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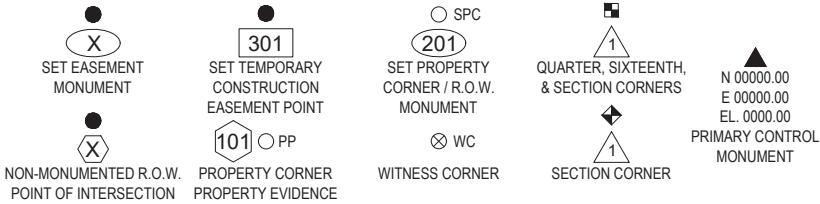
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RIGHT-OF-WAY PLANS

Title Sheet

|                   |                                                                    |              |           |             |
|-------------------|--------------------------------------------------------------------|--------------|-----------|-------------|
| Project Number:   | RMS M555-037 / SA# 25359-RMS                                       |              |           |             |
| Project Location: | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |           |             |
| Project Code      | Last Modification Date                                             | Subset       | Sheet No. | Sheet Total |
| 25359             | 03/06/2025                                                         | 1.01 of 1.01 | 1         | 20          |

SURVEY MONUMENTATION (SYMBOLS)



R.O.W. / PROPERTY / EASEMENT / SURVEY (LINETYPES)

PL PL  
PROPERTY LINE (EXISTING)

RIGHT-OF-WAY LINE (EXISTING)

RW RW  
RIGHT-OF-WAY LINE (PROPOSED)

EASEMENT LINE (EXISTING)

PERMANENT EASEMENT LINE (PROPOSED)

TCE TCE  
TEMPORARY EASEMENT LINE (PROPOSED)

QUARTER SECTION LINE

SIXTEENTH SECTION LINE

PROPOSED IMPROVEMENTS (LINETYPES) (SYMBOLS)

BASE LINE MULTIMODAL IMPROVEMENTS

IMPROVEMENTS LINE

LDA  
LIMITS OF CONSTRUCTION (DISTURBANCE)

EXISTING FEATURES (LINETYPES)

BUILDING (FACE)

CURB, GUTTER, SIDEWALK

EDGE OF ASPHALT PAVEMENT

UE  
ELECTRICAL LINE

XX CHAINLINK XX  
FENCE LINE (TYPE)

E-FO  
FIBER OPTIC LINE

G  
GAS LINE

18IRR>> CMP  
IRRIGATION LINE (SIZE, TYPE, FLOW DIRECTION)

OHP  
OVERHEAD POWER LINE

15SAN>> VCP  
SANITARY SEWER (SIZE, TYPE, FLOW DIRECTION)

48ST>> RCP  
STORM SEWER (SIZE, TYPE, FLOW DIRECTION)

24>> COMB PVC  
SEWER COMB. (SIZE, TYPE, FLOW DIRECTION)

TOP OF SLOPE

TOP OF SLOPE

8W AC  
WATER LINE (SIZE, TYPE)

WS WS  
WATER SERVICE LINE

GENERAL LEGEND NOTES

- Refer to figure M-100-1 Standard Symbols (Colorado Department of Transportation M&S Standards Publication) for a complete listing of symbology used in these plans.
- Existing features are shown screened weight (gray scale), except as noted with the word (Existing).
- Proposed or new features are shown full weight without screening, except as noted with the word (Proposed).

CLEANOUT (SANITARY)

GUY WIRE

HYDRANT

INLET (STORM)

MAILBOX

MANHOLE (COMBINATION)

MANHOLE (ELECTRICAL)

MANHOLE (IRRIGATION)

MANHOLE (SANITARY)

MANHOLE (STORM)

METER (WATER)

PULLBOX (ELECTRICAL)

SIGN (TYPE)

STREET LIGHT

UTILITY POLE

VALVE (IRRIGATION)

VALVE (WATER)

VEGETATION (TREE)

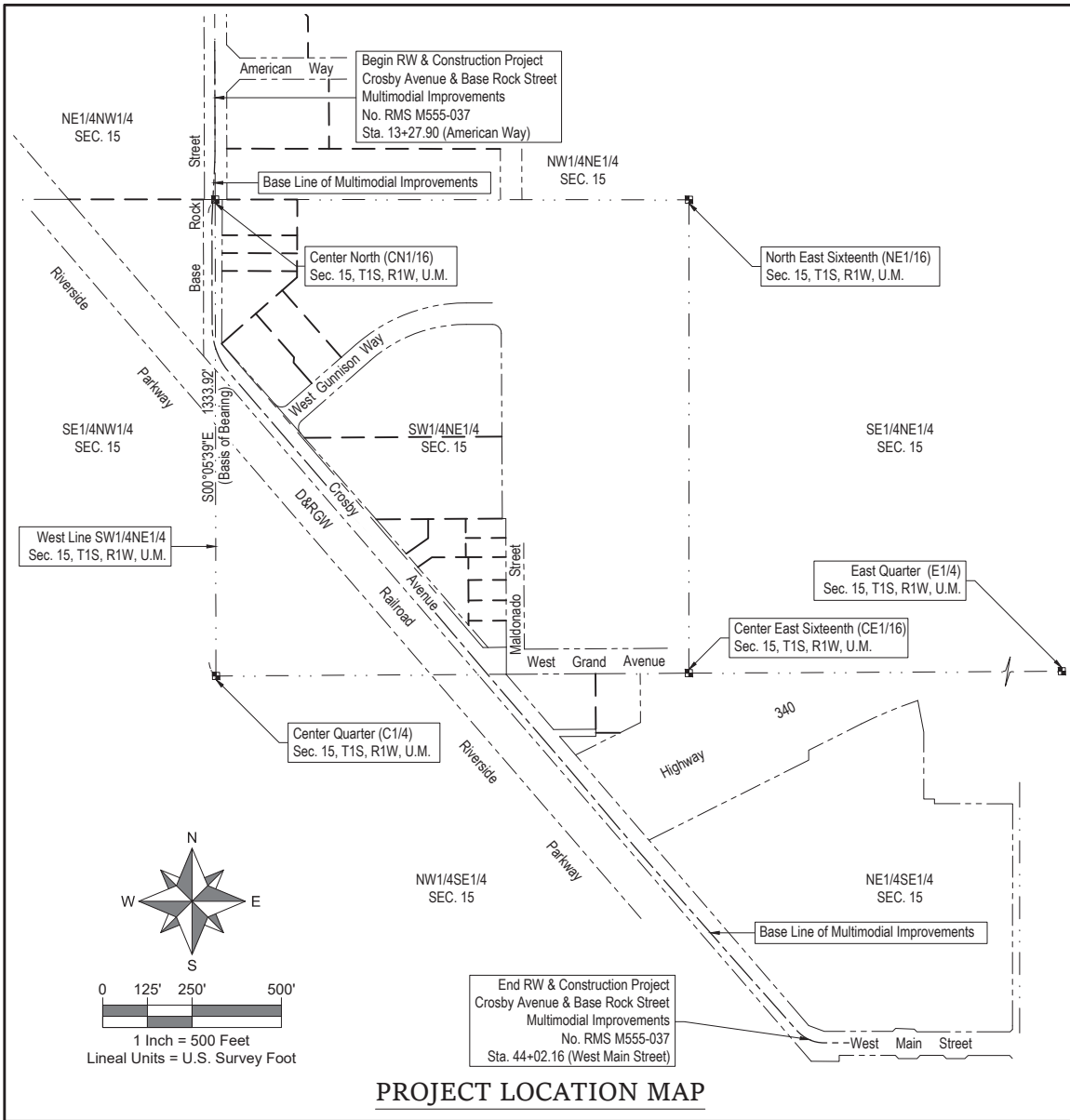
(ABBREVIATIONS)

RW Right-of-Way  
TCE Temporary Construction Easement  
MPE Multi-Purpose Easement  
Sec. Section  
T Township  
R Range  
U.M. Ute Meridian  
Rec. Reception  
No. Number  
PSCO Public Service Company of Colorado

CITY OF GRAND JUNCTION  
COUNTY OF MESA  
STATE OF COLORADO

CDOT PROJECT NO. RMS M555-037

RIGHT-OF-WAY PLANS FOR PROPOSED  
CROSBY AVENUE & BASE ROCK STREET MULTIMODAL IMPROVEMENTS  
SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN



INDEX OF SHEETS

| Subset No.  | Sheet No. | Sheet Description                     |
|-------------|-----------|---------------------------------------|
| 1.01        | 1         | Title Sheet                           |
| 2.01        | 2         | Tabulation of Properties              |
| 4.01 - 4.04 | 3-6       | Project & Land Survey Control Diagram |
| 5.01        | 7         | Monumentation Sheet                   |
| 6.01        | 8         | Baseline Data                         |
| 6.02        | 9         | Baseline Plan (1" = 200')             |
| 7.01 - 7.09 | 10-18     | Plan Sheets (1" = 30')                |
| 8.01 - 8.02 | 19-20     | Ownership Plan Map (1" = 150')        |
|             | 20        | Total Sheets                          |

BASIS OF BEARINGS

Bearings used in the calculations of coordinates are based on the Mesa County Local Coordinate System (MCLCS), a grid bearing of S00°05'39"E from the Center Quarter (C1/4) of Section 15, Township 1 South, Range 1 West, Ute Meridian to the Center North Sixteenth (CN1/16) on the west line of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of said Section 15. The Center Quarter (C1/4) is a 3" aluminum cap in concrete sidewalk flush with surface, stamped 'T1S,R1W,C1/4,S15 2003 NO. 1271-2, MESA COUNTY SURVEY MONUMENT LS 32824. The Center North Sixteenth (CN1/16) is a 2-1/2" aluminum cap in Monument Box 0.1' below pavement, stamped, 'N1/16,S15, LANDESIGN 2003 LS 17485.

RIGHT-OF-WAY PLANS NOTES

- This set of right-of-way plans is not a boundary survey of the adjoining properties and is prepared for the Colorado Department of Transportation purposes only.
- For title information, the Colorado Department of Transportation and the City of Grand Junction relied on Title Commitments MS22203813-2 (464 Base Rock Street) and MS22203812-2 (682 West Gunnison Avenue) as prepared by Colorado Title & Closing Services, LLC.
- This set of plans is subject to change & may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current.
- There was a gap found between the northeasterly line of the 60 foot Crosby Avenue right-of-way location based on the dedication documents (Rec. No. 5798, 5800 & 1564218) and the location of the southwesterly line of the subdivision plats for Six and Fifty West Subdivision Filing No. Two (Rec. No. 1177703) and Maldonado Subdivision (Rec. No. 1165748). Both subdivision plats indicate that they were intended to abut Crosby Avenue, and both subdivisions indicate that all streets, avenues and roads shown thereon are dedicated to the public forever. Additional title research was done by Colorado Title & Closing Services and no deeds indicating other ownership of this gap after the creation of the subdivisions were found. As such, this gap has been accepted as City of Grand Junction right-of-way.

