

## WARRANTY DEED

This Warranty Deed made this 15<sup>th</sup> day of June, 2016 by and between **Dalton E. Garlitz and Patsy E. Garlitz, as joint tenants, Grantor**, whose mailing address is 631 26 Road, Grand Junction, CO, 81505, who is the owner of the following real property in Mesa County, Colorado:

A parcel of land located at 631 26 Road, Grand Junction, CO, as recorded in Book 1775, Page 848, 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:

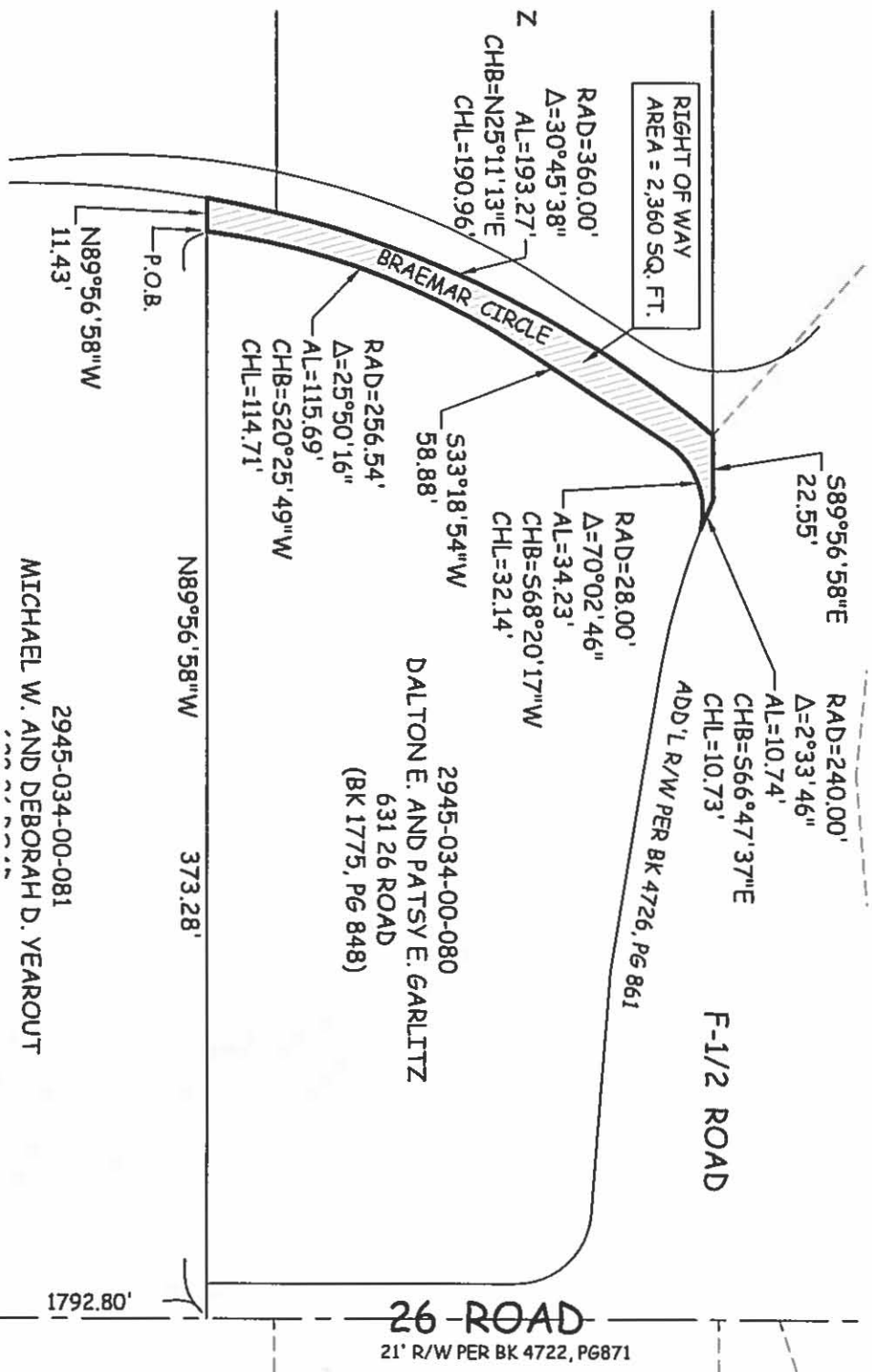
A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 3, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 3 and assuming the East line of the SE 1/4 of said Section 3 bears N 00°03'02" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'02" E, a distance of 1792.80 feet; thence N 89°56'58" W, along the South line of that certain parcel of land described in Book 1775, Page 848, Public Records of Mesa County, Colorado, a distance of 373.28 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°56'58" W, a distance of 11.43 feet to a point being the Southwest corner of that certain described parcel and the beginning of a non-tangent 360.00 foot radius curve, concave Southeast, whose long chord bears N 25°11'13" E with a long chord length of 190.96 feet; thence Northeasterly along the arc of said curve, through a central angle of 30°45'38", a distance of 193.27 feet, said line being the West line of that certain described parcel; thence S 89°56'58" E, along the North line of said described parcel, a distance of 22.55 feet to a point being the beginning of a non-tangent 240.00 foot radius curve, concave Northeast, whose long chord bears S 66°47'37" E with a long chord length of 10.73 feet; thence Southeasterly along the arc of said curve, through a central angle of 02°33'46", a distance of 10.74 feet to a point being the beginning of a non-tangent 28.00 foot radius curve, concave South, whose long chord bears S 68°20'17" W with a long chord length of 32.14 feet; thence Westerly along the arc of said curve, through a central angle of 70°02'46", a distance of 34.23 feet; thence S 33°18'54" W, a distance of 58.88 feet to a point being the beginning of a non-tangent 256.54 foot radius curve, concave East, whose long chord bears S 20°25'49" W with a long chord length of 114.71 feet; thence Southerly along the arc of said curve, through a central angle of 25°50'16", a distance of 115.69 feet, more or less, to the Point of Beginning.

