

WARRANTY DEED

This Warranty Deed made this 22nd day of JANUARY, 2016 by and between **Martin O. and Stefanie A. Coleman, as Joint Tenants, Grantor**, whose mailing address is 620 West Orchard Avenue, Grand Junction, CO, 81501, who are the owners of the following real property in Mesa County, Colorado:

A parcel of land located at 620 West Orchard Avenue, Grand Junction, CO, as recorded in Book 2101, Page 409, Public records of Mesa County, Colorado, for and in consideration of Ten and 00/100 Dollars, (\$ 10.00) and other good and valuable consideration, 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, Grantee**, 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 lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

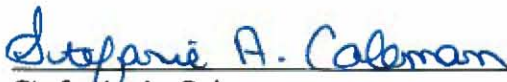
COMMENCING at the Southwest corner of the SW 1/4 NE 1/4 of said Section 10 and assuming the South line of the SW 1/4 NE 1/4 of said Section 10 bears S 89°56'32" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°56'32" E along the South line of the SW 1/4 NE 1/4 of said Section 10, a distance of 798.12 feet; thence N 00°03'28" E, a distance of 20.00 feet to a point on the North right of way for West Orchard Avenue, as demonstrated by that instrument recorded with Reception Number 73129, Public Records of Mesa County, Colorado and being the POINT OF BEGINNING, also being the beginning of a non-tangent curve, concave Northwesterly, whose long chord bears N 79°29'34" E with a long chord length of 48.23 feet; thence Northeasterly along the arc of said curve through a central of 06°47'35", an arc length of 48.25 feet; thence N 76°05'47" E, a distance of 28.55 feet to a point being the beginning of a 168.00 foot radius curve, concave Southerly, whose long chord bears N 84°13'31" E with a long chord length of 47.51 feet; thence Easterly along the arc of said curve, through a central angle of 16°15'29", an arc length of 47.67 feet to a point being the beginning of a 108.00 foot radius curve, concave Southwesterly, whose long chord bears S 77°03'33" E with a long chord length of 39.68 feet; thence Southeasterly along the arc of said curve, through a central angle of 21°10'23", an arc length of 39.91 feet to a point being the beginning of a 238.00 foot radius curve, concave Southwesterly, whose long chord bears S 63°19'29" E with a long chord length of 26.14 feet; thence Southeasterly along the arc of said curve, through a central angle of 06°17'45", an arc length of 26.15 feet to a point on the North right of way for said West Orchard Avenue; thence N 89°56'32" W, along said North right of way, a distance of 184.43 feet, more or less, to the Point of Beginning.

Containing 2,254 square feet or 0.052 Acres, more or less, 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 22nd day of JANUARY, 2016.

By: 
Martin O. Coleman

By: 
Stefanie A. Coleman

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 22nd day of January, 2016 by Martin O. Coleman and Stefanie A. Coleman, as Joint Tenants

