3 PAGE DOCUMENT

RECEPTION# 2763888
6/16/2016 2:43:16 PM, 1 of 3
Recording: $21.00, Doc Fee Exempt
Sheila Reiner, Mesa County, CO.
CLERK AND RECORDER

WARRANTY DEED

This Warranty Deed made this __14th__ day of __June__, 2016 by and between **Jeff Gerbaz and Rhonda S. Gerbaz, as joint tenants, Grantor**, whose mailing address is 631 Braemar Circle, Grand Junction, CO, 81505, who is the owner of the following real property in Mesa County, Colorado:

A parcel of land located at 631 Braemar Circle, Grand Junction, CO, as recorded in Book 5738, Page 888, 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, along said East line, a distance of 1965.70 feet; thence N 89°56'58" W, a distance of 303.60 feet to a point being the Northeast corner of that certain parcel of land described in Book 5738, Page 888, Public Records of Mesa County, Colorado, said point being the beginning of a non-tangent 360.00 foot radius curve, concave Southeast, whose long chord bears S 27°07'35" W with a long chord length of 167.35 feet and the POINT OF BEGINNING; thence from said Point of Beginning, Southwesterly along the arc of said curve, through a central angle of 26°52'52", a distance of 168.90 feet to a point being the Southeast corner of said parcel of land; thence N 89°56'58" W, along the South line of said parcel, a distance of 13.98 feet to a point being the beginning of a non-tangent 277.96 foot radius curve, concave Southeast, whose long chord bears N 22°40'35" E with a long chord length of 104.91 feet; thence Northeasterly along the arc of said curve, through a central angle of 21°45'17", a distance of 105.54 feet; thence N 33°18'54" E, a distance of 38.14 feet to a point being the beginning of a non-tangent 43.00 foot radius curve, concave West, whose long chord bears N 18°52'44" E, with a long chord length of 21.44 feet; thence Northerly along the arc of said curve, through a central angle of 28°52'19", a distance of 21.67 feet to a point on the North line of said parcel of land; thence S 89°56'58" E, a distance of 21.96 feet, more or less, to the Point of Beginning.
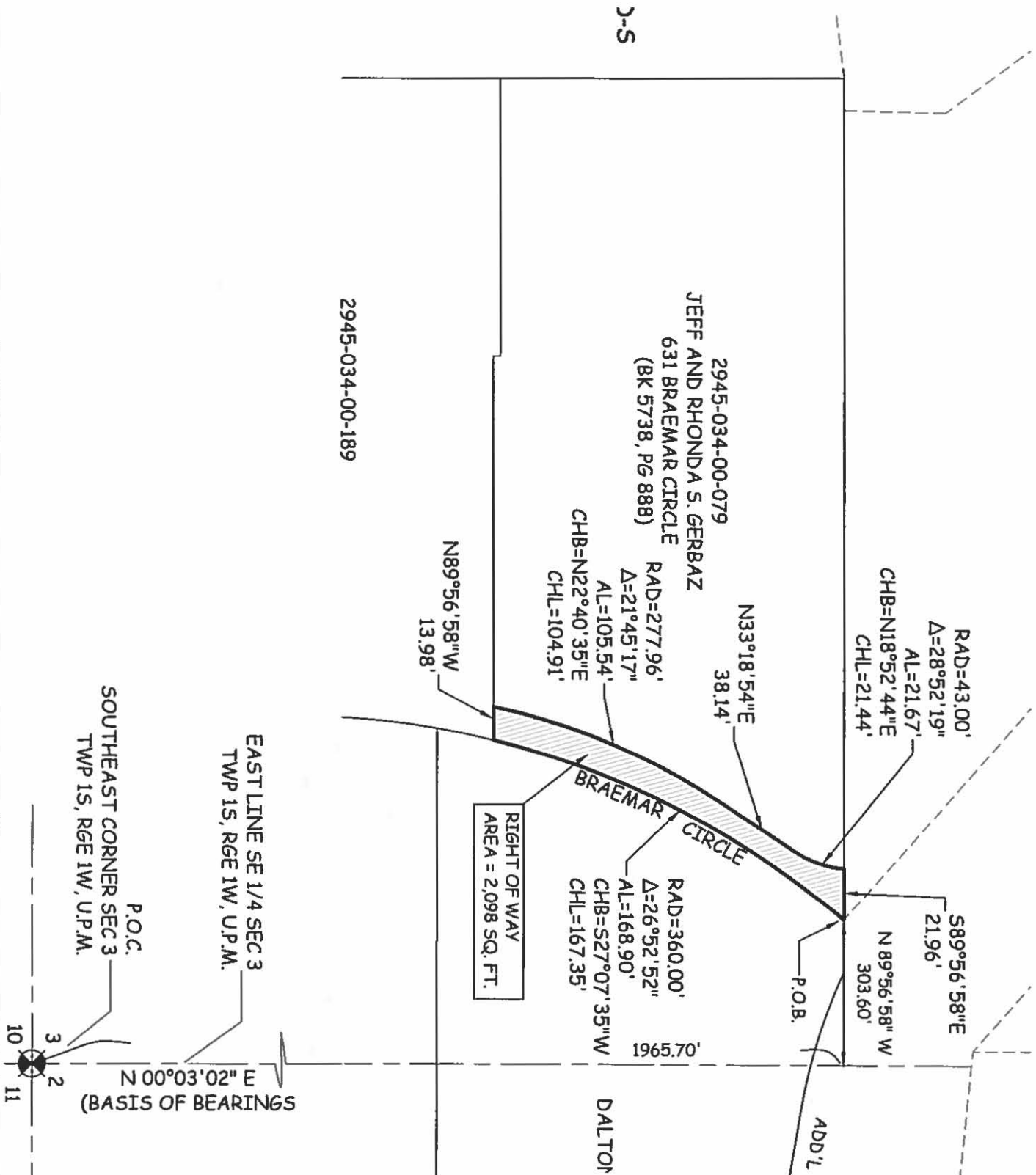
Containing 2,098 square feet or 0.048 Acres, more or less, as described herein and depicted on **Exhibit "A",** attached hereto and incorporated herein by reference.

