



Exhibit A

2701-363-27-001

RIGHT OF WAY PARCEL NO. RW-3 LEGAL DESCRIPTION

A Parcel of land being a portion of Reception Number 2090179, located in Lot 3 (aka the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4)), Section 1, 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 Sixteenth Corner of Said Section 1/Section 36, whence the North Quarter Corner of said Section 1 bears N89°59'29"E a distance of 1321.07 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from said point of commencement N89°59'47"E a distance of 638.71 feet to a point on the North line of the Northeast Quarter of the Northwest Quarter of said Section 1 being the Point of Beginning; thence along said North line N89°59'29"E a distance of 20.85 feet, thence the following seven (7) courses, 1) S65°26'05"E a distance of 23.82 feet, 2) Southeasterly along the Arc of a 333.50 foot radius curve concave Northeasterly, a distance of 25.83 feet thru a central angle of 04°26'15" whose cord bears S67°39'12"E a distance of 25.82 feet, 3) Southeasterly along the Arc of a 33.50 foot radius curve concave Northerly, a distance of 18.02 feet thru a central angle of 30°49'20" whose cord bears S85°17'00"E a distance of 17.80 feet, 4) N79°18'20"E a distance of 35.88 feet, 5) Northeasterly along the Arc of a 63.50 foot radius curve concave Northwesterly, a distance of 6.12 feet thru a central angle of 05°31'11" whose cord bears N76°32'45"E a distance of 6.12 feet, 6) Northeasterly along the Arc of a 49.00 foot radius curve concave Northwesterly, a distance of 21.84 feet thru a central angle of 25°31'56" whose cord bears N61°01'11"E a distance of 21.66 feet, 7) Northeasterly along the Arc of a 67.10 foot radius curve concave Northwesterly, a distance of 3.80 feet thru a central angle of 03°14'31" whose cord bears N46°04'47"E a distance of 3.80 feet to a point on said North line of Section 1; thence along said North line N89°59'29"E a distance of 6.51 feet; thence the following six (6) courses, 1) Southwesterly along the Arc of 1839.02 foot radius curve concave Northwesterly, a distance of 74.93 feet thru a central angle of 02°20'05" whose cord bears S42°06'05"W a distance of 74.93, 2) N82°56'00"W a distance of 29.52 feet, 3) N46°12'35"W a distance of 8.17 feet, 4) S42°58'19"W a distance of 6.00 feet, 5) Northwesterly along the Arc of 280.00 foot radius curve concave Southwesterly, a distance of 82.09 feet thru a central angle of 16°47'54" whose cord bears N55°25'55"W a distance of 81.80 feet, 6) N37°56'49"E a distance of 5.41 feet to the Point of Beginning.

The purpose of the above described Parcel of land is Right of Way for Horizon Drive and G Road Roundabout at 27 1/2 Road.

Said Parcel of land containing 3432 Square Feet or 0.079 Acres more or less.

Authored by: Renee B. Parent, CO LS38266, City Surveyor, City of Grand Junction  
244 N. 7th Street, Grand Junction, Colorado, 81501, 970-256-4003



