

WARRANTY DEED

This Warranty Deed made this 14 day of June, 2016 by and between **Donna M. Allbritton, Grantor**, whose mailing address is 2598 Music Lane, Grand Junction, CO, 81505, who is the owner of the following real property in Mesa County, Colorado:

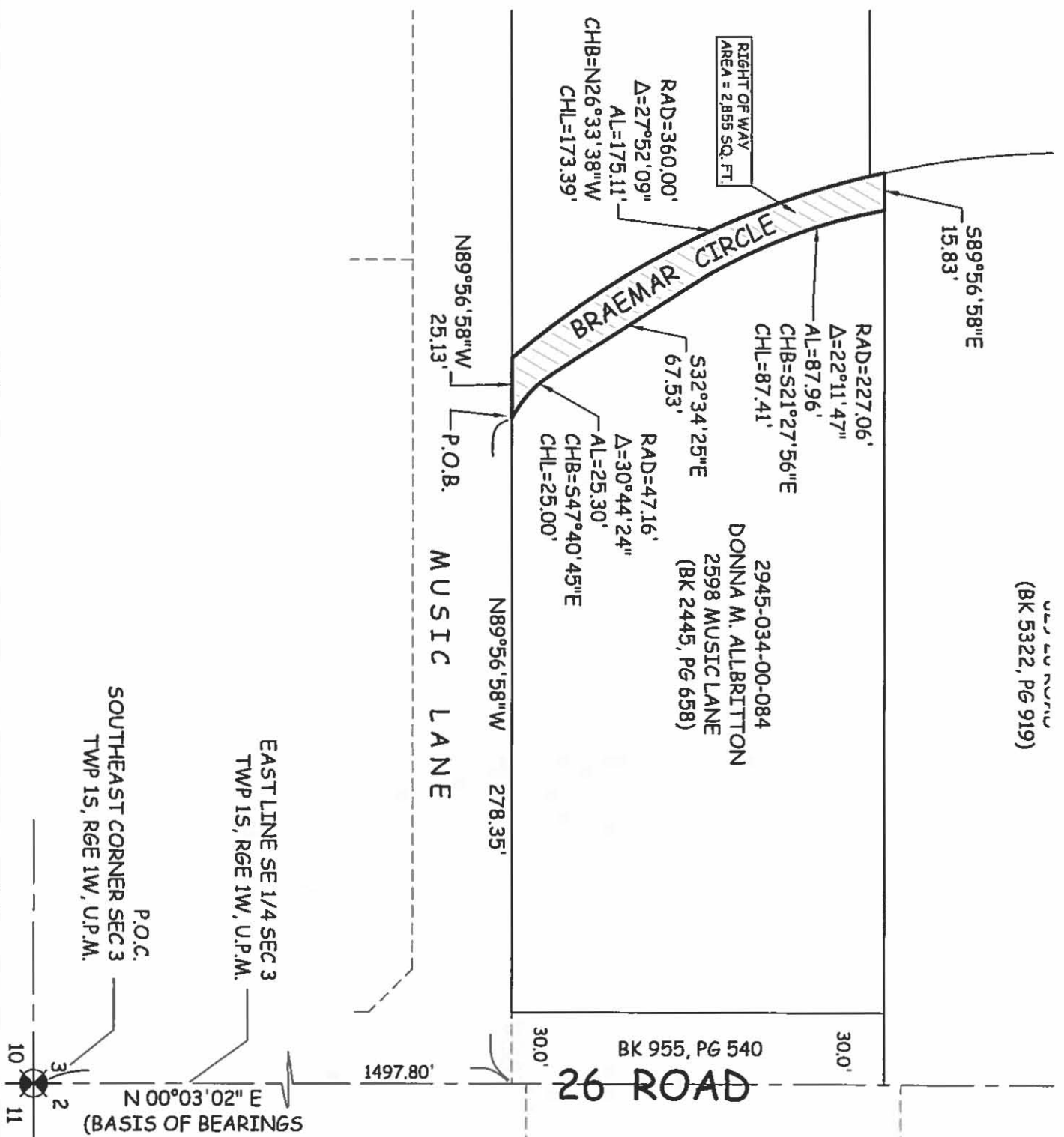
A parcel of land located at 2598 Music Lane, Grand Junction, CO, as recorded in Book 2445, Page 658, Public Records of Mesa County, Colorado, for and in consideration of Ten and 00/100 Dollars, (\$ 10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 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 1497.80 feet; thence N 89°56'58" W, along the South line of that certain parcel of land described in Book 2445, Page 658, Public Records of Mesa County, Colorado, a distance of 278.35 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°56'58" W, a distance of 25.13 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 Northeast, whose long chord bears N 26°33'38" W with a long chord length of 173.39 feet; thence Northwesterly along the arc of said curve, through a central angle of 27°52'09", a distance of 175.11 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 15.83 feet to a point being the beginning of a non-tangent 227.06 foot radius curve, concave Northeast, whose long chord bears S 21°27'56" E with a long chord length of 87.41 feet; thence Southeasterly along the arc of said curve, through a central angle of 22°11'47", a distance of 87.96 feet; thence S 32°34'25" E, a distance of 67.53 feet to a point being the beginning of a non-tangent 47.16 foot radius curve, concave Northeast, whose long chord bears S 47°40'45" E with a long chord length of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 30°44'24", a distance of 25.30 feet, more or less, to the Point of Beginning.

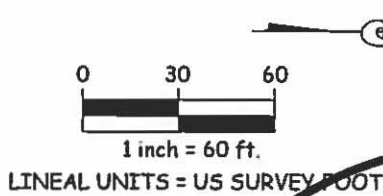
Containing 2,855 square feet or 0.065 Acres, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

EXHIBIT "A"



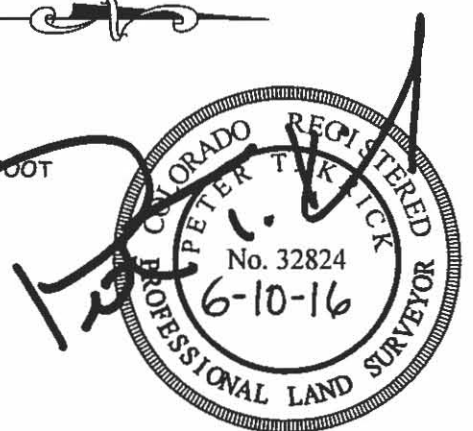
ABBREVIATIONS

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



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



<p>DRAWN BY: <u>PTK</u> DATE: <u>05-24-2016</u> SCALE: <u>1" = 60'</u> APPR. BY: <u>PTK</u></p>	<p>DONNA M. ALLBRITTON 2598 MUSIC LANE 2945-034-00-084</p>	<p>CITY OF Grand Junction COLORADO</p>
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