

2266992 BK 3955 PG 806-808
08/01/2005 03:49 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

**WARRANTY DEED
(Correction)**

THIS DEED, dated this 29th day July, 2005, between DANIEL H. FEUERBORN, whose legal address is 2247 K Road, Grand Junction, Colorado 81505, grantor, and THE CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501 of the County of Mesa and State of Colorado, grantee:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of TWENTY FIVE THOUSAND SIX HUNDRED TWENTY SEVEN and 00/100 DOLLARS (\$25,627.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes known as Parcel F-55A Rev. described in Exhibit "A", dated March 16, 2005, attached hereto and incorporated herein by reference, and also

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes known as Parcel F-55B Rev. described in Exhibit "B", dated March 16, 2005, attached hereto and incorporated herein by reference.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for himself and for his heirs, successors and assigns, does covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Daniel H. Feuerborn
Daniel H. Feuerborn

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 29 day of July, 2005, by Daniel H. Feuerborn.

Witness my hand and official seal.

My commission expires: 10/17/2006



Claudia D. Rossman
Notary Public

** This Deed prepared to correct legal description recorded in Book 3926 at Page 672 recorded June 24, 2005 in Book 3926 at Page 672

WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: LACHELLE HARRIS
P.O. BOX 480306
DENVER, CO 80248-0306

RIVERSIDE PARKWAY
PARCEL F-55

PROPERTY DESCRIPTION
Parcel F-55ARev

A parcel of land being a portion of a tract of land described in Book 1175 at Page 350, recorded November 22, 1978 in the Mesa County Clerk and Recorder's Office, Except that part in the Mesa County Ditch parcel described in Book 12 at Page 420, Mesa County Clerk and Recorder's Office on June 1, 1887 lying in the Southwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Southwest Corner of said Section 17 (a 2 1/2" MCSM brass cap illegible) whence the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet;

THENCE N00°13'33"W along the westerly line of said Southwest Quarter of Section 17 a distance of 330.40 feet;

THENCE N89°58'42"E along the northerly line of said tract of land described in Book 1175 at Page 350 a distance of 41.30 feet;


THENCE S00°00'00"E along the westerly line of said Mesa County Ditch parcel described in Book 12 at Page 420 a distance of 330.40 feet;

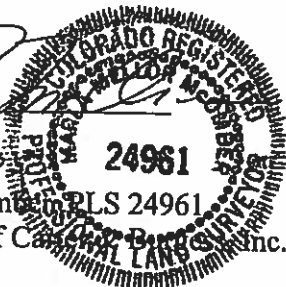
THENCE S89°58'42"W along the southerly line of said Southwest Quarter of Section 17 a distance of 40.00 feet to the POINT OF BEGINNING.

The above described parcel contains 13,431 square feet, (0.308 Acres), more or less.

Currently 4,336 square feet (0.100 Acres) more or less, of the above described parcel is being used as a roadway.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.


Prepared by
Date: 3/16/05
Marla Mellor McOmber, PLS 24961
For and on behalf of Carter & Burgess, Inc.



PROPERTY DESCRIPTION
Parcel F-55BRev

A parcel of land being a portion of a tract of land described in Book 1175 at Page 350, recorded November 22, 1978 in the Mesa County Clerk and Recorder's Office, Except that part in the Mesa County Ditch parcel described in Book 12 at Page 420, Mesa County Clerk and Recorder's Office on June 1, 1887 lying in the Southwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:


COMMENCING at the Southwest Corner of said Section 17 (a 2 1/2" MCSM brass cap illegible) whence the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet;
THENCE N58°29'36"E a distance of 82.10 feet to the POINT OF BEGINNING;

THENCE S44°37'29"E a distance of 2.92 feet;
THENCE S89°01'18"E a distance of 177.96 feet;
THENCE S00°01'18"E along the easterly line of said tract of land described in Book 1175 at Page 350 a distance of 37.70 feet;
THENCE S89°58'42"W along the southerly line of said Southwest Quarter of Section 17 a distance of 180.00 feet;
THENCE N00°00'00"W along the easterly line of said Mesa County Ditch parcel described in Book 12 at Page 420 a distance of 42.88 feet to the POINT OF BEGINNING.

The above described parcel contains 7,070 square feet, (0.162 Acres), more or less.

Currently 1,648 square feet (0.038 Acres) more or less, of the above described parcel is being used as a roadway.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.


Prepared by
Date: 3-23-05 524961
Marla Mello, PLS 24961
For and on behalf of Carter & Burgess, Inc.

Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.

2260735 BK 3926 PG 672-675
06/24/2005 10:36 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$20.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated this 23 day June, 2005, between **DANIEL H. FEUERBORN**, whose legal address is 2247 K Road, Grand Junction, Colorado 81505, grantor, and **THE CITY OF GRAND JUNCTION**, a Colorado home rule municipality, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501 of the County of Mesa and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of **TWENTY FIVE THOUSAND SIX HUNDRED TWENTY SEVEN and 00/100 DOLLARS (\$25,627.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes known as Parcel F-55A Rev. described in Exhibit "A", dated March 16, 2005, attached hereto and incorporated herein by reference, and also


A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes known as Parcel F-55B Rev. described in Exhibit "B", dated March 16, 2005, attached hereto and incorporated herein by reference.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for himself and for his heirs, successors and assigns, does covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, it's successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.


