



# Exhibit A

2943-202-00-058  
RIGHT-OF-WAY PARCEL NO. RW-1

LEGAL DESCRIPTION

A parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of said Section 20, and assuming the North line of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 19 bears N89°40'49"W a distance of 1,319.51 feet with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°58'42"E, a distance of 40.00 feet along said North line of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of said Section 20 to the Point of Beginning;

thence continuing N89°58'42"E, a distance of 30.00 feet along said North line to the boundary of Right of Way parcel F-54B Rev as described in Reception Number 2279131; thence S00°00'00"W along said F-54B Rev boundary, a distance of 42.58 feet; thence S42°00'59"W, a distance of 39.80 feet; thence S00°06'25"W, a distance of 187.86 feet; thence S89°55'26"W, a distance of 3.02 feet to a point on the boundary of Right-of-Way Parcel F-54A Rev as described in Reception Number 2279131; thence N00°00'00"E along said F-54A Rev boundary, a distance of 260.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 2,370 Square Feet or 0.054 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266  
City Surveyor - City of Grand Junction  
244 North 7th Street  
Grand Junction, CO. 81501



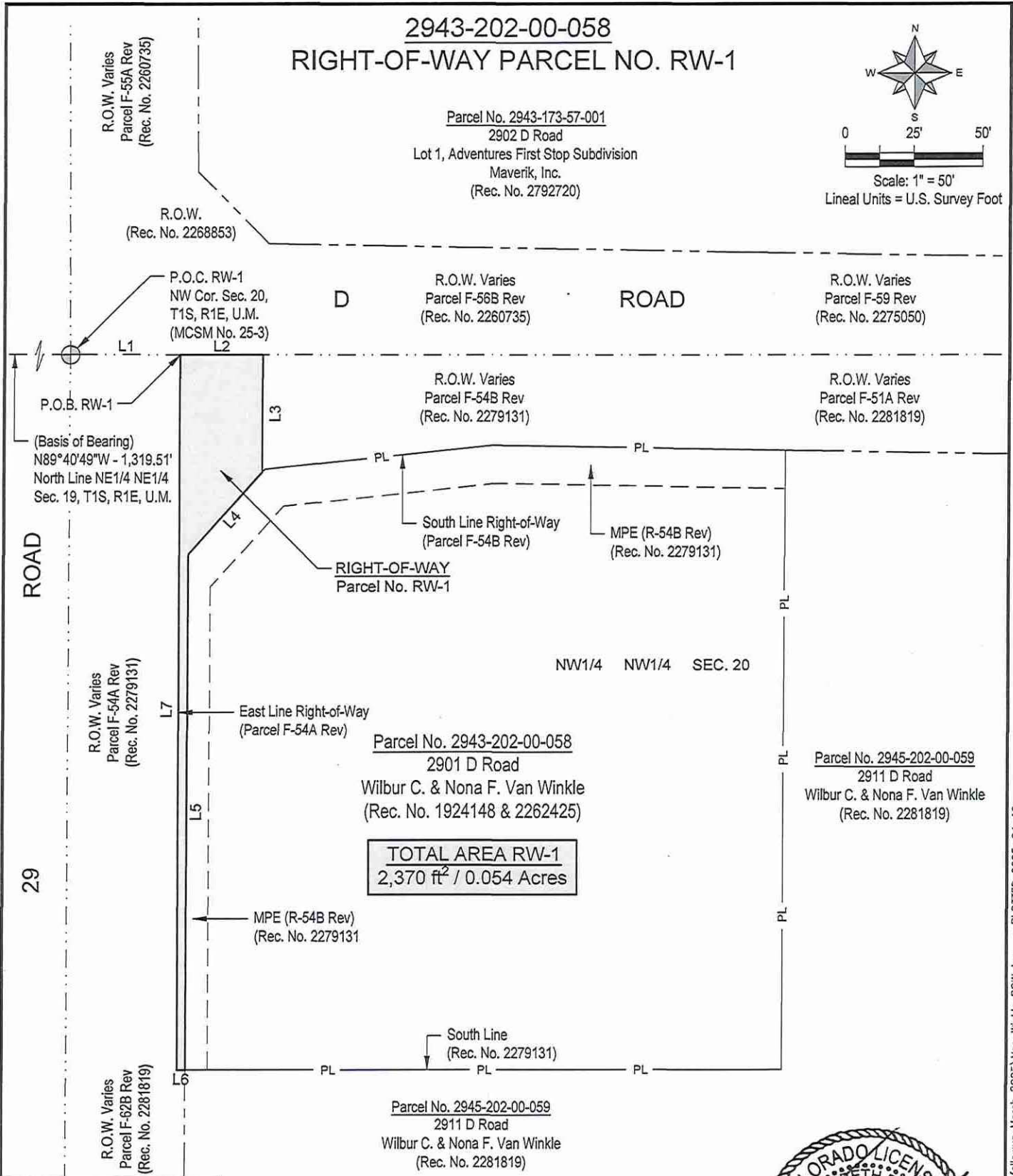
The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

Located in the NW1/4 NW1/4  
Section 20, T1S, R1E, Ute Meridian  
City of Grand Junction,  
County of Mesa, State of Colorado

DRAWN BY: NCW  
DATE: 04/15/25  
REVIEWED BY: RBP  
APPROVED BY: RBP  
SCALE: N/A

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

# Exhibit B



**ABBREVIATIONS**

P.O.B. Point of Beginning  
P.O.C. Point of Commencement  
R.O.W. Right-of-Way  
MPE Multi-Purpose Easement  
PL Property Line  
Rec. Reception  
No. Number  
R. Range  
Sec. Section  
T. Township  
U.M. Ute Meridian

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N89°58'42"E	40.00'
L2	N89°58'42"E	30.00'
L3	S00°00'00"W	42.58'
L4	S42°00'59"W	39.80'
L5	S00°06'25"W	187.86'
L6	S89°55'26"W	3.02'
L7	N00°00'00"E	260.00'



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City of Grand Junction,  
County of Mesa, State of Colorado

DRAWN BY: NCW  
DATE: 04/15/25  
REVIEWED BY: RBP  
APPROVED BY: RBP  
SCALE: 1" = 50'

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COLORADO  
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