PUBLIC WORKS  
ENGINEERING DIVISION

DRAWN BY: MJH  
DATE: 10/25/2023  
SCALE: N/A  
APPR. BY: RBP

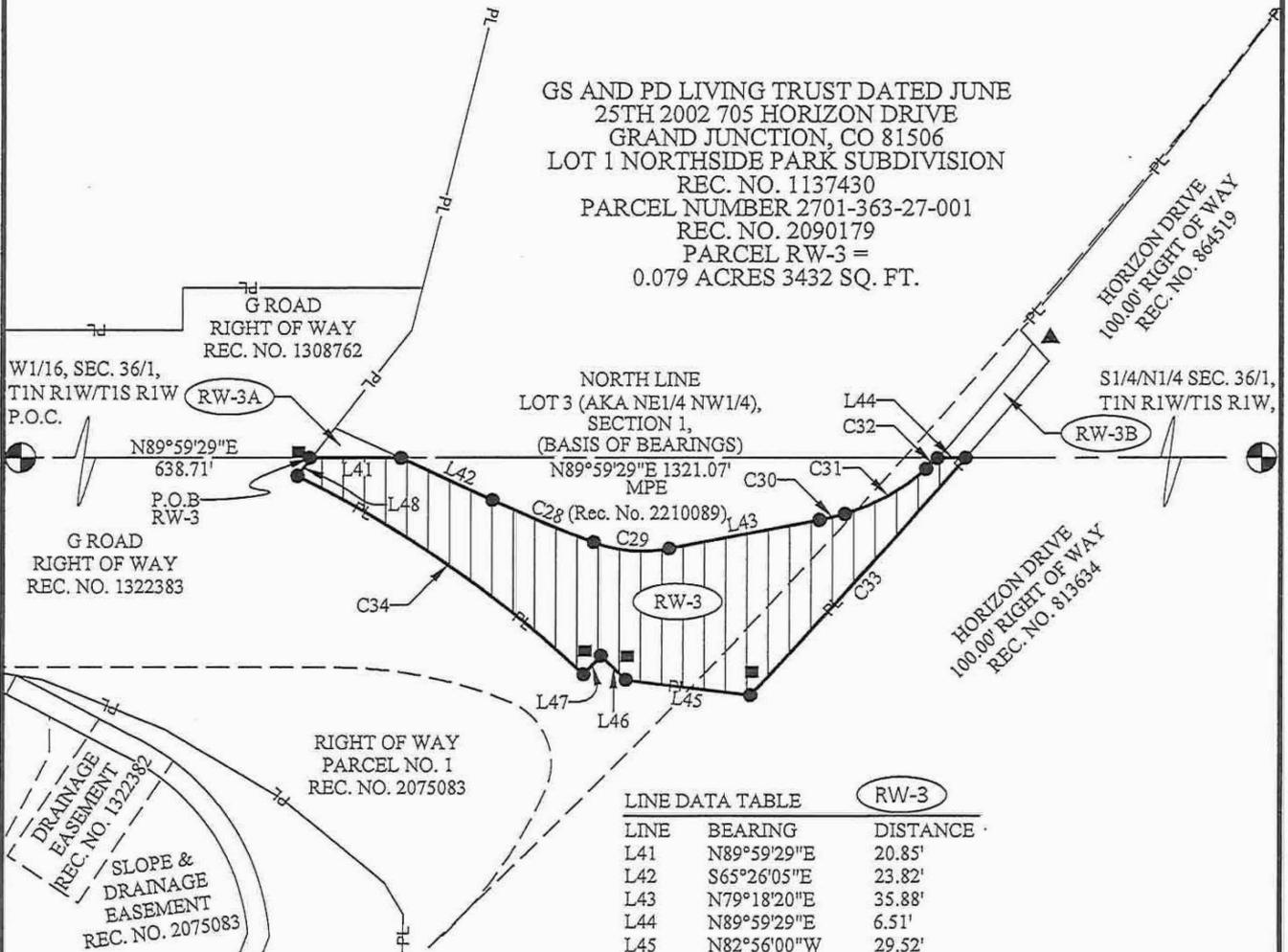
LOCATED IN  
LOT 3 (AKA NE1/4 NW1/4), SECTION 1,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
UTE MERIDIAN,  
CITY OF GRAND JUNCTION,  
COUNTY OF MESA,  
STATE OF COLORADO



Exhibit B

2701-363-27-001  
RIGHT OF WAY PARCEL NO. RW-3

GS AND PD LIVING TRUST DATED JUNE  
25TH 2002 705 HORIZON DRIVE  
GRAND JUNCTION, CO 81506  
LOT 1 NORTHSIDE PARK SUBDIVISION  
REC. NO. 1137430  
PARCEL NUMBER 2701-363-27-001  
REC. NO. 2090179  
PARCEL RW-3 =  
0.079 ACRES 3432 SQ. FT.



LINE DATA TABLE RW-3

LINE	BEARING	DISTANCE
L41	N89°59'29"E	20.85'
L42	S65°26'05"E	23.82'
L43	N79°18'20"E	35.88'
L44	N89°59'29"E	6.51'
L45	N82°56'00"W	29.52'
L46	N46°12'35"W	8.17'
L47	S42°58'19"W	6.00'
L48	N37°56'49"E	5.41'

CURVE DATA TABLE RW-3

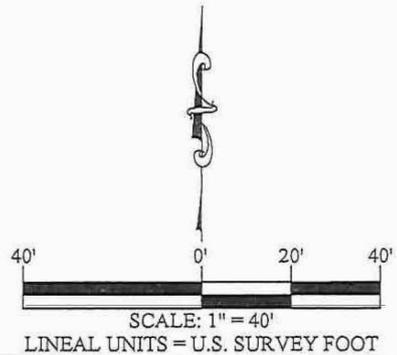
CURVE	ARC	RADIUS	DELTA	CHORD BRG/LENGTH
C28	25.83'	333.50'	04°26'15"	S67°39'12"E - 25.82'
C29	18.02'	33.50'	30°49'20"	S85°17'00"E - 17.80'
C30	6.12'	63.50'	05°31'11"	N76°32'45"E - 6.12'
C31	21.84'	49.00'	25°31'56"	N61°01'11"E - 21.66'
C32	3.80'	67.10'	03°14'31"	N46°04'47"E - 3.80'
C33	74.93'	1839.02'	02°20'05"	S42°06'05"W - 74.93'
C34	82.09'	280.00'	16°47'54"	N55°25'55"W - 81.80'