My commission expires February 24, 2018

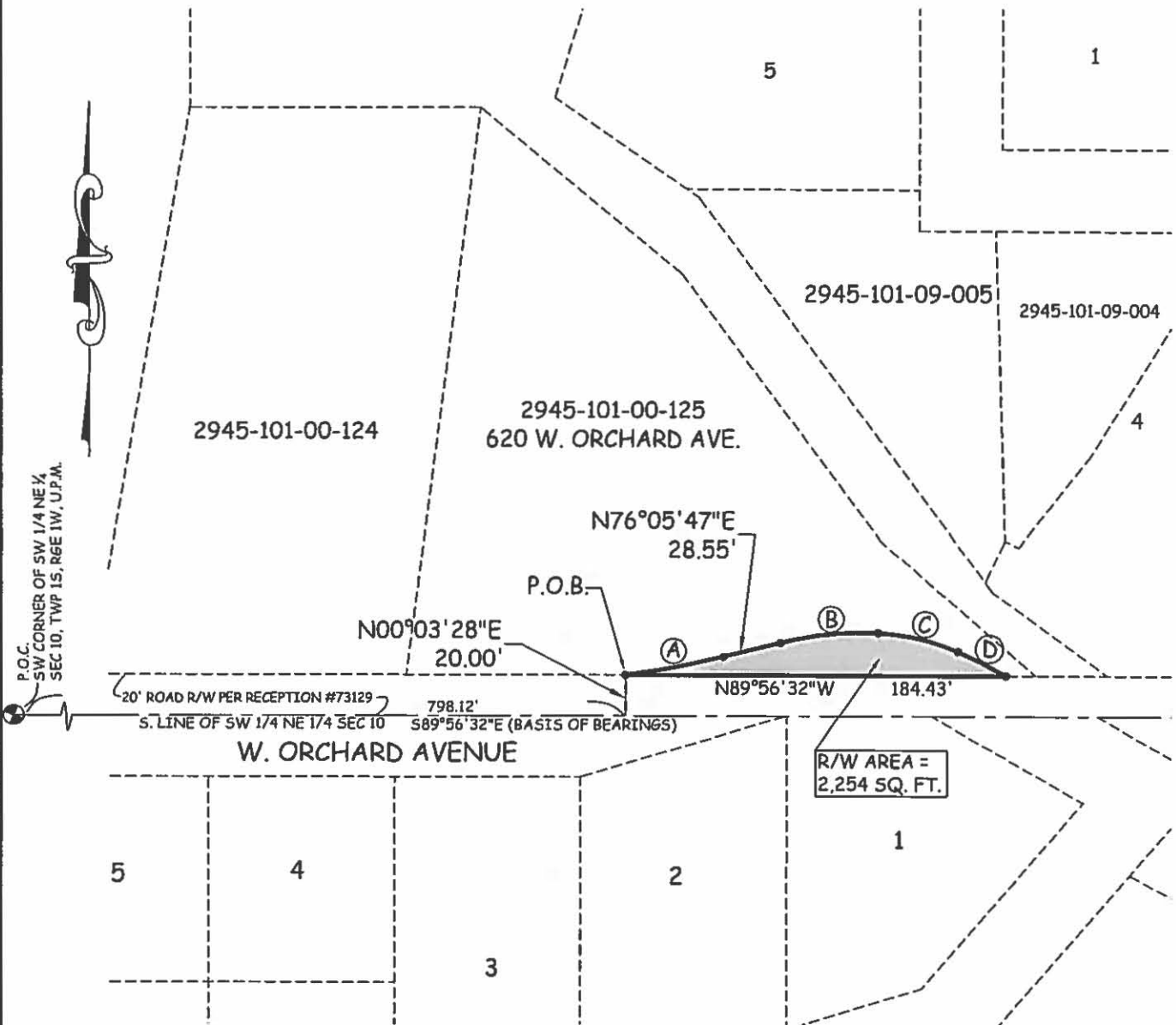
Witness my hand and official seal.




Notary Public

EXHIBIT "A"

| | A | B | C | D |
|---------------|---------------|---------------|---------------|---------------|
| RADIUS | 407.00' | 168.00' | 108.00' | 238.00' |
| DELTA ANGLE | 06°47'35" | 16°15'29" | 21°10'23" | 06°17'45" |
| ARC LENGTH | 48.25' | 47.67' | 39.91' | 26.15' |
| CHORD BEARING | N 79°29'34" E | N 84°13'31" E | S 77°03'33" E | S 63°19'29" E |
| CHORD LENGTH | 48.23' | 47.51' | 39.68' | 26.14' |



ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN



1 inch = 80 ft.
Lineal Units = U.S. Survey Foot

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

SHEET 3 OF 3

DRAWN BY: P.T.K.
DATE: 01-07-2016
SCALE: 1" = 80'
APPR BY: J.T.

TEMPORARY CONSTRUCTION EASEMENT
620 W. ORCHARD AVENUE
MARTIN O. & STEFANIE A. COLEMAN
2945-101-00-125

CITY OF
Grand Junction
COLORADO