SHEET 1 OF 3

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 __14th__ day of __June__ , 2016.

By: _____
Jeff Gerbaz

By: _____
Rhonda S. Gerbaz

State of   Colorado   )
)ss.
County of _Mesa__   )

The foregoing instrument was acknowledged before me this _14_ day of _June_ , 2016 by Jeff Gerbaz and Rhonda S. Gerbaz, as joint tenants.

My commission expires ___My Commission Expires July 23, 2020___ .

Witness my hand and official seal.

_____
Notary Public

HANNA M. COSTANZO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20124044930
My Commission Expires July 23, 2020

SHEET 2 OF 3

HANNA M. COSTANZO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20124044930
My Commission Expires July 23, 2020

EXHIBIT "A"

S-O

2945-034-00-189

2945-034-00-079
JEFF AND RHONDA S. GERBAZ
631 BRAEMAR CIRCLE
(BK 5738, PG 888)

RAD=277.96'
Δ=21°45'17"
AL=105.54'
CHB=N22°40'35"E
CHL=104.91'

N89°56'58"W
13.98'

N33°18'54"E
38.14'

RAD=43.00'
Δ=28°52'19"
AL=21.67'
CHB=N18°52'44"E
CHL=21.44'

BRAEMAR CIRCLE

RIGHT OF WAY
AREA = 2,098 SQ. FT.

RAD=360.00'
Δ=26°52'52"
AL=168.90'
CHB=S27°07'35"W
CHL=167.35'

S89°56'58"E
303.60'

N 89°56'58" W
21.96'

P.O.B.

ADD'L

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

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

P.O.C.

DALTON

1965.70'

10
3
2
11

N 00°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

0   30   60

1 inch = 60 ft.
LINEAL UNITS = US SURVEY FOOT
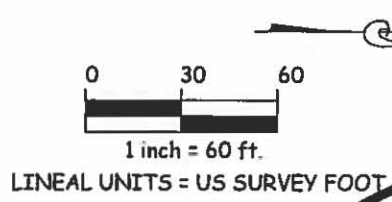
The sketch and description shown hereon has been derived
from subdivision plats and deed descriptions as they appear in
the office of the Mesa County Clerk and Recorder. This
sketch does not constitute a legal survey, and is not intended
to be used as a means for establishing or verifying property
boundary lines.

SHEET 3 OF 3

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

JEFF GERBAZ & RHONDA S. GERRBAZ
2945-034-00-079
631 BRAEMAR CIRCLE

CITY OF
Grand Junction
COLORADO