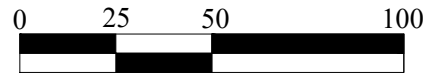
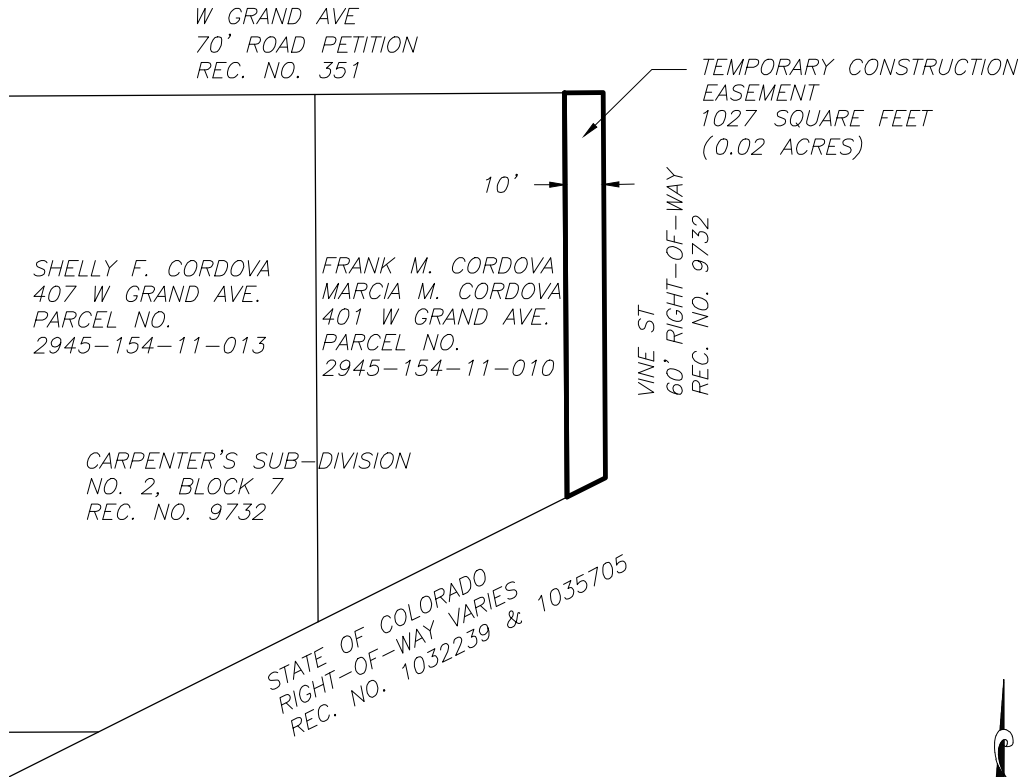


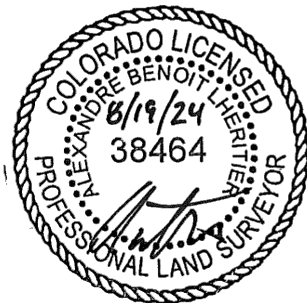
**TEMPORARY CONSTRUCTION EASEMENT EXHIBIT**

401 West Grand Avenue, Grand Junction, CO 81501



1"=50'

Linear units are U.S. Survey Foot



Alexandre B. Lheritier  
Colorado PLS 38464

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

PROJECT NO. F210205

DATE: 08/19/2024

CITY OF  
**Grand Junction**  
COLORADO

ENGINEERING AND  
TRANSPORTATION DEPARTMENT

PARCEL NO. 2945-151-51-001

TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. TCE-4

PARCEL NO. 2945-151-11-014  
HARRISON REAL ESTATE INVESTMENTS, LLC  
464 Base Rock Street

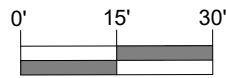
P.O.C. TCE-4  
CN1/16 Sec. 15,  
T1S, R1W, U.M.

West Line SW1/4NE1/4, Sec. 15  
(Basis of Bearings)  
S00°05'39"E  
1332.92'

C1/4 Sec. 15,  
T1S, R1W, U.M.

