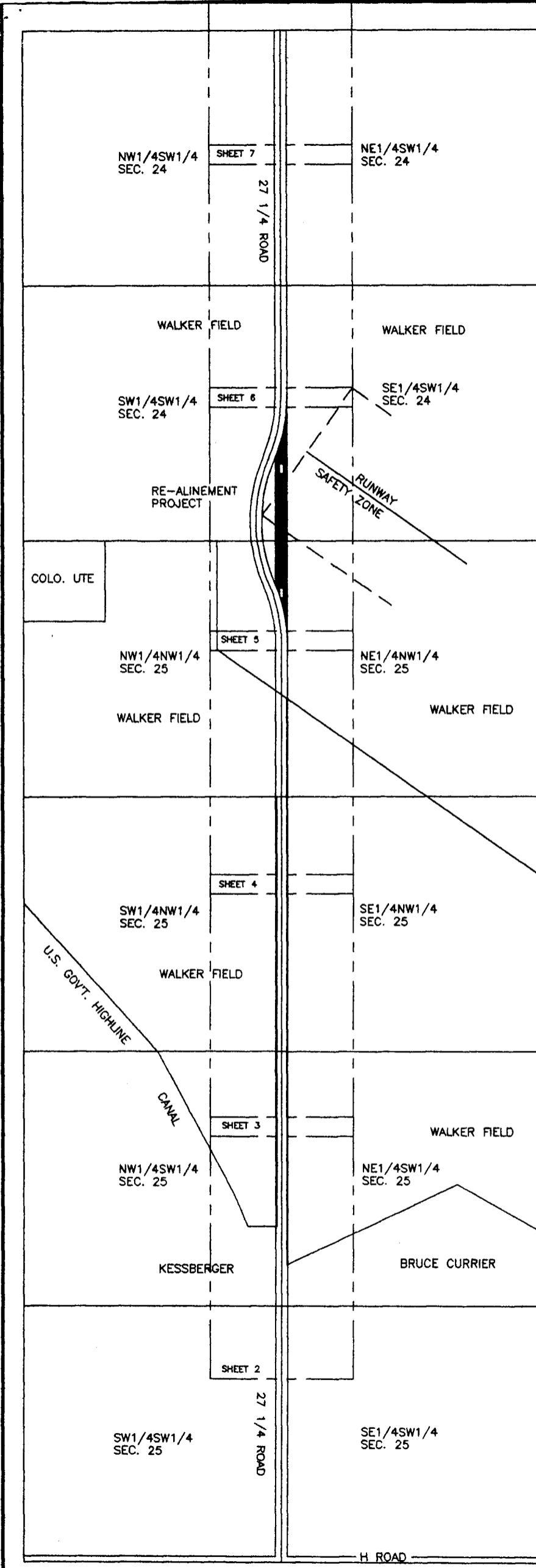
ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

MESA COUNTY COLORADO
CITY OF GRAND JUNCTION OWNER
SEC. 24 & SEC. 25, T1N, R1W U. M.

27 1/4 ROAD RIGHT-OF-WAY

INDEX DRAWING

Designed	Checked	Sheet
Drawn	Date	Of



SHEET 3

MATCH LINE

WALKER FIELD

U.S. GOVT. HIGHLINE CANAL



SCALE 1" = 100'

BASIS OF BEARING IS N 01°52'39" E
BETWEEN BRASS CAPS AT THE S.W.
COR. AND THE N.W. COR. OF THE
NE1/4NW1/4 SEC. 25 T1N R1W UM
ACCORDING TO A DEED RECORDED AT
BK. 2050, P. 421 MESA COUNTY RECORDS

N 01°52'33" E 1318.91'
R.O.W. BOOK 931 PG. 566
R.O.W. BOOK 931 PG. 564

60.0'

N 88°07'27" W

TIE: N 08°30'21" E

WALKER FIELD

N 66°18'24" E

TIE: N 01°33'47" W
416.76'