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

COLORADO DEPARTMENT OF  
TRANSPORTATION STATE HIGHWAY PROJECT

ROW PLANS AUTHORIZED:

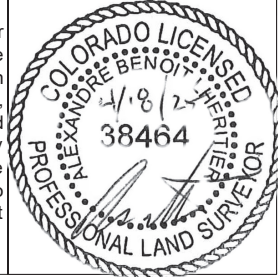
04/24/25

DATE

CDOT CHIEF ENGINEER

SURVEYOR STATEMENT (ROW PLANS)

I, **Alexandre B. Lheritier**, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, that the research, calculations and evaluation of the survey evidence and these Right-of-Way Plans were prepared under my responsible charge in accordance with all applicable standards of practice as defined by the Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied. PLS No. **38464**





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| RIGHT-OF-WAY PLANS       |                                                                    |              |           |             |
|--------------------------|--------------------------------------------------------------------|--------------|-----------|-------------|
| Tabulation of Properties |                                                                    |              |           |             |
| Project Number:          | RMS M555-037 / SA# 25359-RMS                                       |              |           |             |
| Project Location:        | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |           |             |
| Project Code             | Last Modification Date                                             | Subset       | Sheet No. | Sheet Total |
| 25359                    | 04/18/2025                                                         | 2.01 of 2.01 | 2         | 20          |

Section 15, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

| RIGHT-OF-WAY TABULATION OF PROPERTIES FOR CROSBY AVENUE & BASE ROCK STREET (COUNTY OF MESA, STATE OF COLORADO) |                           |                                                                                            |                                                       |                                    |                             |              |                        |                |                 | Reception No.    | Title<br>Commitment No. | Purpose of Parcel                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------|-----------------------------|--------------|------------------------|----------------|-----------------|------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel No.                                                                                                     | Property<br>Parcel ID No. | Ownership Name & Mailing Address                                                           | Site Address                                          | Location                           | Area In Square Feet (Acres) |              |                        |                |                 |                  |                         |                                                                                                                                           |
|                                                                                                                |                           |                                                                                            |                                                       |                                    | Area Of Parcel              | Existing ROW | Net Area               | Remainder Left | Remainder Right |                  |                         |                                                                                                                                           |
| TCE-1                                                                                                          | 2945-151-21-001           | TCS Ventures, LLC<br>1406 17 Road - Fruita, CO. 81521                                      | 472 Base Rock Street<br>Grand Junction, CO. 81501     | SW1/4NE1/4 Sec. 15, T1S, R1W, U.M. | 1,500 sf (0.034 acres)      |              | 1,500 sf (0.034 acres) |                |                 | Rec. No. 3044867 | GJPR-0005.24            | Temporary Construction Easement for access, grading and construction, (for the City of Grand Junction.)<br>12-month duration of easement. |
|                                                                                                                |                           |                                                                                            |                                                       |                                    |                             |              |                        |                |                 |                  |                         |                                                                                                                                           |
| TCE-2                                                                                                          | 2945-151-11-016           | TCS Ventures, LLC<br>1406 17 Road - Fruita, CO. 81521                                      | 470 Base Rock Street<br>Grand Junction, CO. 81501     | SW1/4NE1/4 Sec. 15, T1S, R1W, U.M. | 1,000 sf (0.023 acres)      |              | 1,000 sf (0.023 acres) |                |                 | Rec. No. 3044867 | GJPR-0004.24            | Temporary Construction Easement for access, grading and construction, (for the City of Grand Junction.)<br>12-month duration of easement. |
|                                                                                                                |                           |                                                                                            |                                                       |                                    |                             |              |                        |                |                 |                  |                         |                                                                                                                                           |
| RW-3                                                                                                           | 2945-151-11-014           | Harrison Real Estate Investments, LLC<br>464 Base Rock Street - Grand Junction, CO. 81501  | 464 Base Rock Street<br>Grand Junction, CO. 81501     | SW1/4NE1/4 Sec. 15, T1S, R1W, U.M. | 180 sf (0.004 acres)        |              | 180 sf (0.004 acres)   |                |                 | Rec. No. 2901588 | MS22203813-2            | Right-of-Way for Crosby Avenue & Base Rock Street,<br>(for the City of grand Junction.)                                                   |
|                                                                                                                |                           |                                                                                            |                                                       |                                    |                             |              |                        |                |                 |                  |                         |                                                                                                                                           |
| TCE-3                                                                                                          | 2945-151-11-014           | Harrison Real Estate Investments, LLC<br>464 Base Rock Street - Grand Junction, CO. 81501  | 464 Base Rock Street<br>Grand Junction, CO. 81501     | SW1/4NE1/4 Sec. 15, T1S, R1W, U.M. | 3,157 sf (0.072 acres)      |              | 3,157 sf (0.072 acres) |                |                 | Rec. No. 2901588 | MS22203813-2            | Temporary Construction Easement for access, grading and construction, (for the City of Grand Junction.)<br>12-month duration of easement. |
|                                                                                                                |                           |                                                                                            |                                                       |                                    |                             |              |                        |                |                 |                  |                         |                                                                                                                                           |
| RW-4                                                                                                           | 2945-151-51-001           | Koloha Gunnison West, LLC<br>682 West Gunnison Avenue - Grand Junction, CO. 81501          | 682 West Gunnison Avenue<br>Grand Junction, CO. 81501 | SW1/4NE1/4 Sec. 15, T1S, R1W, U.M. | 183 sf (0.004 acres)        |              | 183 sf (0.004 acres)   |                |                 | Rec. No. 2563452 | MS22203812-2            | Right-of-Way for Crosby Avenue & Base Rock Street,<br>(for the City of grand Junction.)                                                   |
|                                                                                                                |                           |                                                                                            |                                                       |                                    |                             |              |                        |                |                 |                  |                         |                                                                                                                                           |
| TCE-4                                                                                                          | 2945-151-51-001           | Koloha Gunnison West, LLC<br>682 West Gunnison Avenue - Grand Junction, CO. 81501          | 682 West Gunnison Avenue<br>Grand Junction, CO. 81501 | SW1/4NE1/4 Sec. 15, T1S, R1W, U.M. | 3,786 sf (0.087 acres)      |              | 3,786 sf (0.087 acres) |                |                 | Rec. No. 2563452 | MS22203812-2            | Temporary Construction Easement for access, grading and construction, (for the City of Grand Junction.)<br>12-month duration of easement. |
|                                                                                                                |                           |                                                                                            |                                                       |                                    |                             |              |                        |                |                 |                  |                         |                                                                                                                                           |
| TCE-5                                                                                                          | 2945-151-12-011           | Hitchborn Livestock, LLC<br>1048 Independent Avenue, Suite 201 - Grand Junction, CO. 81505 | 685 West Gunnison Avenue<br>Grand Junction, CO. 81501 | SW1/4NE1/4 Sec. 15, T1S, R1W, U.M. | 936 sf (0.021 acres)        |              | 936 sf (0.021 acres)   |                |                 | Rec. No. 2600298 | MS22303683              | Temporary Construction Easement for access, grading and construction, (for the City of Grand Junction.)<br>12-month duration of easement. |
|                                                                                                                |                           |                                                                                            |                                                       |                                    |                             |              |                        |                |                 |                  |                         |                                                                                                                                           |
| TCE-6                                                                                                          | 2945-151-12-012           | Grand River Mosquito Control District<br>531 Maldonado Street - Grand Junction, CO. 81501  | 531 Maldonado Street<br>Grand Junction, CO. 81501     | SW1/4NE1/4 Sec. 15, T1S, R1W, U.M. | 3,988 sf (0.092 acres)      |              | 3,988 sf (0.092 acres) |                |                 | Rec. No. 2544749 | GJPR-0008.24            | Temporary Construction Easement for access, grading and construction, (for the City of Grand Junction.)<br>12-month duration of easement. |
|                                                                                                                |                           |                                                                                            |                                                       |                                    |                             |              |                        |                |                 |                  |                         |                                                                                                                                           |
| TCE-7                                                                                                          | 2945-151-09-009           | Amanda Nicole Jones & Kevin Mahan<br>527 West Ouray Avenue - Grand Junction, CO. 81501     | No Address                                            | SW1/4NE1/4 Sec. 15, T1S, R1W, U.M. | 1,333 sf (0.031 acres)      |              | 1,333 sf (0.031 acres) |                |                 | Rec. No. 3023070 | GJPR-00011.24           | Temporary Construction Easement for access, grading and construction, (for the City of Grand Junction.)<br>12-month duration of easement. |
|                                                                                                                |                           |                                                                                            |                                                       |                                    |                             |              |                        |                |                 |                  |                         |                                                                                                                                           |
| TCE-8                                                                                                          | 2945-151-09-008           | Amanda Nicole Jones & Kevin Mahan<br>527 West Ouray Avenue - Grand Junction, CO. 81501     | No Address                                            | SW1/4NE1/4 Sec. 15, T1S, R1W, U.M. | 2,000 sf (0.046 acres)      |              | 2,000 sf (0.046 acres) |                |                 | Rec. No. 3023070 | GJPR-00010.24           | Temporary Construction Easement for access, grading and construction, (for the City of Grand Junction.)<br>12-month duration of easement. |
|                                                                                                                |                           |                                                                                            |                                                       |                                    |                             |              |                        |                |                 |                  |                         |                                                                                                                                           |
| TCE-9                                                                                                          | 2945-154-32-003           | Mesa County<br>P.O. Box 20000 - Grand Junction, CO. 81502                                  | 215 Rice Street<br>Grand Junction, CO. 81501          | SE1/4 Sec. 15, T1S, R1W, U.M.      | 3,032 sf (0.070 acres)      |              | 3,032 sf (0.070 acres) |                |                 | Rec. No. 1761824 | MS22203809              | Temporary Construction Easement for access, grading and construction, (for the City of Grand Junction.)<br>12-month duration of easement. |
|                                                                                                                |                           |                                                                                            |                                                       |                                    |                             |              |                        |                |                 |                  |                         |                                                                                                                                           |



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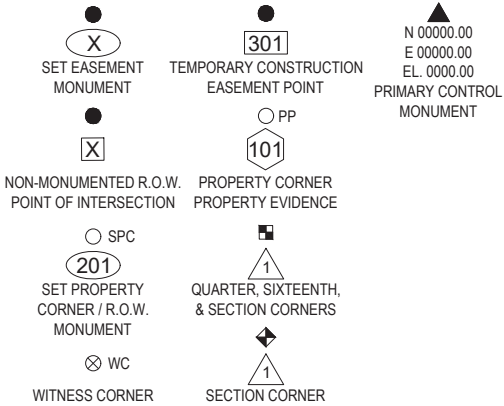
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PROJECT & LAND SURVEY CONTROL DIAGRAM

| Title Sheet       |                                                                    |              |           |             |
|-------------------|--------------------------------------------------------------------|--------------|-----------|-------------|
| Project Number:   | RMS M555-037 / SA# 25359-RMS                                       |              |           |             |
| Project Location: | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |           |             |
| Project Code      | Last Modification Date                                             | Subset       | Sheet No. | Sheet Total |
| 25359             | 03/06/2025                                                         | 4.01 of 4.04 | 3         | 20          |

SURVEY MONUMENTATION (SYMBOLS)