RW-2

P.O.B. TCE-4



SCALE: 1" = 30'  
LINEAL UNITS = U.S. SURVEY FOOT

15' Utility & Irrigation Easement  
(Rec. No. 1177703)

TCE-4  
3,786 S.F. / 0.087 AC.

PARCEL NO. 2945-151-51-001  
KOLOHA GUNNISON WEST, LLC  
682 West Gunnison Avenue  
LOT 1, Koloha Simple Subdivision II  
(Rec. No. 2563452)

CROSBY AVENUE  
Proposed Baseline Roadway Improvements

20+00  
21+00

60' RW  
(Rec. No. 5800)

Varies  
Variable RW  
(Prescriptive)

LINE DATA TABLE TCE-4

LINE	BEARING	DISTANCE
L1	S03°53'16"E	396.63'
L2	N48°42'46"E	3.65'
L3	S41°17'14"E	225.00'
L4	S67°42'55"E	22.33'
L5	N48°42'46"E	40.65'
L6	S41°17'13"E	5.00'
L7	S48°42'46"W	40.59'
L8	N41°17'14"W	187.86'

CURVE DATA TABLE TCE-4

CURVE	ARC	RADIUS	DELTA	CHD BRG / DIST
C1	39.27'	25.00'	90°00'00"	N86°17'14"W / 35.36'
C2	38.92'	174.00'	12°48'52"	N24°17'09"W / 38.84'

14' MPE (Rec. No. 2547217)  
L5 10' Utility Easement (Rec. No. 1177703)

WEST GUNNISON AVENUE  
60' RW (Rec. No. 1177703)

ABBREVIATIONS / LEGEND

P.O.C.	Point of Commencement	PL	Property Line	_____ PL _____
P.O.B.	Point of Beginning	TCE	Temporary Construction Easement	_____ TCE _____
S.F.	Square Feet	RW	Right-of-Way Line	_____ RW _____
AC.	Acres	Existing Easement Line	_____ EE _____	
T	Township	Sec.	Section Line	_____ Sec. _____
R	Range	ALC	Alloy Cap	_____ ALC _____
U.M.	Ute Meridian	○	Found Property Evidence	○
Rec. No.	Reception Number	MPE	Multi-Purpose Easement	_____ MPE _____

Alexandre B. Lheritier, CO PLS #38464  
244 N. 7th Street  
Grand Junction, CO. 81501

Drawn By: NCW  
Date: 10/07/24  
Reviewed By: ABL  
Approved By: WC

Portion of Parcel No. 2945-151-51-001  
Located in the SW1/4NE1/4  
Section 15, T1S, R1W, Ute Meridian,  
Grand Junction, County of Mesa, State of Colorado



Engineering & Transportation Department  
244 North 7th Street - Grand Junction, Co. 81501

PARCEL NO. 2945-151-12-011

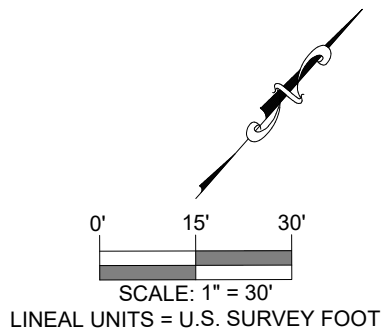
TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. TCE-5

P.O.C. TCE-5  
CN1/16 Sec. 15,  
T1S, R1W, U.M.

PARCEL NO. 2945-151-51-001  
KOLOHA GUNNISON WEST, LLC  
682 West Gunnison Avenue  
LOT 1, Koloha Simple Subdivision II  
(Rec. No. 2563452)

14' MPE (Rec. No. 2547217)

10' Utility Easement (Rec. No. 1177703)



WEST GUNNISON AVENUE

60' RW (Rec. No. 1177703)

CROSBY AVENUE

Proposed Baseline Roadway Improvements

22+00

60' RW  
(Rec. No. 5800)

P.O.B. TCE-5  
NW Corner - Lot 10  
(Found 1-1/2" ALC  
PLS 18480)

Varies  
Variable RW  
(Prescriptive)

L1 (TIE)

C1

TCE-5

PL

L3

TCE

L5

PL

PL

PL

PL

15' Utility & Irrigation Easement  
(Rec. No. 1177703)

TCE-5  
936 S.F. / 0.021 AC.

