



A parcel of land situated in the NE 1/4 NW 1/4 Section 18, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Mesa County Survey Monument for the N 1/4 corner of said Section 18, thence South  $00^{\circ}17'26''$  East 1315.15 feet (basis of bearing) to the Mesa County Survey Monument for the Center North 1/16 corner of said Section 18, also being the Point of Beginning, thence South  $89^{\circ}35'31''$  West 434.30 feet along the South line of said NE 1/4 NW 1/4, thence North  $49^{\circ}33'29''$  West 111.99 feet to a point on the Southerly edge of the Redlands Canal, following along the South side of the Redlands Canal for the next five (5) courses:

- (1) thence North  $33^{\circ}50'48''$  East 127.45 feet,
- (2) thence 149.73 feet along the arc of a 212.05 foot radius non-tangent curve to the right, the radius point of which bears South  $55^{\circ}12'45''$  East, through a central angle of  $40^{\circ}27'22''$ , the chord of which bears North  $55^{\circ}00'56''$  East 146.64 feet,
- (3) thence North  $74^{\circ}18'17''$  East 109.79 feet,
- (4) thence North  $70^{\circ}58'28''$  East 47.77 feet,
- (5) thence North  $65^{\circ}05'03''$  East 48.74 feet, thence South  $22^{\circ}17'20''$  East 351.55 feet to the Point of Beginning,

TOGETHER WITH an easement described as follows:

An easement for ingress, egress and utilities over, under, and across the following described parcel:

Beginning at a point which is South  $00^{\circ}17'26''$  East 1320 feet and South  $89^{\circ}35'31''$  West 434.30 feet and North  $49^{\circ}33'29''$  West 111.99 feet from the N 1/4 corner Section 18, Township 1 South, Range 1 West of the Ute Meridian, which point is on the Southerly edge of the Redlands Canal, thence North  $48^{\circ}28'$  West 300 feet more or less, to a point on the Easterly end of a road right of way recorded in Book 994 at Page 603, thence North  $44^{\circ}13'$  East 30 feet, along said Easterly end of right of way, thence South  $48^{\circ}28'$  East to the East edge of the Redlands Canal, thence Southwesterly along said East edge of the Redlands Canal to Point of Beginning,

Mesa County, Colorado.