GENERAL LEGEND NOTES

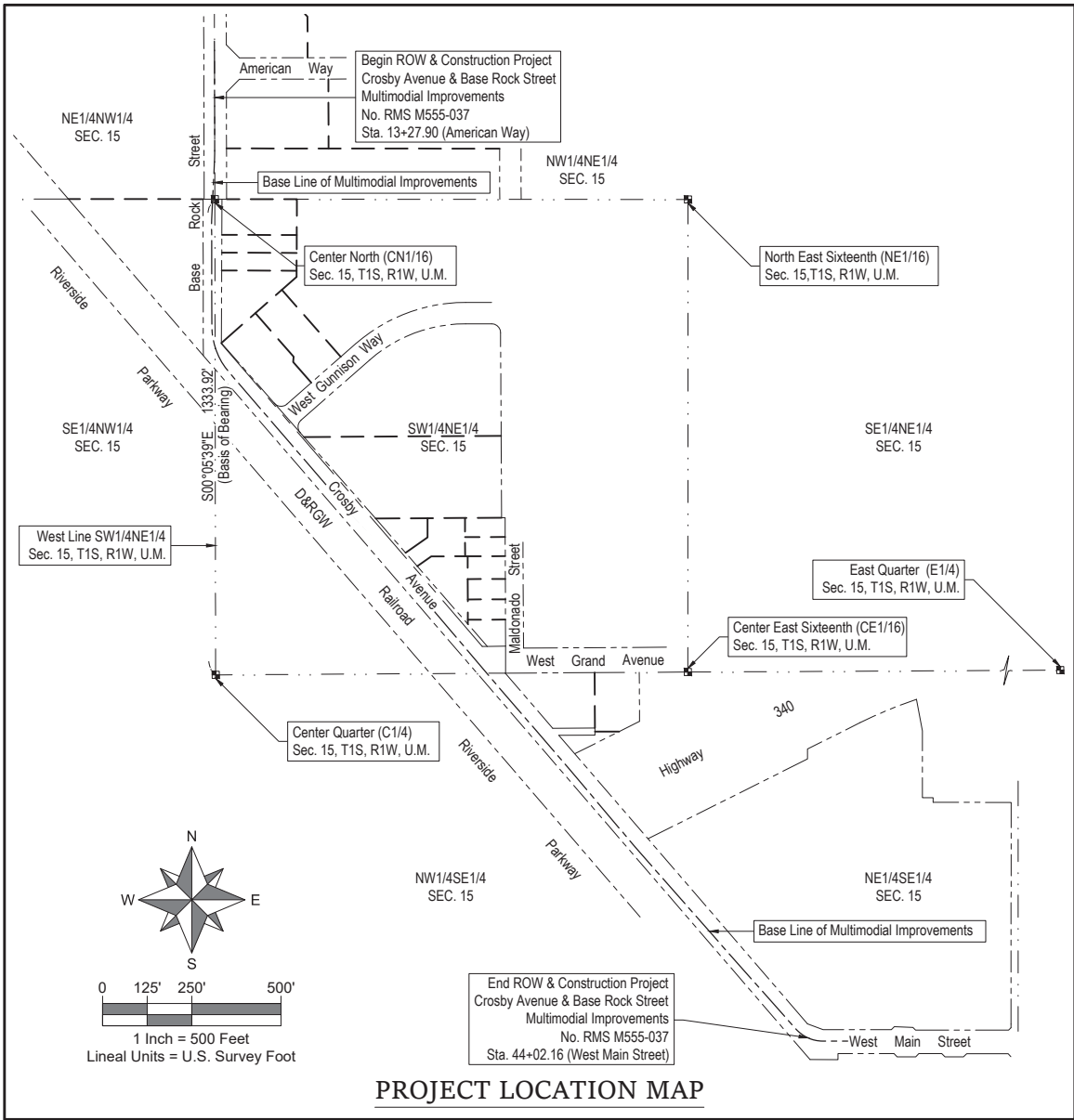
1. Refer to figure M-100-1 Standard Symbols (Colorado Department of Transportation M&S Standards Publication) for a complete listing of symbology used in these plans.
2. Existing features are shown screened weight (gray scale), except as noted with the word (Existing).
3. Proposed or new features are shown full weight without screening, except as noted with the word (Proposed).

GENERAL NOTES

1. This Land Survey Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only. No determination has been made to determine if the found monuments as shown are in their proper position or if they are at the corners they are intended to monument.
2. Title policy, title commitment, and title research are not part of this survey, therefore easements, rights, and restrictions of record were not researched and are not shown on this diagram. The verification of the physical evidence with relation to easements, rights-of-ways, property boundaries, and restrictions, as described in the instruments of record, were not included in this control survey.
3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawings are not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
4. Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2006 found in the Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.

CITY OF GRAND JUNCTION  
COUNTY OF MESA  
STATE OF COLORADO

CROSBY AVENUE & BASE ROCK STREET  
PROJECT CONTROL AND LAND SURVEY CONTROL DIAGRAM  
SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN



INDEX OF SHEETS

| Subset No. | Sheet No. | Sheet Description          |
|------------|-----------|----------------------------|
| 4.01       | 3         | Title Sheet                |
| 4.02       | 4         | Monument Coordinate Tables |
| 4.03-4.04  | 5-6       | Plan Sheet (1" = 150')     |
|            | 4         | Total Sheets               |

BASIS OF BEARINGS

Bearings used in the calculations of coordinates are based on the Mesa County Local Coordinate System (MCLCS), Grand Valley Area (GVA), a grid bearing of  $S00^{\circ}05'39''E$  from the Center Quarter (C1/4) of Section 15, Township 1 South, Range 1 West, Ute Meridian to the Center North Sixteenth (CN1/16) on the west line of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of said Section 15. The Center North (C1/4) is a 3" aluminum cap in concrete sidewalk flush with surface, stamped 'T1S,R1W,C1/4,S15 2003 NO. 1271-2, MESA COUNTY SURVEY MONUMENT LS 32824. The Center North Sixteenth (CN1/16) is a 2-1/2" aluminum cap in Monument Box 0.1' below pavement, stamped, 'N1/16,S15, LANDESIGN 2003 LS 17485.

Elevations are based on the Mesa County Local Coordinate System (NAVD 1988).

Linear Units: U.S. Survey Foot.

COORDINATE SYSTEM

The Coordinate System used for this project is the Mesa County LCS (Local Coordinate System) zone "GVA" being a transverse Mercator Coordinate Projection where as the Point of Origin (N50,000 / E100,00) and Central Meridian being the SIMS point SN01 and GL06 (initial Point - Ute Meridian).

The Geodetic Coordinates of said SIMS point SN01 being as follows:  
Latitude  $39^{\circ}06'22.72746''N$   
Longitude  $108^{\circ}32'01.43552''W$ .

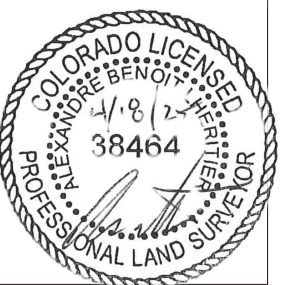
Basis of Bearing is True Geodetic North at the Central Meridian.  
See additional information on Sheet 4.  
(AKA) = Also Known As  
(sft) = (survey foot)

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURVEYOR STATEMENT (Project & Land Survey Diagram)

I, **Alexandre B. Lheritier**, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, that the research, calculations and evaluation of the survey evidence and these Right-of-Way Plans were prepared under my responsible charge in accordance with all applicable standards of practice as defined by the Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.  
PLS No. **38464**





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| PROJECT & LAND SURVEY CONTROL DIAGRAM |                                                                    |              |           |             |
|---------------------------------------|--------------------------------------------------------------------|--------------|-----------|-------------|
| Monument Coordinate Tables            |                                                                    |              |           |             |
| Project Number:                       | RMS M555-037 / SA# 25359-RMS                                       |              |           |             |
| Project Location:                     | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |           |             |
| Project Code                          | Last Modification Date                                             | Subset       | Sheet No. | Sheet Total |
| 25359                                 | 03/06/2025                                                         | 4.02 of 4.04 | 4         | 20          |

Section 15, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

| FOUND PROPERTY EVIDENCE - PROJECT SPECIFIC COORDINATES (U.S. FEET) |                     |          |                               |
|--------------------------------------------------------------------|---------------------|----------|-------------------------------|
| Point No.                                                          | Project Coordinates |          | Point Description             |
|                                                                    | Northing            | Easting  |                               |
| 101                                                                | 38160.10            | 86842.14 | 2" Aluminum Cap               |
| 102                                                                | 38159.96            | 86831.50 | 2" Aluminum Cap PLS 37904     |
| 103                                                                | 38009.89            | 86831.62 | 2" Aluminum Cap PLS 37904     |
| 104                                                                | 37756.86            | 86830.71 | No. 5 Rebar No Cap            |
| 105                                                                | 37588.06            | 86979.29 | No. 5 Rebar No Cap            |
| 106                                                                | 37585.52            | 87014.66 | Yellow PlasticCap / Illegible |
| 107                                                                | 37505.33            | 87052.17 | No. 5 Rebar No Cap - bent     |
| 108                                                                | 37493.29            | 87062.42 | 1.5" Aluminum Cap PLS 18480   |
| 109                                                                | 36905.91            | 87576.21 | No. 5 Rebar No Cap            |
| 110                                                                | 36906.72            | 87627.65 | 2" Aluminum Cap PLS 20677     |
| 111                                                                | 35826.78            | 89063.66 | 2" Aluminum Cap PLS 28662     |

| FOUND MONUMENTS - ALIQUOT PLSS |                     |          |                                |                                                                                                                                                                                                |
|--------------------------------|---------------------|----------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Point No.                      | Project Coordinates |          | Location                       | Monument Description                                                                                                                                                                           |
|                                | Northing            | Easting  |                                |                                                                                                                                                                                                |
| 1                              | 38159.91            | 86812.45 | CN1/16 Sec. 15, T1S, R1W, U.M. | Found 2 1/2" Aluminum Cap in Monument Box 0.1' below pavement Stamped, 'N1/16, S15, LANDESIGN 2003 LS 17485                                                                                    |
| 2                              | 36826.00            | 86814.64 | C1/4 Sec. 15, T1S, R1W, U.M.   | Found 3" Aluminum Cap in Concrete Sidewalk Flush with Surface Stamped 'T1S, R1W, C1/4, S15 2003 NO. 1271-2, MESA COUNTY SURVEY MONUMENT LS 32824                                               |
| 3                              | 36833.95            | 88138.15 | CE1/16 Sec. 15, T1S, R1W, U.M. | Found Damaged 2 1/4" Brass Cap on 1" Pipe 0.3' below surface Stamped 'E1/16, S15                                                                                                               |
| 4                              | 38159.02            | 88138.61 | NE1/16 Sec. 15, T1S, R1W, U.M. | Found 3 1/4" Aluminum Cap on 30" No. 6 Rebar in Concrete Surface 5.00' Witness Corner on the SE1/4NE 1/4 Stamped 'MESA COUNTY SURVEY MARKER, NE1/16, S15, 5.00' W.C., LS-38075, 2020 NO. 546-1 |
| 5                              | 36840.74            | 89453.89 | E1/4 Sec. 15, T1S, R1W, U.M.   | Found 3 1/4" Aluminum Cap on 30" No. 6 Rebar in Monument Box Stamped 'COLO DEPT OF TRANSPORTATION', T1S, R1W, 1/4, S15, S16, 2022, PLS NO 38122                                                |