KESSBERGER

TIE: N 08°30'21" E
216.52'

BRUCE CURRIER

N.W. COR.
SE1/4SW1/4 SEC. 25
T1N R1W UM
MCSM

50.0'

S 01°53'25" W 1320.13'

S.W. COR.
SE1/4SW1/4 SEC. 25
T1N R1W UM
MCSM



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27 1/4 ROAD RIGHT-OF-WAY

EXHIBIT "A"

D Designed	Checked	Sheet 2
Drawn RAM	Date 5-20-1996	Of 7

SHEET 4

MATCH LINE

WALKER FIELD

2264

771

N 01°52'39" E 1318.90'

R.O.W. BOOK 931 PG. 566

R.O.W. BOOK 931 PG. 564

R.O.W. BOOK 931 PG. 564

R.O.W. BOOK 931 PG. 566 N 01°52'33" E 1318.91'

60.0'

50.0'



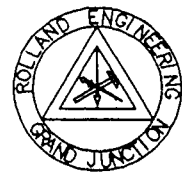
SCALE 1" = 100'

BASIS OF BEARING IS N 01°52'39" E BETWEEN BRASS CAPS AT THE S.W. COR. AND THE N.W. COR. OF THE NE1/4NW1/4 SEC. 25 T1N R1W UM ACCORDING TO A DEED RECORDED AT BK. 2050, P. 421 MESA COUNTY RECORDS

WALKER FIELD

S.W. COR.
SE1/4NW1/4 SEC. 25
T1N R1W UM
CALC. POS.

SHEET 2
MATCH LINE



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CITY OF GRAND JUNCTION OWNER
SEC. 24 & SEC. 25, T1N, R1W U. M.

27 1/4 ROAD RIGHT-OF-WAY

EXHIBIT "A"
B

Designed	Checked	Sheet 3
Drawn RAM	Date 5-20-1996	Of 7

SHEET 5
MATCH LINE

BEGIN RE-ALINEMENT PROJECT
BOOK 2264 PAGE 772
772

C 1 DELTA - 22°19'20"
RADIUS - 818.18'
LENGTH - 318.76'
CHORD - N 09°17'01" W
318.75'



SCALE 1" = 100'

WALKER FIELD

BASIS OF BEARING IS N 01°52'39" E
BETWEEN BRASS CAPS AT THE S.W.
COR. AND THE N.W. COR. OF THE
NE1/4NW1/4 SEC. 25 T1N R1W UM
ACCORDING TO A DEED RECORDED AT
BK. 2050, P. 421 MESA COUNTY RECORDS

N 52°54'21" W

TIE:
N 04°42'34" E 506.25'

NW1/4NW1/4 SEC. 25

NE1/4NW1/4 SEC. 25

WALKER FIELD

SW1/4NW1/4 SEC. 25

SE1/4NW1/4 SEC. 25

S.W. COR.
NE1/4NW1/4 SEC. 25
T1N R1W UM
BLM

WALKER FIELD

SHEET 3
MATCH LINE



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MESA COUNTY COLORADO

CITY OF GRAND JUNCTION OWNER

SEC. 24 & SEC. 25, T1N, R1W U. M.

27 1/4 ROAD RIGHT-OF-WAY

EXHIBIT "A"
B

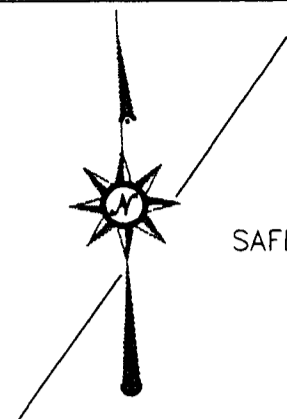
Designed	Checked	Sheet
Drawn RAM	Date 5-20-1996	Of 7

SHEET 6

BOOK 2264 PAGE 773

MATCH LINE

WALKER FIELD



SAFETY AREA



SCALE 1" = 100'