PARCEL NO. 2945-151-12-011  
HITCHBORN LIVESTOCK, LLC  
685 West Gunnison Avenue  
LOTS 1-9, Block 6,  
Six & Fifty West Subdivision  
Filing No. Two  
(Rec. No. 2600298)

15' Utility & Irrigation Easement  
(Rec. No. 1177703)

TCE-6

PARCEL NO. 2945-151-12-012  
GRAND RIVER MOSQUITO  
CONTROL DISTRICT  
531 Maldonado Street  
LOT 10, Block 6,  
Six & Fifty West Subdivision  
Filing No. Two  
(Rec. No. 2544749)

10' Utility Easement  
(Rec. No. 1177703)

10' Utility Easement  
(Rec. No. 1177703)

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S20°32'47"E	712.30'
L2	N41°17'26"W	16.05'
L3	N48°42'46"E	40.82'
L4	S41°17'14"E	3.00'
L5	S48°42'46"W	40.82'
L6	S27°57'00"E	47.68'
L7	S41°17'13"E	3.79'
L8	S89°38'55"W	18.53'

CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHD BRG / DIST
C1	39.27'	25.00'	90°00'00"	N03°42'46"E / 35.36'

ABBREVIATIONS / LEGEND

P.O.C.	Point of Commencement	PL	Property Line	———— PL ————
P.O.B.	Point of Beginning	TCE	Temporary Construction Easement	———— TCE ————
S.F.	Square Feet	RW	Right-of-Way Line	———— RW ————
AC.	Acres	Existing Easement Line	———— Existing Easement Line ————	
T	Township	Sec.	Section Line	———— Sec. Line ————
R	Range	ALC	Alloy Cap	○ Found Property Evidence
U.M.	Ute Meridian	MPE	Multi-Purpose Easement	———— MPE ————
Rec. No.	Reception Number			

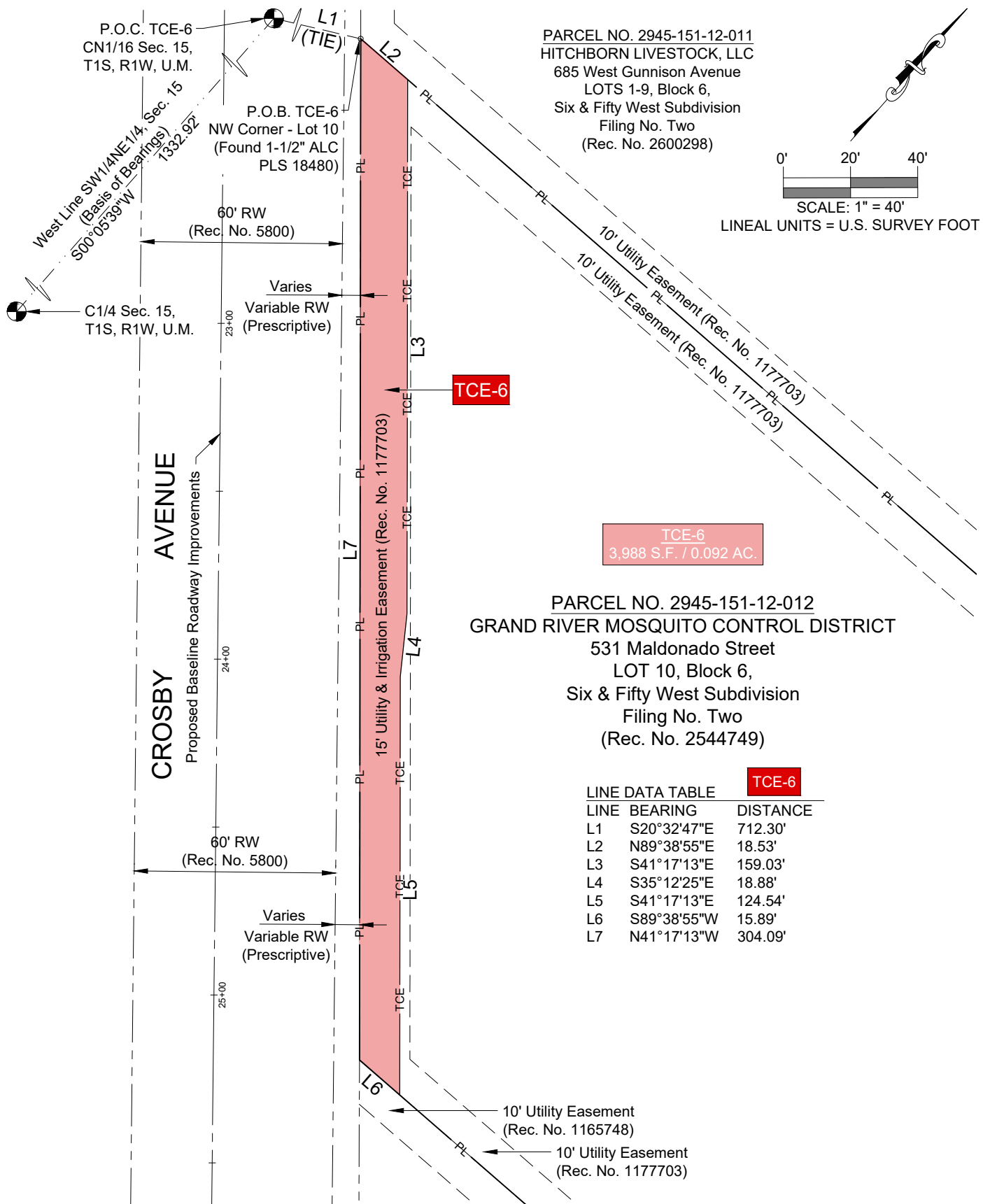
Alexandre B. Lheritier, CO PLS #38464  
244 N. 7th Street  
Grand Junction, CO. 81501