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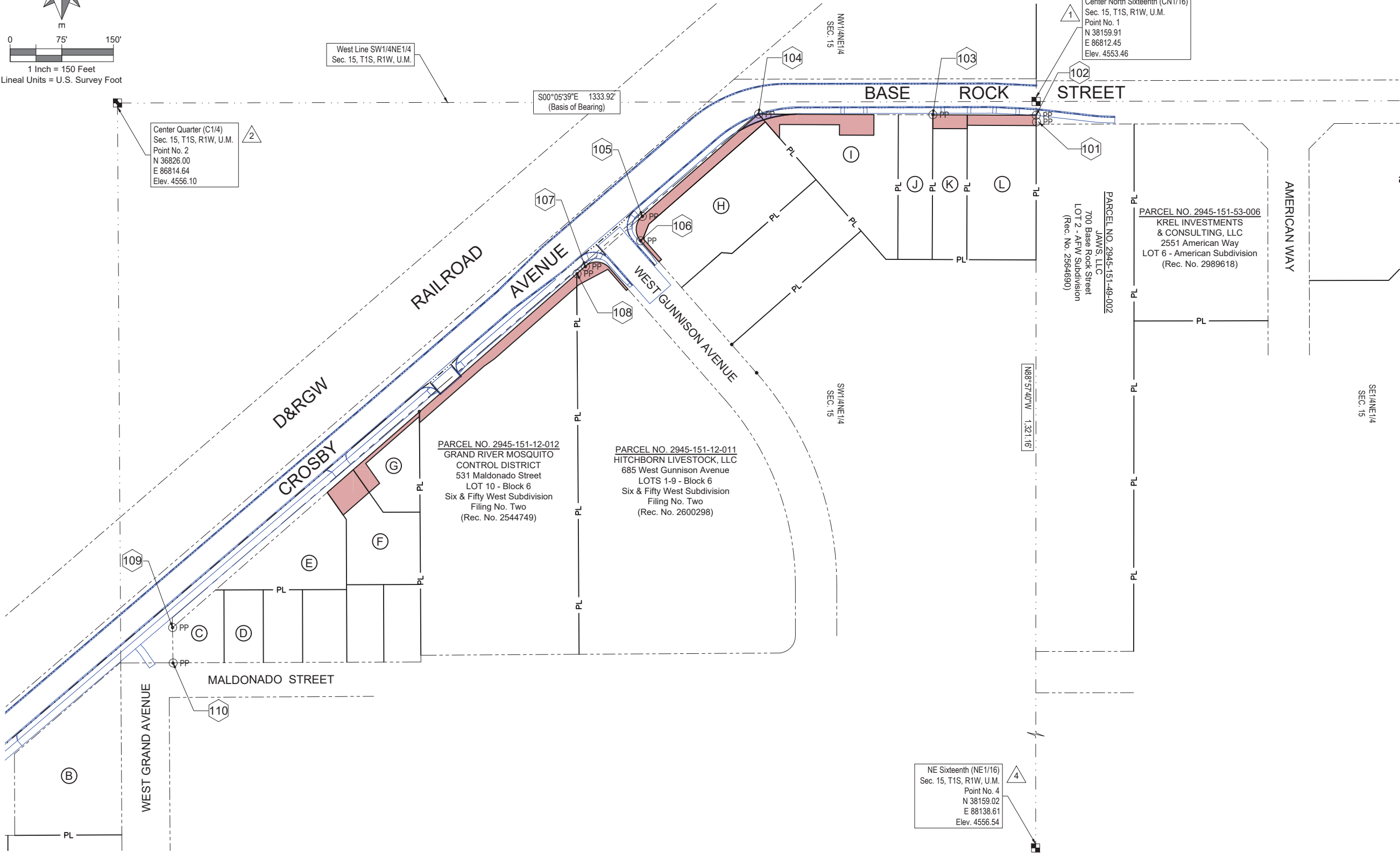
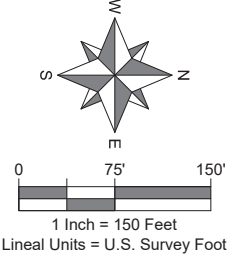
PROJECT & LAND SURVEY CONTROL DIAGRAM

Plan Sheet

|                   |                                                                    |              |           |             |
|-------------------|--------------------------------------------------------------------|--------------|-----------|-------------|
| Project Number:   | RMS M555-037 / SA# 25359-RMS                                       |              |           |             |
| Project Location: | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |           |             |
| Project Code      | Last Modification Date                                             | Subset       | Sheet No. | Sheet Total |
| 25359             | 04/18/2025                                                         | 4.03 of 4.04 | 5         | 20          |

Section 15, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

OWNERSHIP INFORMATION



- (B) PARCEL NO. 2945-154-11-004  
DIONICIA & JOSE ARRIETA SR.  
445 Crosby Avenue  
LOTS 9-17, Block 7,  
Carpenter's Subdivision No. 2  
& Vacated West Grand Avenue  
(Rec. No. 1586718 & 2369143)
- (C) PARCEL NO. 2945-151-09-006  
FRANK MALDONADO &  
MARILYN TRUEBLOOD  
510 Maldonado Street  
LOT 6, Maldonado Subdivision  
(Rec. No. 2851494)
- (D) PARCEL NO. 2945-151-09-005  
JUAN F. VENEGAS  
411 Maldonado Street  
LOT 5, Maldonado Subdivision  
(Rec. No. 2802150)
- (E) PARCEL NO. 2945-151-09-007  
AMANDA NICOLE JONES  
& KEVIN MAHAN  
527 West Ouray Avenue  
LOT 7, Maldonado Subdivision  
(Rec. No. 3023070)
- (F) PARCEL NO. 2945-151-09-008  
AMANDA NICOLE JONES  
& KEVIN MAHAN  
No Address  
LOT 8, Maldonado Subdivision  
(Rec. No. 3023070)
- (G) PARCEL NO. 2945-151-09-009  
AMANDA NICOLE JONES  
& KEVIN MAHAN  
No Address  
LOT 9, Maldonado Subdivision  
(Rec. No. 3023070)
- (H) PARCEL NO. 2945-151-51-001  
KOLOHA GUNNISON WEST, LLC  
682 West Gunnison Avenue  
LOT 1, Koloha Simple Subdivision II  
(Rec. No. 2563452)
- (I) PARCEL NO. 2945-151-11-014  
HARRISON REAL ESTATE  
INVESTMENTS, LLC  
464 Base Rock Street  
LOT 14, Block 5,  
Six & Fifty West Subdivision  
Filing No. Two  
(Rec. No. 2901588)
- (J) PARCEL NO. 2945-151-11-015  
TCS VENTURES, LLC  
468 Base Rock Street  
LOT 15, Block 5,  
Six & Fifty West Subdivision  
Filing No. Two  
(Rec. No. 3044867)
- (K) PARCEL NO. 2945-151-11-016  
TCS VENTURES, LLC  
470 Base Rock Street  
LOT 16, Block 5,  
Six & Fifty West Subdivision  
Filing No. Two  
(Rec. No. 3044867)
- (L) PARCEL NO. 2945-151-21-001  
TCS VENTURES, LLC  
472 Base Rock Street  
LOT 1, Mercer Subdivision  
(Rec. No. 3044867)

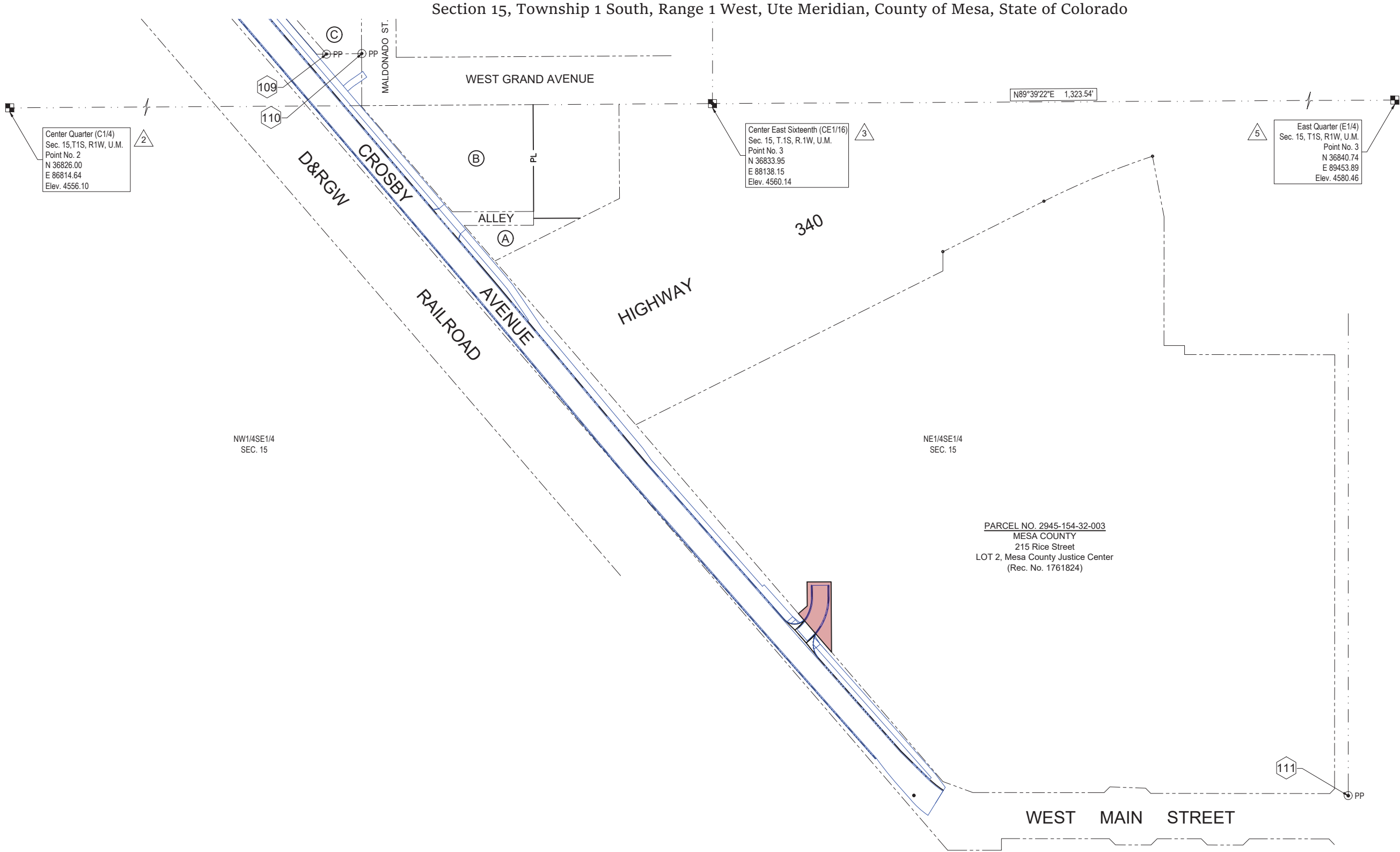
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| PROJECT & LAND SURVEY CONTROL DIAGRAM |                                                                    |              |           |             |
|---------------------------------------|--------------------------------------------------------------------|--------------|-----------|-------------|
| Plan Sheet                            |                                                                    |              |           |             |
| Project Number:                       | RMS M555-037 / SA# 25359-RMS                                       |              |           |             |
| Project Location:                     | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |           |             |
| Project Code                          | Last Modification Date                                             | Subset       | Sheet No. | Sheet Total |
| 25359                                 | 04/18/2025                                                         | 4.04 of 4.04 | 6         | 20          |

Section 15, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado



**OWNERSHIP INFORMATION**

- (A) PARCEL NO. 2945-154-11-008  
MARK L. GAMBLE  
443 Crosby Avenue  
LOTS 18-23, Block 7,  
North of Hwy 340  
Carpenter's Subdivision No. 2  
(Rec. No. 1795688 & 1873628)
- (B) PARCEL NO. 2945-154-11-004  
DIONICIA & JOSE ARRIETA SR.  
445 Crosby Avenue  
LOTS 9-17, Block 7,  
Carpenter's Subdivision No. 2  
& Vacated West Grand Avenue  
(Rec. No. 1586718 & 2369143)
- (C) PARCEL NO. 2945-151-09-006  
FRANK MALDONADO &  
MARILYN TRUEBLOOD  
510 Maldonado Street  
LOT 6, Maldonado Subdivision  
(Rec. No. 2851494)