Containing 2,360 square feet or 0.054 Acres, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.



# EXHIBIT "A"



SOUTHEAST CORNER SEC 3  
 TWP 1S, RGE 1W, U.P.M.  
 P.O.C.

EAST LINE SE 1/4 SEC 3  
 TWP 1S, RGE 1W, U.P.M.

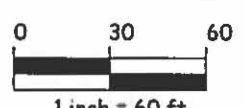
MICHAEL W. AND DEBORAH D. YEAROUT  
 2945-034-00-081

10  
 3  
 2  
 11

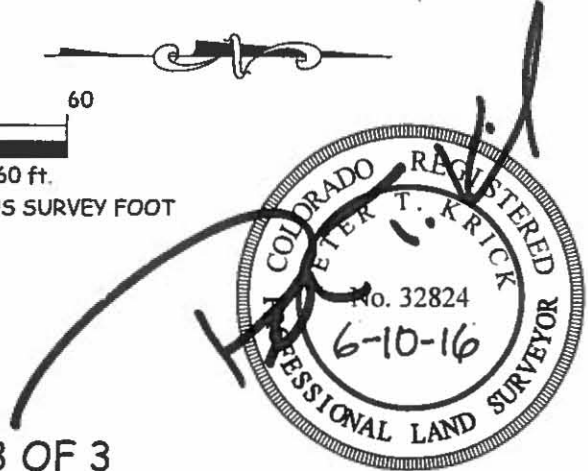
N 00 $^{\circ}$ 03'02" E  
 (BASIS OF BEARINGS)

### ABBREVIATIONS

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



1 inch = 60 ft.  
 LINEAL UNITS = US SURVEY FOOT



SHEET 3 OF 3

DRAWN BY: PTK  
 DATE: 05-24-2016  
 SCALE: 1" = 60'  
 APPR. BY: PTK

DALTON E. & PATSY E. GARLITZ  
 2945-034-00-080  
 631 26 ROAD

