

EXHIBIT 1 - REZONE PARCEL A

Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado

Legal Description

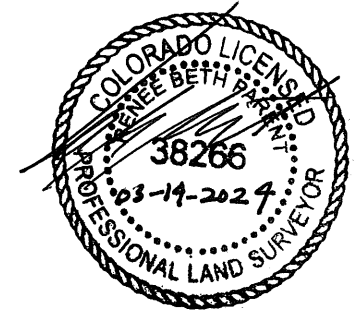
A portion of a parcel of land described in Reception Number 1796705, Lot 5 and a portion of Lot 6 in Colorado West Development Park Filing 2 same as recorded in Reception Number 1139503 and vacated Right-of-Way as described in Ordinance 2157 and the same as recorded in Reception Number 1349053 located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24, whence the Center Quarter Corner bears N89°57'33"E using the Mesa County Local Coordinate System (MCLCS) with all other bearings herein being relative thereto; thence from said Point of Commencement, N54°00'18"E, a distance of 1,635.40 feet to the Northeast Corner of said Lot 5, Colorado West Development Park - Filing No. 2 being the Point of Beginning; thence N00°22'00"W, a distance of 6.76 feet along the West line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence N89°48'41"E, a distance of 122.54 feet; thence Southeasterly along the arc of a 774.00 foot radius curve concave Southerly, a distance of 117.77 feet thru a central angle of 08°43'06" whose chord bears S85°49'47"E, a distance of 117.66 feet; thence Southeasterly along the arc of a 66.50 foot radius curve concave Southwesterly, a distance of 106.26 feet thru a central angle of 91°33'05" whose chord bears S35°41'41"E, a distance of 95.31 feet; thence S10°04'51"W, a distance of 237.97 feet; thence Southwesterly along the arc of a 576.50 foot radius curve concave Northwesterly, a distance of 798.56 feet thru a central angle of 79°21'54" whose chord bears S49°45'48"W, a distance of 736.23 feet; thence S89°26'45"W, a distance of 350.47 feet; thence N00°20'37"W, a distance of 227.59 feet to the Southwest corner of Lot 4 in said Colorado West Development Park - Filing No. 2; thence N89°39'23"E, a distance of 253.00 feet along the South line of said Lot 4 to the Southeast corner of said Lot 4; thence N00°20'37"W, a distance of 562.79 feet along the East line of said Lot 4 to the Northwest corner of said Lot 5 in Colorado West Development Park - Filing No. 2; thence N89°58'39"E, a distance of 410.43 feet along the North line of said Lot 5 to the Point of Beginning.

Except that portion of Right-of-Way as dedicated and described in Reception Number 2297517.

Said Rezone containing 521,049 Square Feet or 11.96 Acres, more or less as described.

Authored by:
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City Surveyor, City of Grand Junction



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Engineering & Transportation Department

Sheet 1 of 4

The descriptions shown hereon has been derived from subdivision plats, deposit surveys & deed descriptions as recorded in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended for use of establishing or verifying property boundary lines.