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| RIGHT-OF-WAY PLANS  |                                                                    |              |           |             |
|---------------------|--------------------------------------------------------------------|--------------|-----------|-------------|
| Monumentation Sheet |                                                                    |              |           |             |
| Project Number:     | RMS M555-037 / SA# 25359-RMS                                       |              |           |             |
| Project Location:   | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |           |             |
| Project Code        | Last Modification Date                                             | Subset       | Sheet No. | Sheet Total |
| 25359               | 03/06/2025                                                         | 5.01 of 5.01 | 7         | 20          |

Section 15, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

| TABULATION OF PROPERTY CORNERS / RIGHT-OF-WAY MONUMENTS TO BE SET (CITY OF GRAND JUNCTION) |          |          |                                        |          |           |                                  |
|--------------------------------------------------------------------------------------------|----------|----------|----------------------------------------|----------|-----------|----------------------------------|
| Point No.                                                                                  | Northing | Easting  | Description                            | Station  | Offset    | Alignment                        |
| 201                                                                                        | 38059.90 | 86832.04 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 15+43.14 | 28.54 LT. | Crosby Avenue / Rock Base Street |
| 202                                                                                        | 37811.87 | 86831.03 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 17+91.16 | 27.09 LT. | Crosby Avenue / Rock Base Street |
| 203                                                                                        | 37764.20 | 86839.34 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 18+46.57 | 30.41 LT. | Crosby Avenue / Rock Base Street |
| 204                                                                                        | 37728.80 | 86855.31 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 18+92.72 | 32.98 LT. | Crosby Avenue / Rock Base Street |
| 205                                                                                        | 37540.26 | 87054.14 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 21+73.55 | 65.26 LT. | Crosby Avenue / Rock Base Street |
| 206                                                                                        | 37264.43 | 87263.08 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 25+18.90 | 43.54 LT. | Crosby Avenue / Rock Base Street |
| 207                                                                                        | 37168.32 | 87347.02 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 26+46.17 | 44.80 LT. | Crosby Avenue / Rock Base Street |
| 208                                                                                        | 37130.67 | 87379.91 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 26+96.16 | 45.51 LT. | Crosby Avenue / Rock Base Street |
| 209                                                                                        | 36968.50 | 87521.55 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 29+11.44 | 48.58 LT. | Crosby Avenue / Rock Base Street |
| 210                                                                                        | 36905.68 | 87561.98 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 29+85.51 | 37.77 LT. | Crosby Avenue / Rock Base Street |
| 211                                                                                        | 36830.87 | 87626.43 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 30+84.25 | 39.51 LT. | Crosby Avenue / Rock Base Street |
| 212                                                                                        | 36676.44 | 87759.47 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 32+88.42 | 39.51 LT. | Crosby Avenue / Rock Base Street |
| 213                                                                                        | 36656.51 | 87776.64 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 33+14.72 | 39.48 LT. | Crosby Avenue / Rock Base Street |
| 214                                                                                        | 36604.80 | 87821.18 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 33+82.98 | 39.41 LT. | Crosby Avenue / Rock Base Street |
| 215                                                                                        | 36366.55 | 88026.42 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 36+97.60 | 42.39 LT. | Crosby Avenue / Rock Base Street |
| 216                                                                                        | 35847.42 | 88473.62 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 43+88.59 | 33.01 LT. | Crosby Avenue / Rock Base Street |
| 217                                                                                        | 35747.42 | 88480.58 | 5/8" Rebar with 2" Alloy Cap PLS 38464 | 44+33.96 | 56.07 LT. | Crosby Avenue / Rock Base Street |

| TABULATION OF TEMPORARY CONSTRUCTION EASEMENT STAKES TO BE SET (CITY OF GRAND JUNCTION) |            |          |                              |          |            |                                  |
|-----------------------------------------------------------------------------------------|------------|----------|------------------------------|----------|------------|----------------------------------|
| Point No.                                                                               | Northing   | Easting  | Description                  | Station  | Offset     | Alignment                        |
| 301                                                                                     | 38159.89   | 86847.45 | Temporary Construction Stake | 14+41.08 | 40.97 LT.  | Crosby Avenue / Rock Base Street |
| 302                                                                                     | 38059.85   | 86847.04 | Temporary Construction Stake | 15+43.21 | 43.54 LT.  | Crosby Avenue / Rock Base Street |
| 303                                                                                     | 38059.84   | 86852.04 | Temporary Construction Stake | 15+43.24 | 48.54 LT.  | Crosby Avenue / Rock Base Street |
| 304                                                                                     | 38009.82   | 86851.84 | Temporary Construction Stake | 15+93.26 | 48.25 LT.  | Crosby Avenue / Rock Base Street |
| 305                                                                                     | 37924.41   | 86831.49 | Temporary Construction Stake | 16+78.63 | 27.75 LT.  | Crosby Avenue / Rock Base Street |
| 306                                                                                     | 37924.28   | 86861.49 | Temporary Construction Stake | 16+78.81 | 57.75 LT.  | Crosby Avenue / Rock Base Street |
| 307                                                                                     | 37874.28   | 86861.29 | Temporary Construction Stake | 17+28.81 | 57.45 LT.  | Crosby Avenue / Rock Base Street |
| 308                                                                                     | 37874.35   | 86846.29 | Temporary Construction Stake | 17+28.72 | 42.45 LT.  | Crosby Avenue / Rock Base Street |
| 309                                                                                     | 37787.36   | 86845.93 | Temporary Construction Stake | 18+20.21 | 41.00 LT.  | Crosby Avenue / Rock Base Street |
| 310                                                                                     | 37787.23   | 86865.57 | Temporary Construction Stake | 18+23.51 | 60.48 LT.  | Crosby Avenue / Rock Base Street |
| 310.1                                                                                   | 37766.60   | 86842.08 | Temporary Construction Stake | 18+44.56 | 33.64 LT.  | Crosby Avenue / Rock Base Street |
| 311                                                                                     | 37597.54   | 86990.54 | Temporary Construction Stake | 20+88.64 | 54.45 LT.  | Crosby Avenue / Rock Base Street |
| 312                                                                                     | 37589.07   | 87011.21 | Temporary Construction Stake | 21+08.55 | 64.58 LT.  | Crosby Avenue / Rock Base Street |
| 313                                                                                     | 37615.89   | 87041.75 | Temporary Construction Stake | 21+08.16 | 105.23 LT. | Crosby Avenue / Rock Base Street |
| 314                                                                                     | 37612.13   | 87045.05 | Temporary Construction Stake | 21+13.16 | 105.28 LT. | Crosby Avenue / Rock Base Street |
| 315                                                                                     | 37567.20   | 87084.81 | Temporary Construction Stake | 21+73.16 | 106.08 LT. | Crosby Avenue / Rock Base Street |
| 316                                                                                     | 37564.94   | 87086.79 | Temporary Construction Stake | 21+76.16 | 106.11 LT. | Crosby Avenue / Rock Base Street |
| 317                                                                                     | 37538.01   | 87056.12 | Temporary Construction Stake | 21+76.55 | 65.29 LT.  | Crosby Avenue / Rock Base Street |
| 318                                                                                     | 37495.89   | 87078.47 | Temporary Construction Stake | 22+23.04 | 54.73 LT.  | Crosby Avenue / Rock Base Street |
| 318.1                                                                                   | 374493.04  | 87080.97 | Temporary Construction Stake | 22+26.83 | 54.77 LT.  | Crosby Avenue / Rock Base Street |
| 319                                                                                     | 37373.54   | 87185.90 | Temporary Construction Stake | 23+85.86 | 56.28 LT.  | Crosby Avenue / Rock Base Street |
| 320                                                                                     | 37358.11   | 87196.79 | Temporary Construction Stake | 24+04.65 | 54.46 LT.  | Crosby Avenue / Rock Base Street |
| 321                                                                                     | 37264.53   | 87278.97 | Temporary Construction Stake | 25+29.19 | 55.64 LT.  | Crosby Avenue / Rock Base Street |
| 322                                                                                     | 37264.473' | 87269.69 | Temporary Construction Stake | 25+23.18 | 48.57 LT.  | Crosby Avenue / Rock Base Street |
| 323                                                                                     | 37186.36   | 87337.91 | Temporary Construction Stake | 26+26.51 | 49.52 LT.  | Crosby Avenue / Rock Base Street |
| 324                                                                                     | 37206.62   | 87366.69 | Temporary Construction Stake | 26+29.69 | 84.57 LT.  | Crosby Avenue / Rock Base Street |
| 325                                                                                     | 37191.47   | 87379.91 | Temporary Construction Stake | 26+49.80 | 84.86 LT.  | Crosby Avenue / Rock Base Street |
| 326                                                                                     | 37153.81   | 87412.81 | Temporary Construction Stake | 26+99.79 | 85.57 LT.  | Crosby Avenue / Rock Base Street |
| 329                                                                                     | 36091.71   | 88263.18 | Temporary Construction Stake | 40+60.59 | 40.31 LT.  | Crosby Avenue / Rock Base Street |
| 330                                                                                     | 36102.82   | 88276.07 | Temporary Construction Stake | 40+60.77 | 55.57 LT.  | Crosby Avenue / Rock Base Street |
| 331                                                                                     | 36137.82   | 88275.88 | Temporary Construction Stake | 40+34.38 | 78.55 LT.  | Crosby Avenue / Rock Base Street |
| 332                                                                                     | 36138.01   | 88310.88 | Temporary Construction Stake | 40+57.36 | 104.95 LT. | Crosby Avenue / Rock Base Street |
| 333                                                                                     | 36035.69   | 88311.44 | Temporary Construction Stake | 41+34.69 | 37.57 LT.  | Crosby Avenue / Rock Base Street |
|                                                                                         |            |          |                              |          |            |                                  |

CITY OF

Grand Junction

COLO R A D O

Engineering & Transportation Department  
244 North 7th Street • Grand Junction, CO. 81501  
(970) 256-4003

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| RIGHT-OF-WAY PLANS |  |                                                                    |              |             |
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| Baseline Data      |  |                                                                    |              |             |
| Project Number:    |  | RMS M555-037 / SA# 25359-RMS                                       |              |             |
| Project Location:  |  | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |             |
| Project Code       |  | Last Modification Date                                             | Subset       | Sheet No.   |
| 25359              |  | 03/06/2025                                                         | 6.01 of 6.02 | 8           |
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Section 15, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

| ALIGNMENT: CROSBY AVENUE / BASE ROCK STREET |                |          |               |          |          |             |          |          |
|---------------------------------------------|----------------|----------|---------------|----------|----------|-------------|----------|----------|
| LINE DATA TABLE                             |                |          |               |          |          |             |          |          |
| LINE                                        | BEARING        | DISTANCE | START PT STA. | NORTHING | EASTING  | END PT STA. | NORTHING | EASTING  |
|                                             |                |          |               |          |          |             |          |          |
| LA1                                         | S00° 08' 18" E | 315.75'  | 10+00.00      | 38602.79 | 86811.34 | 13+15.75    | 38287.04 | 86812.11 |
|                                             |                |          |               |          |          |             |          |          |
| LA2                                         | S02° 43' 27" W | 168.01'  | 13+30.74      | 38272.06 | 86811.77 | 14+98.74    | 38104.24 | 86803.78 |
|                                             |                |          |               |          |          |             |          |          |
| LA3                                         | S00° 06' 14" E | 284.84'  | 15+13.55      | 38089.44 | 86803.44 | 17+98.39    | 37804.60 | 86803.96 |
|                                             |                |          |               |          |          |             |          |          |
| LA4                                         | S40° 44' 35" E | 653.29'  | 19+40.25      | 37674.43 | 86852.43 | 25+93.54    | 37179.47 | 87278.81 |
|                                             |                |          |               |          |          |             |          |          |
| LA5                                         | S40° 19' 00" E | 516.28'  | 25+93.54      | 37179.47 | 87278.81 | 31+09.82    | 36785.81 | 87612.85 |
|                                             |                |          |               |          |          |             |          |          |
| LA6                                         | S40° 48' 11" E | 293.82'  | 31+09.82      | 36785.81 | 87612.85 | 34+03.64    | 36563.40 | 87804.85 |
|                                             |                |          |               |          |          |             |          |          |
| LA7                                         | S40° 08' 11" E | 279.01'  | 34+03.64      | 36563.40 | 87804.85 | 36+82.65    | 36350.09 | 87984.71 |
|                                             |                |          |               |          |          |             |          |          |
| LA8                                         | S41° 21' 09" E | 383.78'  | 37+03.88      | 36334.01 | 87998.56 | 40+87.66    | 36045.92 | 88252.12 |
|                                             |                |          |               |          |          |             |          |          |
| LA9                                         | S41° 35' 23" E | 284.58'  | 40+87.66      | 36045.92 | 88252.12 | 43+72.25    | 35833.08 | 88441.03 |
|                                             |                |          |               |          |          |             |          |          |
| LA10                                        | S89° 59' 59" E | 145.68'  | 44+56.74      | 35799.45 | 88515.82 | 46+02.42    | 35799.45 | 88661.50 |
|                                             |                |          |               |          |          |             |          |          |