Daniel H. Feuerborn

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23 day of June, 2005, by Daniel H. Feuerborn.

Witness my hand and official seal.

My commission expires: 10/17/2008




Notary Public

WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: LACHELLE HARRIS
P.O. BOX 480306
DENVER, CO 80248-0306

RIVERSIDE PARKWAY
PARCEL F-55

PROPERTY DESCRIPTION
Parcel F-55ARev

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BEGINNING at the Southwest Corner of said Section 17 (a 2 1/2" MCSM brass cap illegible) whence the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet;

THENCE N00°13'33"W along the westerly line of said Southwest Quarter of Section 17 a distance of 330.40 feet;

THENCE N89°58'42"E along the northerly line of said tract of land described in Book 1175 at Page 350 a distance of 41.30 feet;

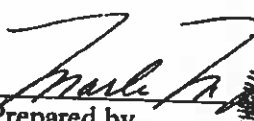
THENCE S00°00'00"E along the westerly line of said Mesa County Ditch parcel described in Book 12 at Page 420 a distance of 330.40 feet;

THENCE S89°58'42"W along the southerly line of said Southwest Quarter of Section 17 a distance of 40.00 feet to the POINT OF BEGINNING.

The above described parcel contains 13,431 square feet, (0.308 Acres), more or less.

Currently 4,336 square feet (0.100 Acres) more or less, of the above described parcel is being used as a roadway.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.


Prepared by
Date: 3/16/05
Marla Mellor McOmber PLS 24961
For and on behalf of Carter & Burgess, Inc.



PROPERTY DESCRIPTION
Parcel F-55BRev

A parcel of land being a portion of a tract of land described in Book 1175 at Page 350, recorded November 22, 1978 in the Mesa County Clerk and Recorder's Office, Except that part in the Mesa County Ditch parcel described in Book 12 at Page 420, Mesa County Clerk and Recorder's Office on June 1, 1887 lying in the Southwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:


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THENCE N58°29'36"E a distance of 82.10 feet to the POINT OF BEGINNING;

THENCE S44°37'29"E a distance of 2.92 feet;
THENCE S89°01'18"E a distance of 177.96 feet;
THENCE S00°01'18"E along the easterly line of said tract of land described in Book 1175 at Page 350 a distance of 37.70 feet;
THENCE S89°58'42"W along the southerly line of said Southwest Quarter of Section 17 a distance of 180.00 feet;
THENCE N00°00'00"W along the easterly line of said Mesa County Ditch parcel described in Book 12 at Page 420 a distance of 42.88 feet to the POINT OF BEGINNING.

The above described parcel contains 7,070 square feet, (0.162 Acres), more or less.

Currently 1,648 square feet (0.038 Acres) more or less, of the above described parcel is being used as a roadway.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by 
Date: 3-24-05 24961
Marla Mello, P.E., OMBER, PL 24961
For and on behalf of Carter & Burgess, Inc.

Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.

PROPERTY DESCRIPTION
Parcel PE F-55


A parcel of land being a portion of a tract of land described in Book 1175 at Page 350, recorded November 22, 1978 in the Mesa County Clerk and Recorder's Office, Except that part in the Mesa County Ditch parcel described in Book 12 at Page 420, Mesa County Clerk and Recorder's Office on June 1, 1887 lying in the Southwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

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THENCE N58°29'36"E a distance of 82.10 feet to the POINT OF BEGINNING;

THENCE N00°00'00"W along the easterly line of said Mesa County Ditch parcel described in Book 12 at Page 420 a distance of 19.93 feet;
THENCE S44°37'29"E a distance of 22.80 feet;
THENCE S89°01'18"E a distance of 22.26 feet;
THENCE N52°22'41"E a distance of 12.80 feet;
THENCE S89°16'17"E a distance of 131.59 feet;
THENCE S00°01'18"E along the easterly line of said a tract of land described in Book 1175 at Page 350 distance of 14.58 feet;
THENCE N89°01'18"W a distance of 177.96 feet;
THENCE N44°37'29"W a distance of 2.92 feet to the POINT OF BEGINNING.

Containing 2338 square feet, (0.054 Acres), more or less, for a Multipurpose Easement to the City of Grand Junction for the use of City approved utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structures, irrigation, road construction and maintenance

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2"Alumn.Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2"Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by 
Date: 2/23/05 24961
Marla Meller McOmber, PLS 24961
For and on behalf of Carter & Burgess, Inc.



Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc. C&B Architects/Engineers, Inc.
C&B Architects/Engineers, P.C. C&B Nevada, Inc. Nixon & Laird Architects/Engineers, P.C.