BASIS OF BEARING IS N 01°52'39" E BETWEEN BRASS CAPS AT THE S.W. COR. AND THE N.W. COR. OF THE NE1/4NW1/4 SEC. 25 T1N R1W UM ACCORDING TO A DEED RECORDED AT BK. 2050, P. 421 MESA COUNTY RECORDS

RE-ALINEMENT

CURVE TABLE					
C NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	22°19'20"	818.18'	318.76'	316.75'	N 09°17'01" W
C2	15°13'07"	818.18'	217.32'	216.68'	N 12°50'08" W
C3	29°46'53"	818.18'	425.28'	420.51'	N 09°39'52" E
C4	22°42'00"	818.18'	324.15'	322.04'	N 13°12'19" E

SW1/4SW1/4 SEC. 24

SAFETY AREA

WALKER FIELD

NW1/4NW1/4 SEC. 25

NE1/4NW1/4 SEC. 25

WALKER FIELD

WALKER FIELD

BEGIN RE-ALINEMENT

SHEET 4
MATCH LINE



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CITY OF GRAND JUNCTION OWNER
SEC. 24 & SEC. 25, T1N, R1W U. M.

27 1/4 ROAD RIGHT-OF-WAY

EXHIBIT "A"
B

Designed	Checked	Sheet
Drawn	Date	Of
RAM	5-20-1996	5 7

774



SCALE 1" = 100'

BASIS OF BEARING IS N 01°52'39" E
BETWEEN BRASS CAPS AT THE S.W.
COR. AND THE N.W. COR. OF THE
NE1/4NW1/4 SEC. 25 T1N R1W UM
ACCORDING TO A DEED RECORDED AT
BK. 2050, P. 421 MESA COUNTY RECORDS

N.W. COR.
NE1/4SW1/4
SEC. 24 T1N R1W UM
MCSM

NW1/4SW1/4
SEC. 24

NE1/4SW1/4
SEC. 24

WALKER FIELD

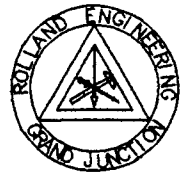
60.0'

25.0'

WALKER FIELD

R.O.W. BOOK 945 PG. 591

N 01°51'19" E 1889.13'



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27 1/4 ROAD RIGHT-OF-WAY

EXHIBIT "A"
B

SHEET 6
MATCH LINE

Designed	Checked	Sheet 7
Drawn RAM	Date 5-20-1996	Of 7

SHEET 7

NE1/4SW1/4 SEC.24

MATCH LINE



SCALE 1" = 100'

BASIS OF BEARING IS N 01°52'39" E BETWEEN BRASS CAPS AT THE S.W. COR. AND THE N.W. COR. OF THE NE1/4NW1/4 SEC. 25 T1N R1W UM ACCORDING TO A DEED RECORDED AT BK. 2050, P. 421 MESA COUNTY RECORDS

WALKER FIELD

WALKER FIELD

NW1/4SW1/4 SEC. 24

S.W. COR. NE1/4SW1/4 SEC. 24 T1N R1W UM CALC. POSITION

60.0'

25.0'

SW1/4SW1/4 SEC. 24

WALKER FIELD

SE1/4SW1/4 SEC. 24

WALKER FIELD



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CITY OF GRAND JUNCTION OWNER

SEC. 24 & SEC. 25, T1N, R1W U. M.

27 1/4 ROAD RIGHT-OF-WAY

EXHIBIT "A"
B

C4 DELTA = 22°42'00"
RADIUS = 818.18'
LENGTH = 324.15'
CHORD = N 13°12'19" E
322.04'

END RE-ALINEMENT

SHEET 5
MATCH LINE

R.O.W. BOOK 945 PG. 591
N 01°51'19" E 1315.80'

N 01°51'19" E 573.33'

Designed	Checked	Sheet
Drawn RAM	Date 5-20-1996	Of 6 7