Drawn By: NCW  
Date: 10/07/24  
Reviewed By: ABL  
Approved By: WC

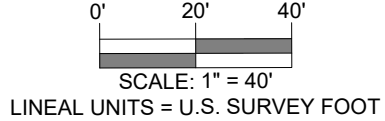
Portion of Parcel No. 2945-151-12-011  
Located in the SW1/4NE1/4  
Section 15, T1S, R1W, Ute Meridian,  
Grand Junction, County of Mesa, State of Colorado

CITY OF  
**Grand Junction**  
COLORADO  
Engineering & Transportation Department  
244 North 7th Street - Grand Junction, Co. 81501

**PARCEL NO. 2945-151-12-012**  
**TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. TCE-6**



PARCEL NO. 2945-151-12-011  
 HITCHBORN LIVESTOCK, LLC  
 685 West Gunnison Avenue  
 LOTS 1-9, Block 6,  
 Six & Fifty West Subdivision  
 Filing No. Two  
 (Rec. No. 2600298)



PARCEL NO. 2945-151-12-012  
 GRAND RIVER MOSQUITO CONTROL DISTRICT  
 531 Maldonado Street  
 LOT 10, Block 6,  
 Six & Fifty West Subdivision  
 Filing No. Two  
 (Rec. No. 2544749)

**LINE DATA TABLE** TCE-6

LINE	BEARING	DISTANCE
L1	S20°32'47"E	712.30'
L2	N89°38'55"E	18.53'
L3	S41°17'13"E	159.03'
L4	S35°12'25"E	18.88'
L5	S41°17'13"E	124.54'
L6	S89°38'55"W	15.89'
L7	N41°17'13"W	304.09'

**ABBREVIATIONS / LEGEND**

P.O.C.	Point of Commencement	PL	Property Line	——— PL ———
P.O.B.	Point of Beginning	TCE	Temporary Construction Easement	——— TCE ———
S.F.	Square Feet	RW	Right-of-Way Line	-----
AC.	Acres	Existing Easement Line	- - - - -	
T	Township	Sec.	Section Line	.....
R	Range	ALC	Alloy Cap	○
U.M.	Ute Meridian	○	Found Property Evidence	
Rec. No.	Reception Number	MPE	Multi-Purpose Easement	