| ALIGNMENT: CROSBY AVENUE / BASE ROCK STREET |            |         |           |                          |               |          |          |              |          |          |             |          |          |  |
|---------------------------------------------|------------|---------|-----------|--------------------------|---------------|----------|----------|--------------|----------|----------|-------------|----------|----------|--|
| CURVE DATA TABLE                            |            |         |           |                          |               |          |          |              |          |          |             |          |          |  |
| CURVE                                       | ARC LENGTH | RADIUS  | DELTA     | CHORD BEARING / LENGTH   | START PC STA. | NORTHING | EASTING  | MID PT. STA. | NORTHING | EASTING  | END PT STA. | NORTHING | EASTING  |  |
|                                             |            |         |           |                          |               |          |          |              |          |          |             |          |          |  |
| CA1                                         | 14.99'     | 300.00  | 02°51'45" | S01° 17' 35" W / 14.99'  | 13+15.75      | 38287.04 | 86812.11 | 13+23.24     | 38286.31 | 86512.11 | 13+30.74    | 38272.06 | 86811.77 |  |
|                                             |            |         |           |                          |               |          |          |              |          |          |             |          |          |  |
| CA2                                         | 14.81'     | 300.00  | 02°49'41" | S01° 18' 36" W / 14.81'  | 14+98.74      | 38104.24 | 86803.78 | 15+06.15     | 38089.98 | 87103.44 | 15+13.55    | 38089.44 | 86803.44 |  |
|                                             |            |         |           |                          |               |          |          |              |          |          |             |          |          |  |
| CA3                                         | 141.86'    | 200.00  | 40°38'21" | S20° 25' 24" E / 138.90' | 17+98.39      | 37804.60 | 86803.96 | 18+69.32     | 37804.96 | 87003.96 | 19+40.25    | 37674.43 | 86852.43 |  |
|                                             |            |         |           |                          |               |          |          |              |          |          |             |          |          |  |
| CA4                                         | 21.23'     | 1000.00 | 01°12'59" | S40° 44' 40" E / 21.23'  | 36+82.65      | 36350.09 | 87984.71 | 36+93.27     | 36994.70 | 88749.22 | 37+03.88    | 36334.01 | 87998.56 |  |
|                                             |            |         |           |                          |               |          |          |              |          |          |             |          |          |  |
| CA5                                         | 84.49'     | 100.00  | 48°24'36" | S65° 47' 41" E / 82.00'  | 43+72.25      | 35833.08 | 88441.03 | 44+14.49     | 35899.45 | 88515.82 | 44+56.74    | 35799.45 | 88515.82 |  |
|                                             |            |         |           |                          |               |          |          |              |          |          |             |          |          |  |

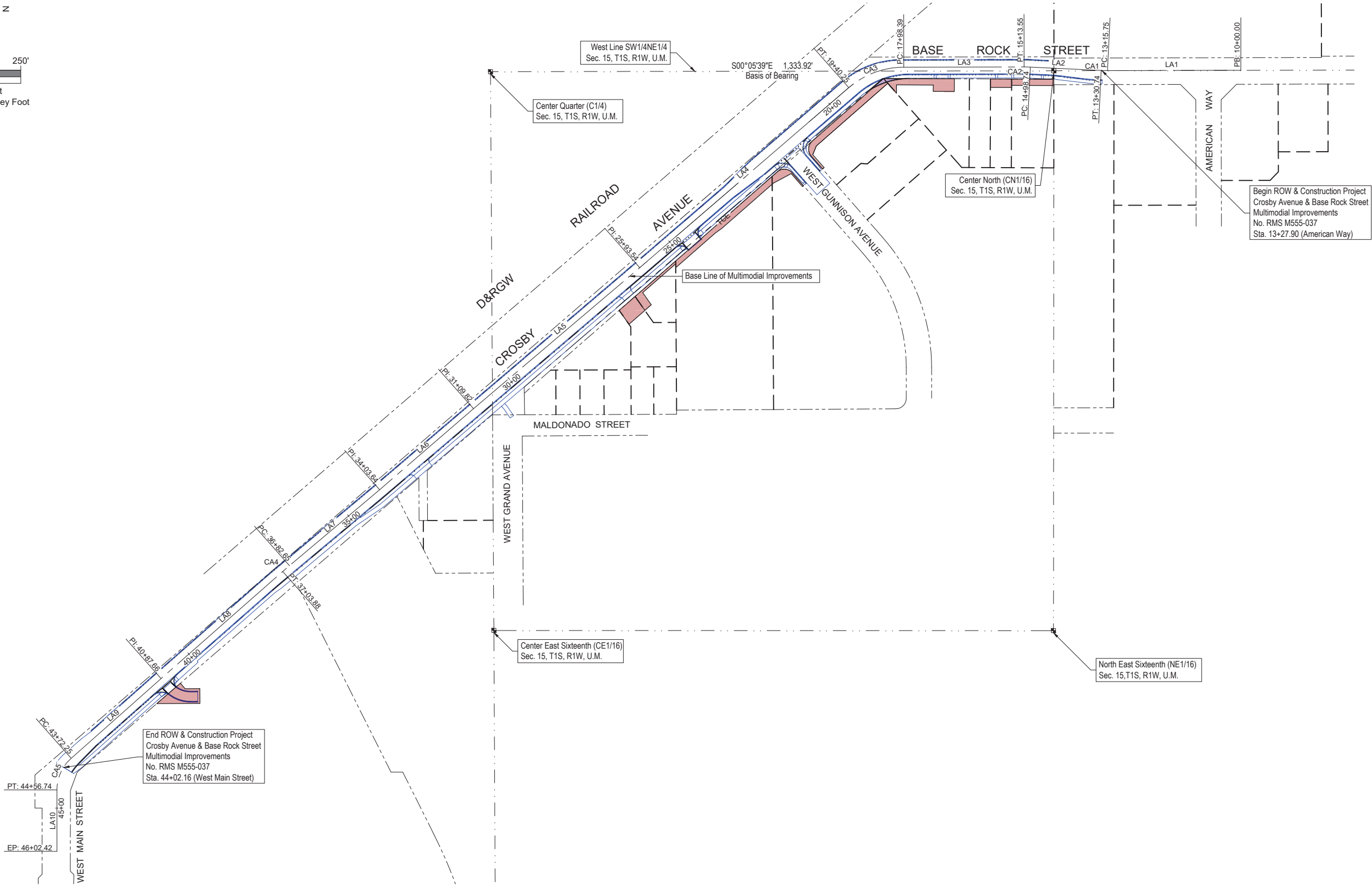
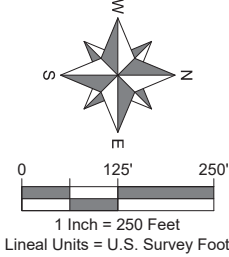
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| RIGHT-OF-WAY PLANS |                                                                    |              |           |             |
|--------------------|--------------------------------------------------------------------|--------------|-----------|-------------|
| Baseline Data      |                                                                    |              |           |             |
| Project Number:    | RMS M555-037 / SA# 25359-RMS                                       |              |           |             |
| Project Location:  | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |           |             |
| Project Code       | Last Modification Date                                             | Subset       | Sheet No. | Sheet Total |
| 25359              | 03/06/2025                                                         | 6.02 of 6.02 | 9         | 20          |

Section 15, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado



CITY OF

Grand Junction

COLORADO

Engineering & Transportation Department  
244 North 7th Street • Grand Junction, CO. 81501  
(970) 256-4003

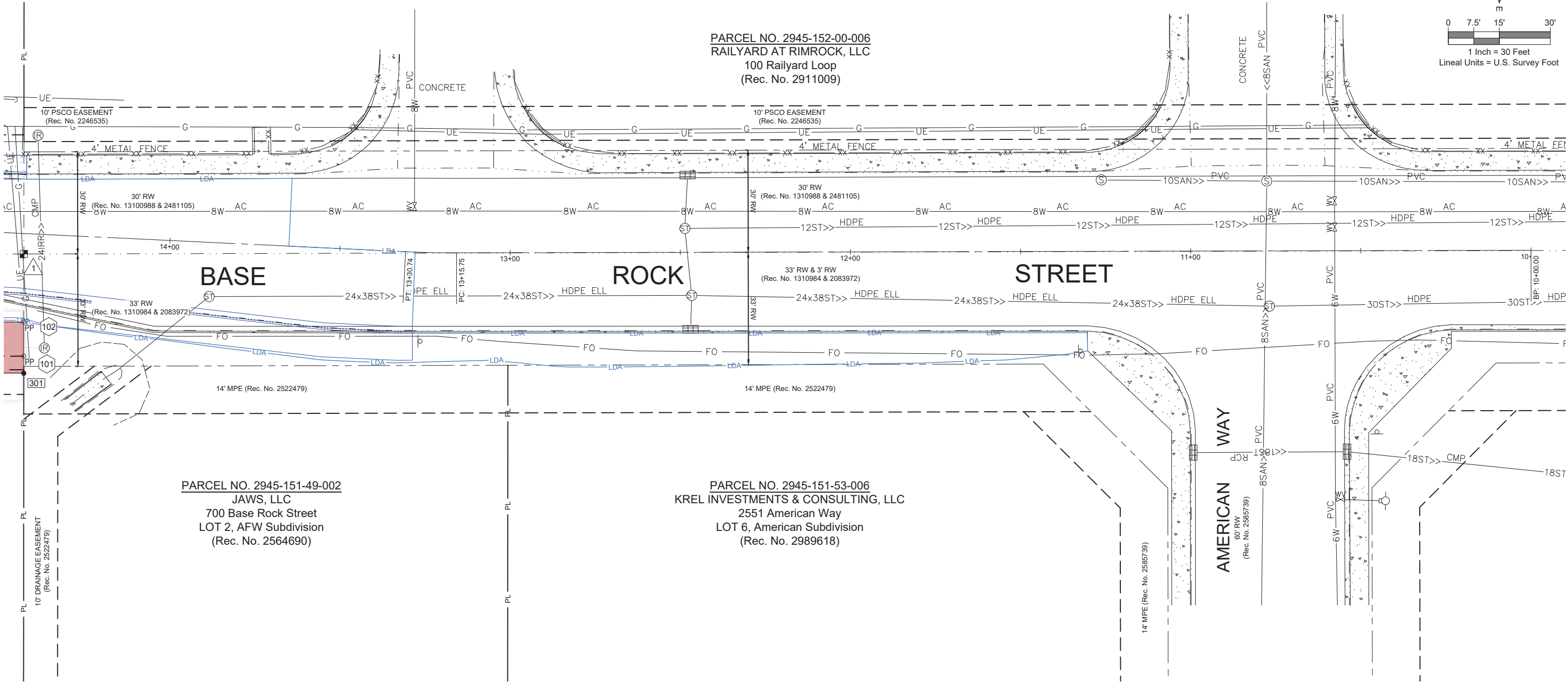
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| RIGHT-OF-WAY PLANS |                                                                    |              |           |             |
|--------------------|--------------------------------------------------------------------|--------------|-----------|-------------|
| Plan Sheet         |                                                                    |              |           |             |
| Project Number:    | RMS M555-037 / SA# 25359-RMS                                       |              |           |             |
| Project Location:  | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |           |             |
| Project Code       | Last Modification Date                                             | Subset       | Sheet No. | Sheet Total |
| 25359              | 03/06/2025                                                         | 7.01 of 7.09 | 10        | 20          |