Renee B. Parent, CO PLS #38266  
244 N. 7th Street  
Grand Junction, CO. 81501

ABBREVIATIONS/LEGEND

- |        |  |      |                                    |
|--------|--|------|------------------------------------|
| P.O.C. | Point of Commencement  | Rec. | Reception                          |
| P.O.B. | Point of Beginning   | No.  | Number                             |
| R.O.W. | Right-of-Way   | RW   | Right-of-Way                       |
| SEC.   | Section  | DE   | Drainage Easement                  |
| T.     | Township   | MPE  | Multi-Purpose Easement             |
| R.     | Range  | U.M. | Ute Meridian                       |
| AKA    | Also Known As  | PSCO | Public Service Company Of Colorado |
| ▲      | Found Property Evidence - 1.5" PK Nail and Washer - Not Accepted |      |                                    |
| ■      | Found Property Evidence - 2" Aluminum Cap - Not Accepted         |      |                                    |
| ●      | Point of Intersection  |      |                                    |
| ⊕      | Found Monument   |      |                                    |



PUBLIC WORKS  
ENGINEERING DIVISION

DRAWN BY: MJH  
DATE: 10/25/2023  
SCALE: 1"=40'  
APPR. BY: RBP

LOCATED IN  
LOT 3 (AKA NE1/4 NW1/4), SECTION 1,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
UTE MERIDIAN,  
CITY OF GRAND JUNCTION,  
COUNTY OF MESA,  
STATE OF COLORADO



Exhibit C

2701-363-27-001  
RIGHT OF WAY PARCEL NO. RW-3A LEGAL DESCRIPTION

A Parcel of land being a portion of Reception Number 2090179, located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4), Section 36, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County Colorado being more particularly described as follows:

Commencing at the West Sixteenth Corner of Said Section 36/Section 1, whence the South Quarter Corner of said Section 36 bears N89°59'29"E a distance of 1321.07 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from said point of commencement N89°59'47"E a distance of 638.71 feet to a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 36 being the Point of Beginning; thence the following three (3) courses, 1) Along the Western boundary line of said Reception Number 2090179 N37°56'49"E a distance of 8.91 feet, 2) S65°26'05"E a distance of 16.90 feet to a point on the South line of said Section 36, 3) Along said South line S89°59'29"W a distance of 20.85 feet to the Point of Beginning.

The purpose of the above described Parcel of land is Right of Way for Horizon Drive and G Road Roundabout at 27 1/2 Road.

Said Parcel of land containing 73 Square Feet or 0.002 Acres more or less.

Authored by: Renee B. Parent, CO LS38266, City Surveyor, City of Grand Junction  
244 N. 7th Street, Grand Junction, Colorado, 81501, 970-256-4003