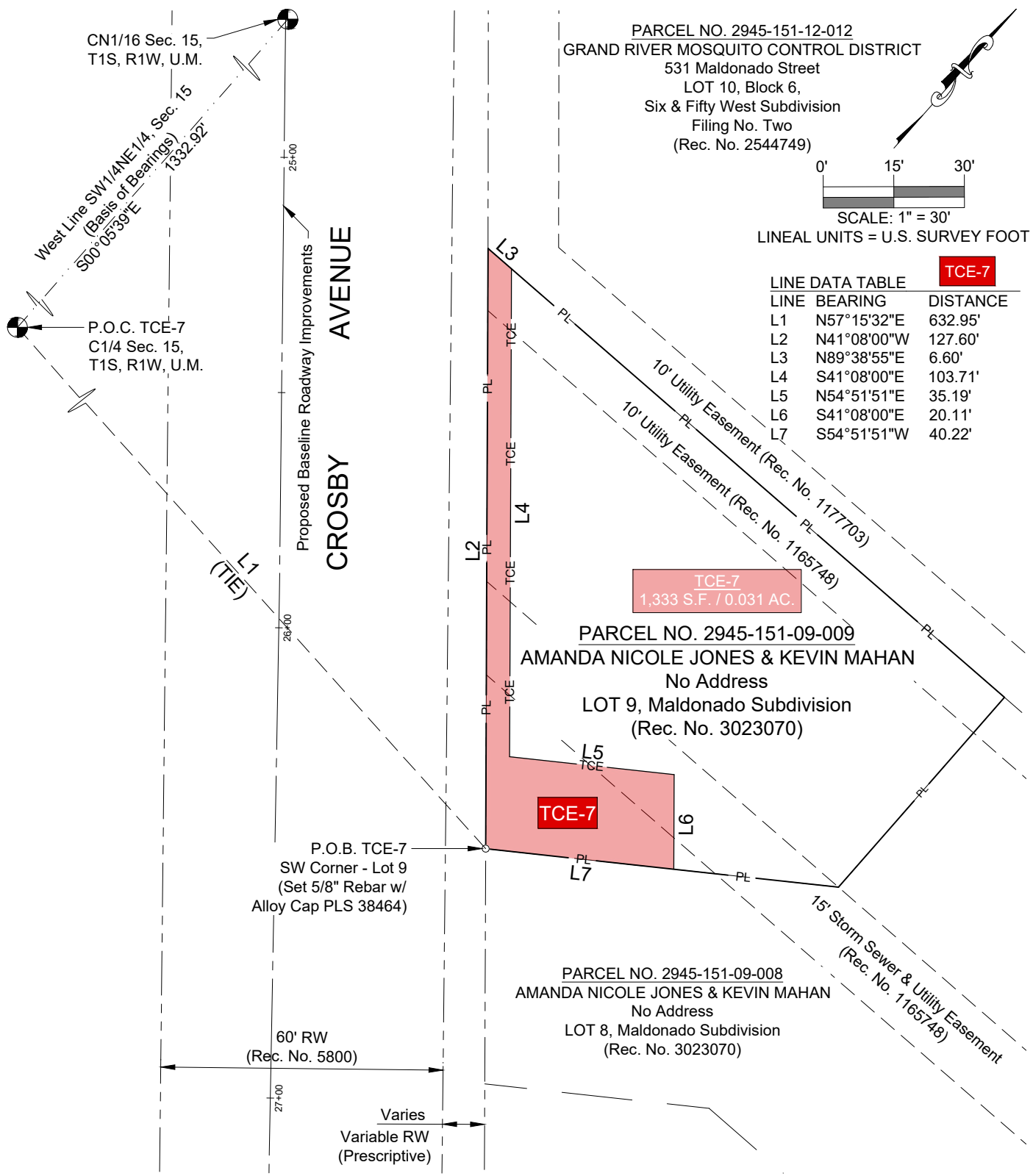
Alexandre B. Lheritier, CO PLS #38464  
 244 N. 7th Street  
 Grand Junction, CO. 81501