Section 15, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado





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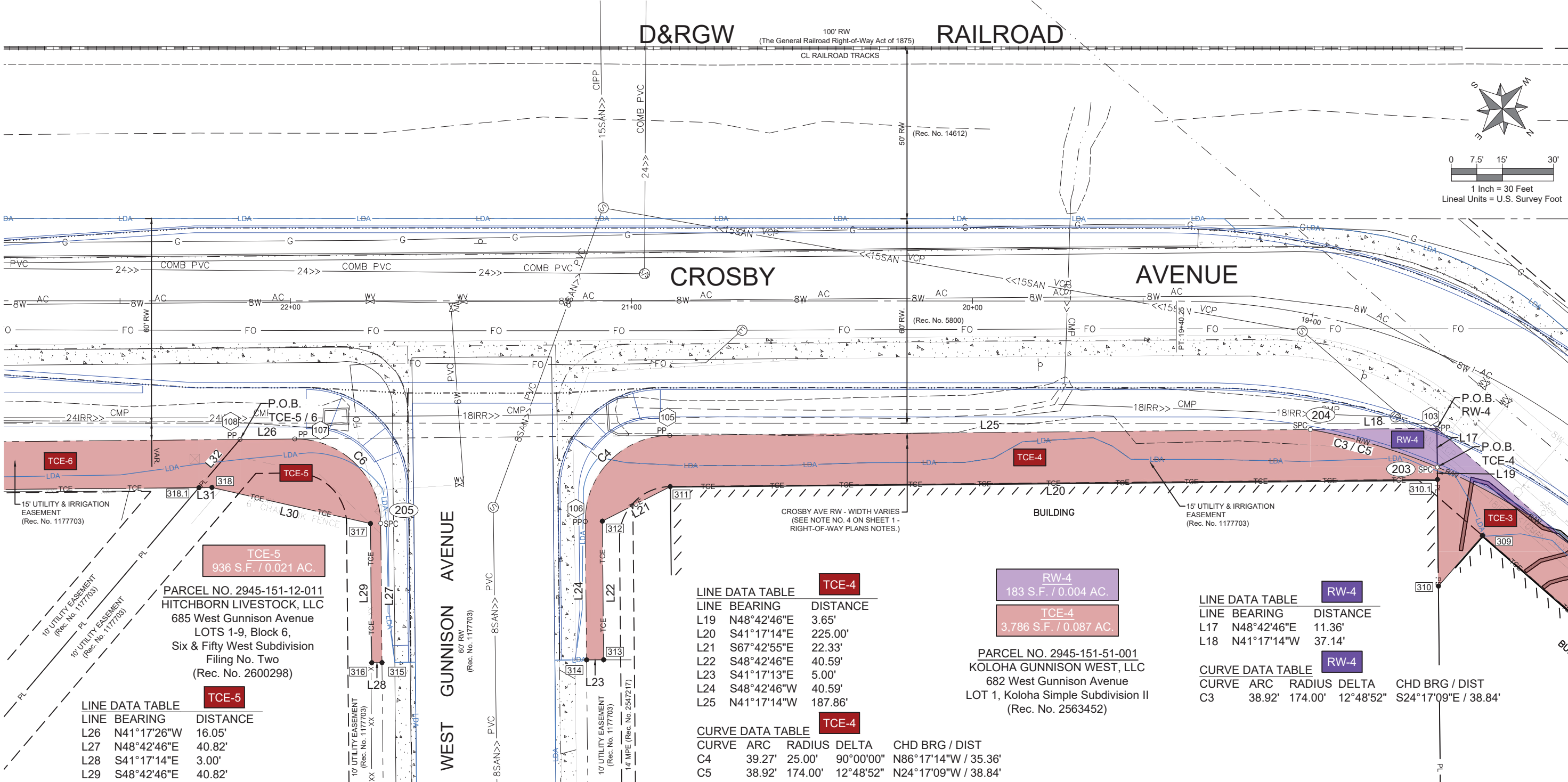
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RIGHT-OF-WAY PLANS

Plan Sheet

|                   |                                                                    |              |           |             |
|-------------------|--------------------------------------------------------------------|--------------|-----------|-------------|
| Project Number:   | RMS M555-037 / SA# 25359-RMS                                       |              |           |             |
| Project Location: | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |           |             |
| Project Code      | Last Modification Date                                             | Subset       | Sheet No. | Sheet Total |
| 25359             | 03/06/2025                                                         | 7.03 of 7.09 | 12        | 20          |

Section 15, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado



**TCE-5**

| LINE DATA TABLE |             |          |
|-----------------|-------------|----------|
| LINE            | BEARING     | DISTANCE |
| L26             | N41°17'26"W | 16.05'   |
| L27             | N48°42'46"E | 40.82'   |
| L28             | S41°17'14"E | 3.00'    |
| L29             | S48°42'46"E | 40.82'   |
| L30             | S27°57'00"E | 47.68'   |
| L31             | S41°17'13"E | 3.79'    |
| L32             | S89°38'55"W | 18.53'   |

**TCE-5**

| CURVE DATA TABLE |        |        |           |                      |
|------------------|--------|--------|-----------|----------------------|
| CURVE            | ARC    | RADIUS | DELTA     | CHD BRG / DIST       |
| C6               | 39.27' | 25.00' | 90°00'00" | N03°42'46"E / 35.36' |

**TCE-4**

| LINE DATA TABLE |             |          |
|-----------------|-------------|----------|
| LINE            | BEARING     | DISTANCE |
| L19             | N48°42'46"E | 3.65'    |
| L20             | S41°17'14"E | 225.00'  |
| L21             | S67°42'55"E | 22.33'   |
| L22             | S48°42'46"E | 40.59'   |
| L23             | S41°17'13"E | 5.00'    |
| L24             | S48°42'46"W | 40.59'   |
| L25             | N41°17'14"W | 187.86'  |

**TCE-4**

| CURVE DATA TABLE |        |         |           |                      |
|------------------|--------|---------|-----------|----------------------|
| CURVE            | ARC    | RADIUS  | DELTA     | CHD BRG / DIST       |
| C4               | 39.27' | 25.00'  | 90°00'00" | N86°17'14"W / 35.36' |
| C5               | 38.92' | 174.00' | 12°48'52" | N24°17'09"W / 38.84' |

**RW-4**  
183 S.F. / 0.004 AC.

**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)

**RW-4**

| LINE DATA TABLE |             |          |
|-----------------|-------------|----------|
| LINE            | BEARING     | DISTANCE |
| L17             | N48°42'46"E | 11.36'   |
| L18             | N41°17'14"W | 37.14'   |

**RW-4**

| CURVE DATA TABLE |        |         |           |                      |
|------------------|--------|---------|-----------|----------------------|
| CURVE            | ARC    | RADIUS  | DELTA     | CHD BRG / DIST       |
| C3               | 38.92' | 174.00' | 12°48'52" | S24°17'09"E / 38.84' |

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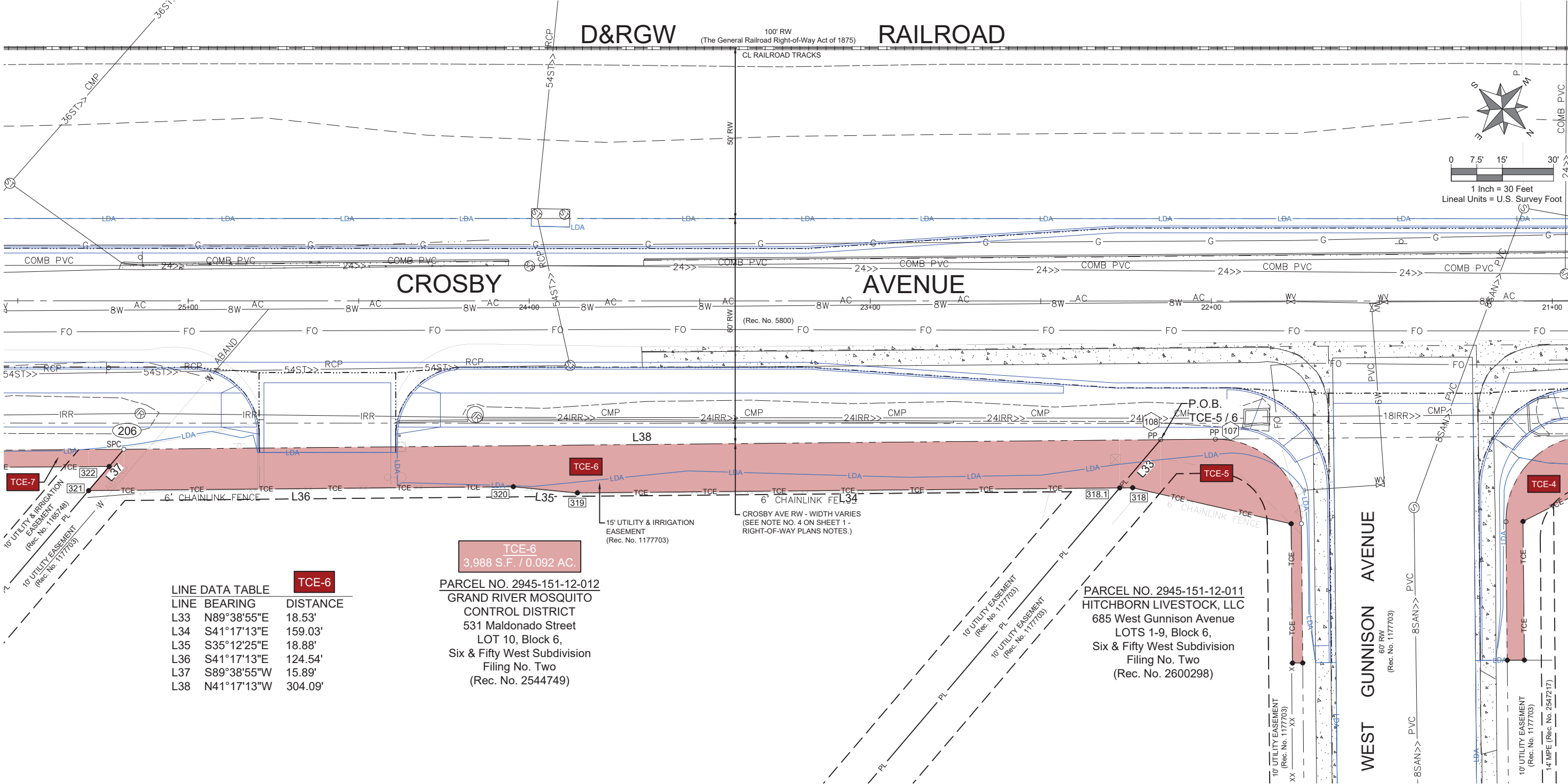
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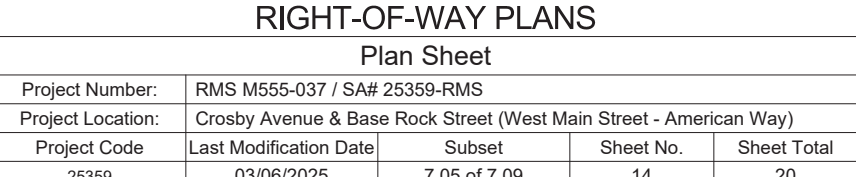
RIGHT-OF-WAY PLANS