Drawn By: NCW
Date: 03/14/24
Reviewed By: RBP
Approved By: RBP

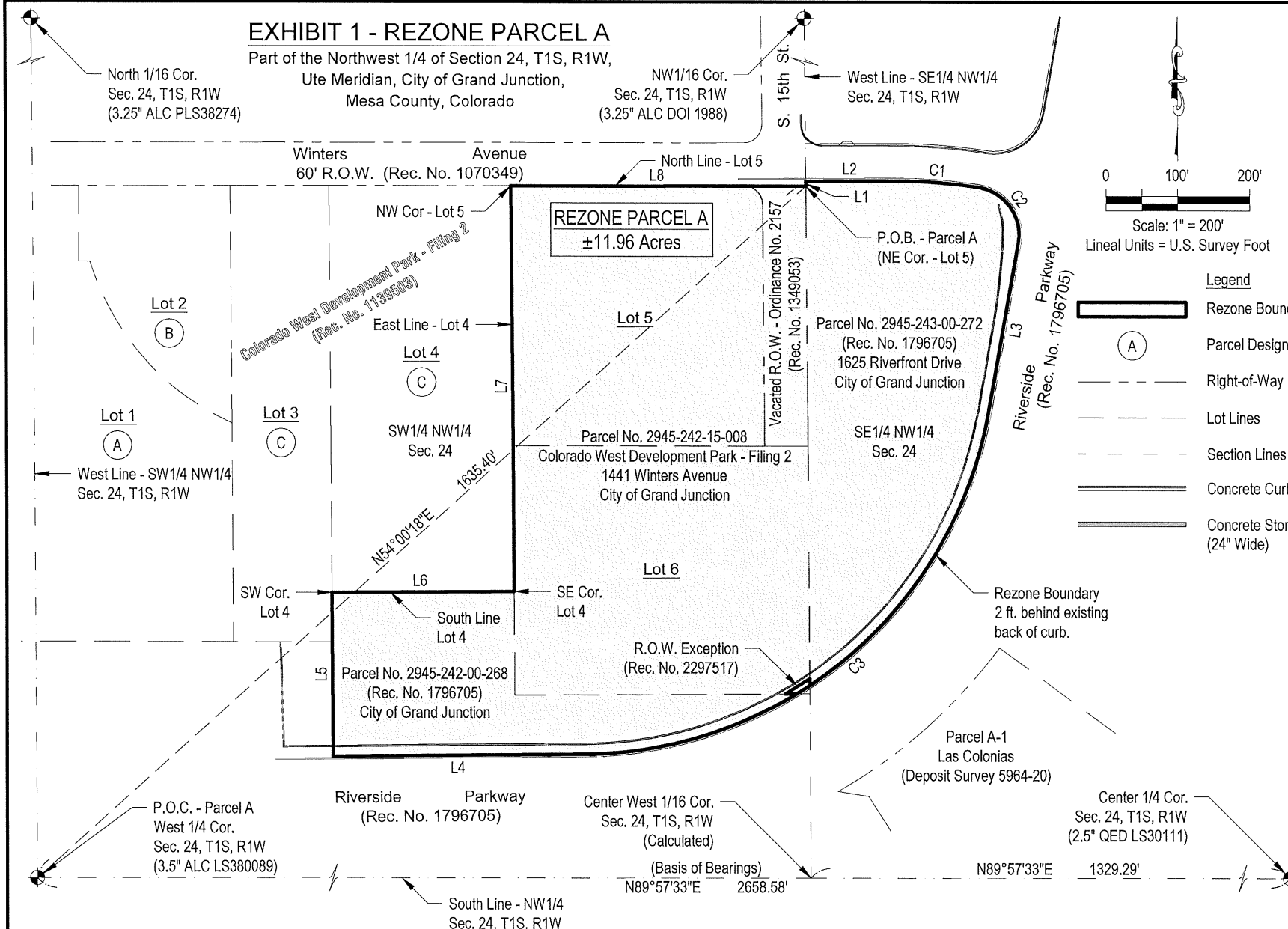
ABBREVIATIONS
Rec. No. Reception Number Cor. Corner
R.O.W. Right-of-Way AC. Acres
P.O.B. Point of Beginning T Township
P.O.C. Point of Commencement R Range

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CITY OF
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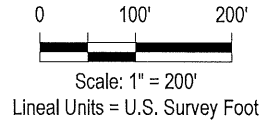
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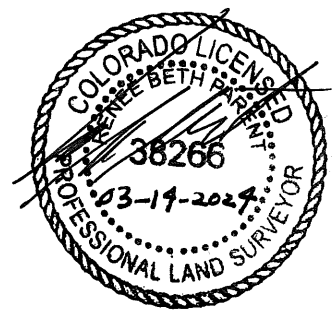
Line Table					
No.	Bearing	Distance	No.	Bearing	Distance
L1	N00°22'00"W	6.76'	L5	N00°20'37"W	227.59'
L2	N89°48'41"E	122.54'	L6	N89°39'23"E	253.00'
L3	S10°04'51"W	237.97'	L7	N00°20'37"W	562.79'
L4	S89°26'45"W	350.47'	L8	N89°58'39"E	410.43'

Curve Table				
No.	Arc	Radius	Delta	Chord Bearing/Distance
C1	117.77'	774.00'	08°43'06"	S85°49'47"E 117.66'
C2	106.26'	66.50'	91°33'05"	S35°41'41"E 95.31'
C3	798.56'	576.50'	79°21'54"	S49°45'48"W 736.23'



- Legend**
- Rezone Boundary
 - Parcel Designations
 - Right-of-Way Lines
 - Lot Lines
 - Section Lines
 - Concrete Curb & Gutter
 - Concrete Stone Wall (24" Wide)

- Parcel Information**
- Parcel No. 2945-242-15-001 (Rec. No. 246067)
 Lot 1 - Colorado West Development Park - Filing 2
 1227 Winters Avenue
 Waste Management of Colorado
 - Parcel No. 2945-242-15-002 (Rec. No. 2344145)
 Lot 2 - Colorado West Development Park - Filing 2
 21257 Winters Avenue
 Junction Leasing, LLC.
 - Parcel No. 2945-242-15-007 (Rec. No. 2746274)
 Lots 3 & 4 - Colorado West Development Park - Filing 2
 1328 & 1331 Winters Avenue
 Store Capital Acquisitions, LLC.



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ABBREVIATIONS

Rec. No.	Reception Number	Cor.	Corner
R.O.W.	Right-of-Way	AC.	Acres
P.O.B.	Point of Beginning	T	Township
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