Drawn By: NCW  
 Date: 10/07/24  
 Reviewed By: ABL  
 Approved By: WC

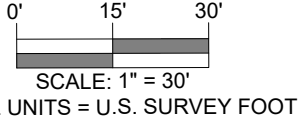
Portion of Parcel No. 2945-151-12-012  
 Located in the SW1/4NE1/4  
 Section 15, T1S, R1W, Ute Meridian,  
 Grand Junction, County of Mesa, State of Colorado

  
**City of Grand Junction**  
 COLORADO  
 Engineering & Transportation Department  
 244 North 7th Street - Grand Junction, Co. 81501

**PARCEL NO. 2945-151-09-009**  
**TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. TCE-7**



PARCEL NO. 2945-151-12-012  
 GRAND RIVER MOSQUITO CONTROL DISTRICT  
 531 Maldonado Street  
 LOT 10, Block 6,  
 Six & Fifty West Subdivision  
 Filing No. Two  
 (Rec. No. 2544749)



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N57°15'32"E	632.95'
L2	N41°08'00"W	127.60'
L3	N89°38'55"E	6.60'
L4	S41°08'00"E	103.71'
L5	N54°51'51"E	35.19'
L6	S41°08'00"E	20.11'
L7	S54°51'51"W	40.22'

**TCE-7**  
 1,333 S.F. / 0.031 AC.

PARCEL NO. 2945-151-09-009  
 AMANDA NICOLE JONES & KEVIN MAHAN  
 No Address  
 LOT 9, Maldonado Subdivision  
 (Rec. No. 3023070)

PARCEL NO. 2945-151-09-008  
 AMANDA NICOLE JONES & KEVIN MAHAN  
 No Address  
 LOT 8, Maldonado Subdivision  
 (Rec. No. 3023070)

ABBREVIATIONS / LEGEND		
P.O.C.	Point of Commencement	PL Property Line
P.O.B.	Point of Beginning	TCE Temporary Construction Easement
S.F.	Square Feet	RW Right-of-Way Line
AC.	Acres	Existing Easement Line
T	Township	Sec. Section Line
R	Range	ALC Alloy Cap
U.M.	Ute Meridian	○ Found Property Evidence
Rec. No.	Reception Number	MPE Multi-Purpose Easement