Plan Sheet

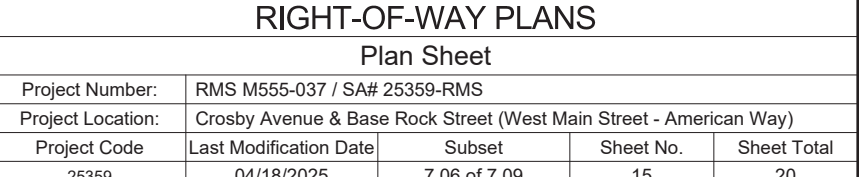
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| Project Number:   | RMS M555-037 / SA# 25359-RMS                                       |              |           |             |
| Project Location: | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |           |             |
| Project Code      | Last Modification Date                                             | Subset       | Sheet No. | Sheet Total |
| 25359             | 03/06/2025                                                         | 7.04 of 7.09 | 13        | 20          |

Section 15, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado





| LINE DATA TABLE |             | TCE-7    |
|-----------------|-------------|----------|
| LINE            | BEARING     | DISTANCE |
| L39             | N41°08'00"W | 127.60'  |
| L40             | N89°38'55"E | 6.60'    |
| L41             | S41°08'00"E | 103.71'  |
| L42             | N54°51'51"E | 35.19'   |
| L43             | S41°08'00"E | 20.11'   |
| L44             | S54°51'51"W | 40.22'   |



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N:\Eng\Proj\E210205 (Crashw Ave Improvements)\60CAD\ ROW Plans



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RIGHT-OF-WAY PLANS

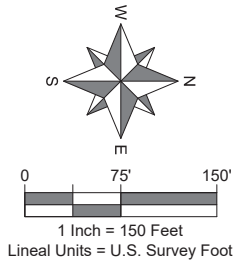
Ownership Plan Sheet

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|-------------------|--------------------------------------------------------------------|--------------|-----------|-------------|
| Project Number:   | RMS M555-037 / SA# 25359-RMS                                       |              |           |             |
| Project Location: | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |           |             |
| Project Code      | Last Modification Date                                             | Subset       | Sheet No. | Sheet Total |
| 25359             | 04/18/2025                                                         | 8.01 of 8.02 | 19        | 20          |

Section 15, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

OWNERSHIP INFORMATION

- (B) PARCEL NO. 2945-154-11-004  
DIONICIA & JOSE ARRIETA SR.  
445 Crosby Avenue  
LOTS 9-17, Block 7,  
Carpenter's Subdivision No. 2  
& Vacated West Grand Avenue  
(Rec. No. 1586718 & 2369143)
- (C) PARCEL NO. 2945-151-09-006  
FRANK MALDONADO &  
MARILYN TRUEBLOOD  
510 Maldonado Street  
LOT 6, Maldonado Subdivision  
(Rec. No. 2851494)
- (D) PARCEL NO. 2945-151-09-007  
AMANDA NICOLE JONES  
& KEVIN MAHAN  
527 West Ouray Avenue  
LOT 7, Maldonado Subdivision  
(Rec. No. 3023070)
- (E) PARCEL NO. 2945-151-09-008  
AMANDA NICOLE JONES  
& KEVIN MAHAN  
No Address  
LOT 8, Maldonado Subdivision  
(Rec. No. 3023070)
- (F) PARCEL NO. 2945-151-09-009  
AMANDA NICOLE JONES  
& KEVIN MAHAN  
No Address  
LOT 9, Maldonado Subdivision  
(Rec. No. 3023070)
- (G) PARCEL NO. 2945-151-51-001  
KOLOHA GUNNISON WEST, LLC  
682 West Gunnison Avenue  
LOT 1, Koloha Simple Subdivision II  
(Rec. No. 2563452)
- (H) PARCEL NO. 2945-151-11-014  
HARRISON REAL ESTATE  
INVESTMENTS, LLC  
464 Base Rock Street  
LOT 14, Block 5,  
Six & Fifty West Subdivision  
Filing No. Two  
(Rec. No. 2901588)
- (I) PARCEL NO. 2945-151-11-015  
TCS VENTURES, LLC  
468 Base Rock Street  
LOT 15, Block 5,  
Six & Fifty West Subdivision  
Filing No. Two  
(Rec. No. 3044867)
- (J) PARCEL NO. 2945-151-11-016  
TCS VENTURES, LLC  
470 Base Rock Street  
LOT 16, Block 5,  
Six & Fifty West Subdivision  
Filing No. Two  
(Rec. No. 3044867)
- (K) PARCEL NO. 2945-151-21-001  
TCS VENTURES, LLC  
472 Base Rock Street  
LOT 1, Mercer Subdivision  
(Rec. No. 3044867)



West Line SW1/4NE1/4  
Sec. 15, T1S, R1W, U.M.

S00°05'39"E 1333.92'  
(Basis of Bearing)

Center Quarter (C1/4)  
Sec. 15, T1S, R1W, U.M.

Center North Sixteenth (CN1/16)  
Sec. 15, T1S, R1W, U.M.



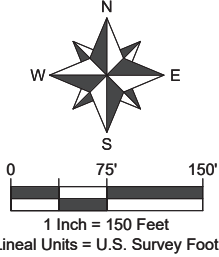
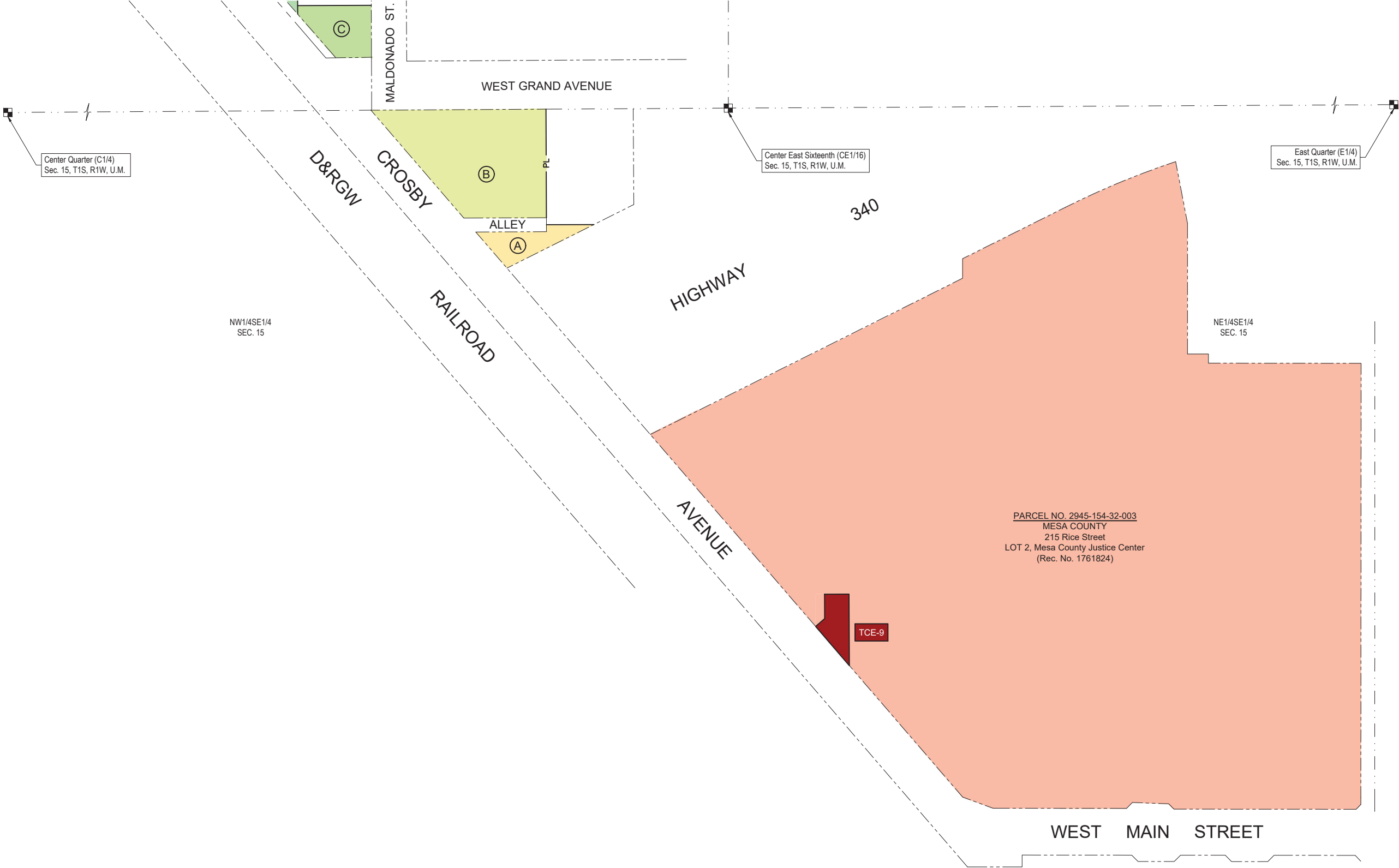
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| RIGHT-OF-WAY PLANS   |                                                                    |              |           |             |
|----------------------|--------------------------------------------------------------------|--------------|-----------|-------------|
| Ownership Plan Sheet |                                                                    |              |           |             |
| Project Number:      | RMS M555-037 / SA# 25359-RMS                                       |              |           |             |
| Project Location:    | Crosby Avenue & Base Rock Street (West Main Street - American Way) |              |           |             |
| Project Code         | Last Modification Date                                             | Subset       | Sheet No. | Sheet Total |
| 25359                | 04/18/2025                                                         | 8.02 of 8.02 | 20        | 20.         |

Section 15, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado



OWNERSHIP INFORMATION

- (A)** PARCEL NO. 2945-154-11-008  
MARK L. GAMBLE  
443 Crosby Avenue  
LOTS 18-23, Block 7, (North of Hwy. 340)  
Carpenter's Subdivision No. 2  
(Rec. No. 1795688)
- (B)** PARCEL NO. 2945-154-11-004  
DIONICIA & JOSE ARRIETA SR.  
445 Crosby Avenue  
LOTS 9-17, Block 7,  
Carpenter's Subdivision No. 2  
& Vacated West Grand Avenue  
(Rec. No. 1586718 & 2369143)
- (C)** PARCEL NO. 2945-151-09-006  
FRANK MALDONADO &  
MARILYN TRUEBLOOD  
510 Maldonado Street  
LOT 6, Maldonado Subdivision  
(Rec. No. 2851494)

PARCEL NO. 2945-154-32-003  
MESA COUNTY  
215 Rice Street  
LOT 2, Mesa County Justice Center  
(Rec. No. 1761824)

TCE-9