

WARRANTY DEED

This Warranty Deed made this 14 day of June, 2016 by and between **Robert E. and Margaret A. Leachman, Grantor**, whose mailing address is 627 Braemar Circle, Grand Junction, CO, 81505, who is the owner of the following real property in Mesa County, Colorado:

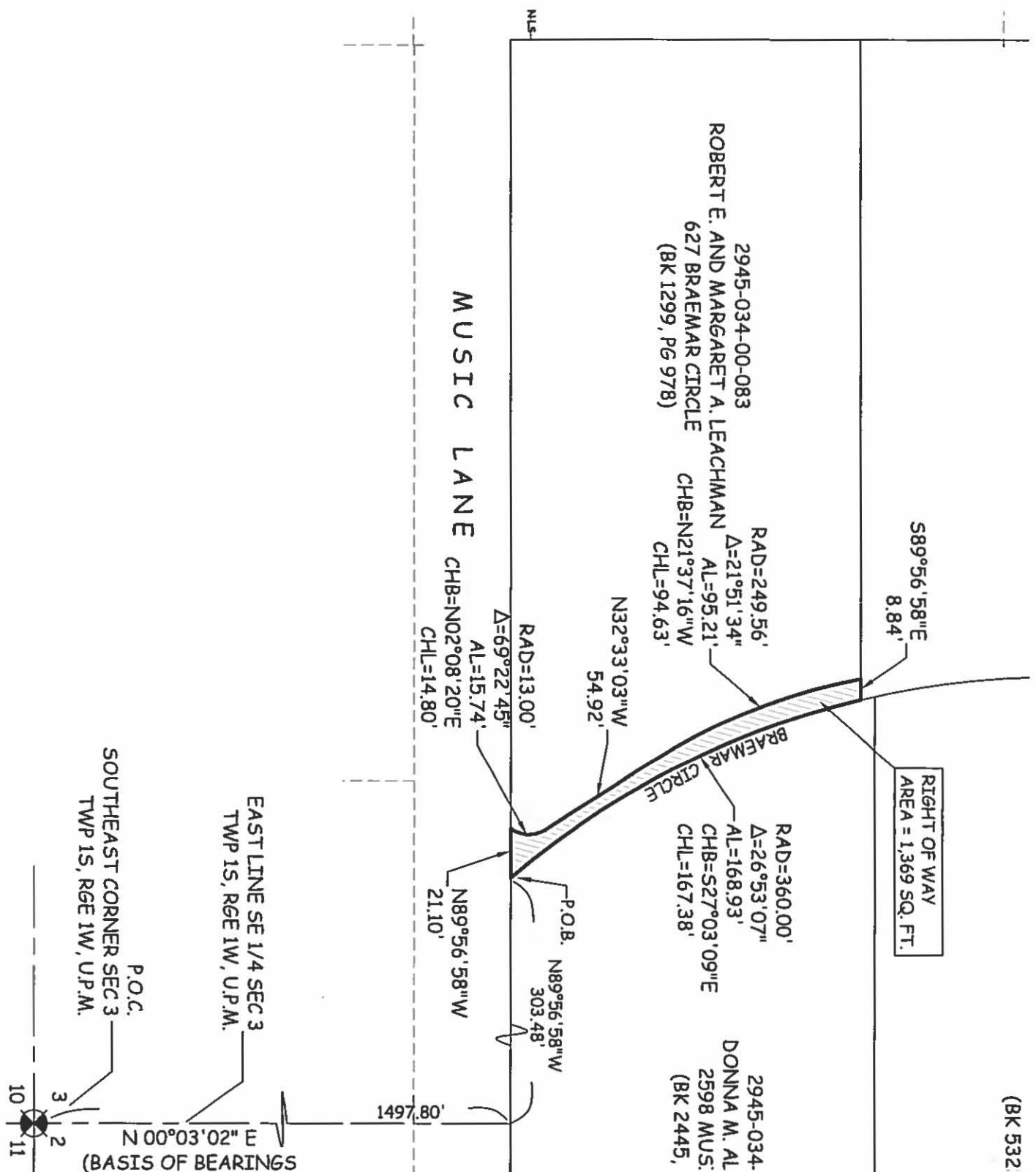
A parcel of land located at 627 Braemar Circle, Grand Junction, CO, as recorded in Book 1299, Page 978, Public Records of Mesa County, Colorado, for and in consideration of Ten and 00/100 Dollars, (\$ 10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 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, a distance of 303.60 feet to a point being the Southeast corner of that certain parcel of land described in Book 1299, Page 978, Public Records of Mesa County, Colorado and the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°56'58" W, along the South line of said parcel, a distance of 21.10 feet to a point being the beginning of a non-tangent 13.00 foot radius curve, concave West, whose long chord bears N 02°08'20" E with a long chord length of 14.80 feet; thence Northerly along the arc of said curve, through a central angle of 69°22'45", a distance of 15.74 feet; thence N 32°33'03" W, a distance of 54.92 feet to a point being the beginning of a non-tangent 249.56 foot radius curve, concave Northeast, whose long chord bears N 21°37'16" W with a long chord length of 94.63 feet; thence Northwesterly along the arc of said curve, through a central angle of 21°51'34", a distance of 95.21 feet to a point on the North line of said parcel; thence S 89°56'58" E, along said North line, a distance of 8.84 feet to a point being the Northeast corner of said parcel and the beginning of a non-tangent 360.00 foot radius curve, concave Northeast, whose long chord bears S 27°03'09" E with a long chord length of 167.38 feet; thence Southeasterly along the arc of said curve, through a central angle of 26°53'07", a distance of 168.93 feet more or less, with said line being the East line of said parcel, to the Point of Beginning.

Containing 1,369 square feet or 0.031 Acres, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

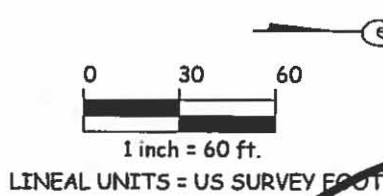
EXHIBIT "A"



(BK 532)

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



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

ROBERT E. & MARGARET A. LEACHMAN
2945-034-00-083
627 BRAEMAR CIRCLE