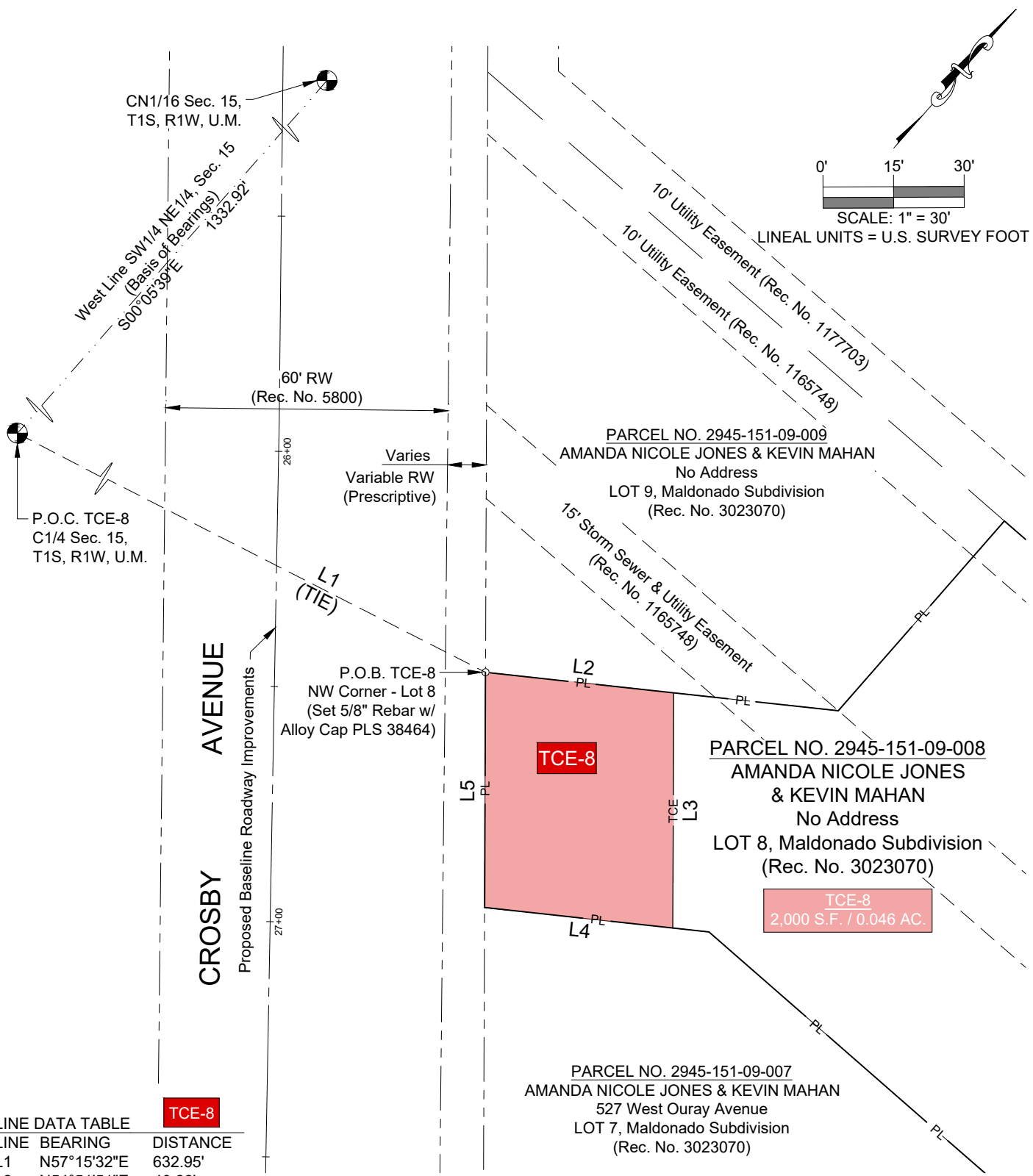
Alexandre B. Lheritier, CO PLS #38464  
 244 N. 7th Street  
 Grand Junction, CO. 81501

Drawn By: NCW  
 Date: 10/07/24  
 Reviewed By: ABL  
 Approved By: WC

Portion of Parcel No. 2945-151-09-009  
 Located in the SW1/4NE1/4  
 Section 15, T1S, R1W, Ute Meridian,  
 Grand Junction, County of Mesa, State of Colorado

  
 Engineering & Transportation Department  
 244 North 7th Street - Grand Junction, Co. 81501

**PARCEL NO. 2945-151-09-008**  
**TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. TCE-8**



**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	N57°15'32"E	632.95'
L2	N54°51'51"E	40.22'
L3	S41°08'00"E	50.00'
L4	S54°51'51"W	40.22'
L5	N41°08'00"W	50.00'

**ABBREVIATIONS / LEGEND**

P.O.C.	Point of Commencement	PL	Property Line	_____ PL _____
P.O.B.	Point of Beginning	TCE	Temporary Construction Easement	_____ TCE _____
S.F.	Square Feet	RW	Right-of-Way Line	----- RW -----
AC.	Acres	Existing Easement Line	----- Existing Easement Line -----	
T	Township	Sec.	Section Line	----- Sec. Line -----
R	Range	ALC	Alloy Cap	○ Found Property Evidence
U.M.	Ute Meridian	MPE	Multi-Purpose Easement	----- MPE -----
Rec. No.	Reception Number			

Alexandre B. Lheritier, CO PLS #38464  
 244 N. 7th Street  
 Grand Junction, CO. 81501

Drawn By: NCW  
 Date: 11/13/24  
 Reviewed By: ABL  
 Approved By: WC

Portion of Parcel No. 2945-151-09-008  
 Located in the SW1/4NE1/4  
 Section 15, T1S, R1W, Ute Meridian,  
 Grand Junction, County of Mesa, State of Colorado

  
**City of Grand Junction**  
 COLORADO  
 Engineering & Transportation Department  
 244 North 7th Street - Grand Junction, Co. 81501