PUBLIC WORKS  
ENGINEERING DIVISION

DRAWN BY: MJH  
DATE: 10/25/2023  
SCALE: N/A  
APPR. BY: RBP

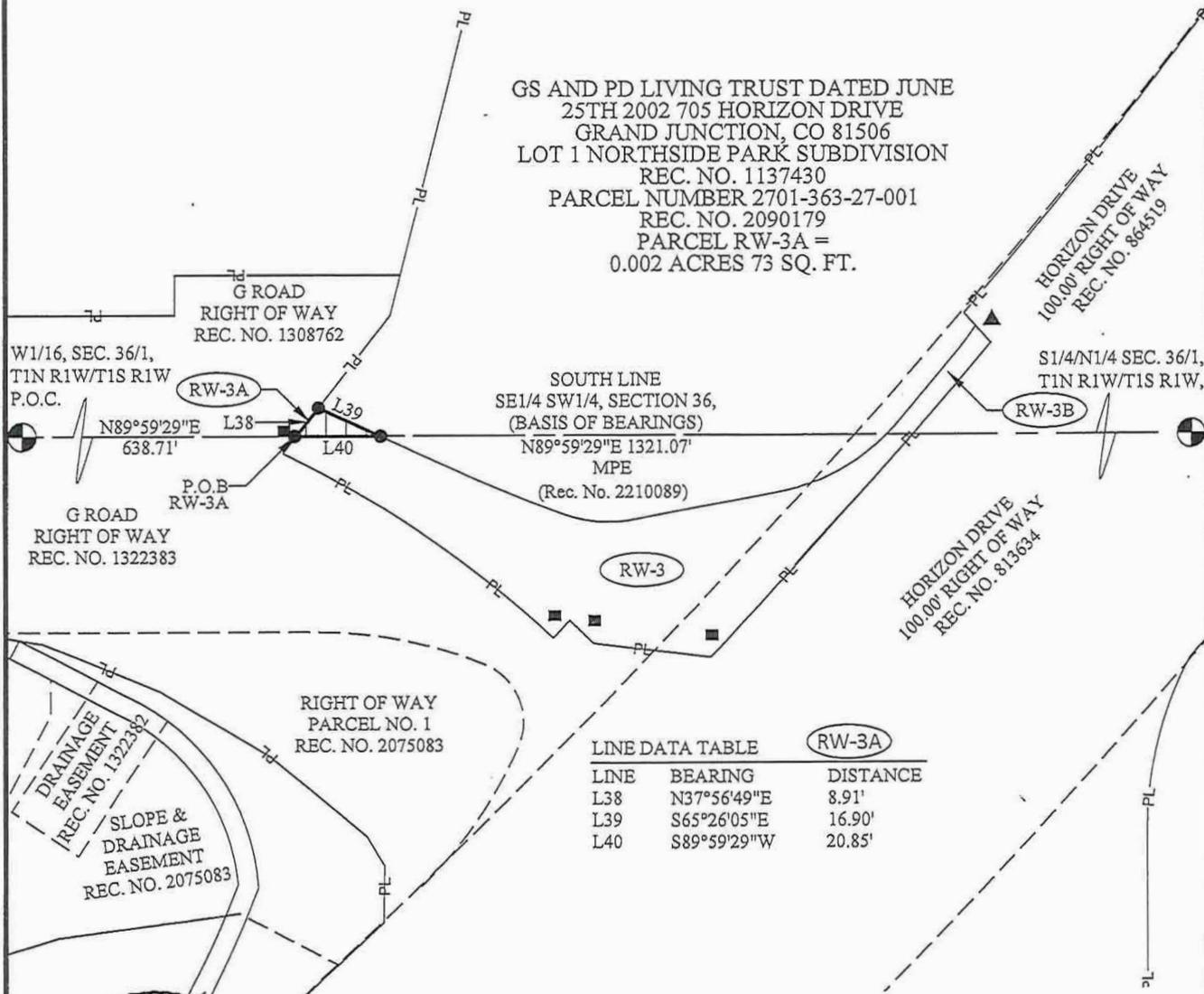
LOCATED IN  
SE1/4 SW1/4, SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 1 WEST,  
UTE MERIDIAN;  
CITY OF GRAND JUNCTION,  
COUNTY OF MESA,  
STATE OF COLORADO



Exhibit D

2701-363-27-001  
RIGHT OF WAY PARCEL NO. RW-3A

GS AND PD LIVING TRUST DATED JUNE  
25TH 2002 705 HORIZON DRIVE  
GRAND JUNCTION, CO 81506  
LOT 1 NORTHSIDE PARK SUBDIVISION  
REC. NO. 1137430  
PARCEL NUMBER 2701-363-27-001  
REC. NO. 2090179  
PARCEL RW-3A =  
0.002 ACRES 73 SQ. FT.



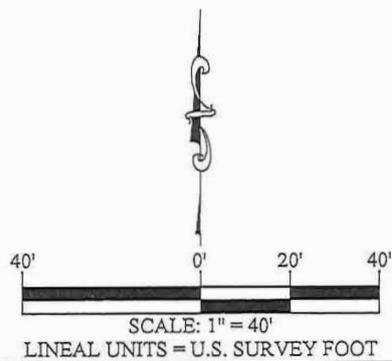
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L38	N37°56'49"E	8.91'
L39	S65°26'05"E	16.90'
L40	S89°59'29"W	20.85'



Renee B. Parent, CO PLS #38266  
244 N. 7th Street  
Grand Junction, CO. 81501

ABBREVIATIONS/LEGEND

- |        |  |      |                                    |
|--------|--|------|------------------------------------|
| P.O.C. | Point of Commencement  | Rec. | Reception                          |
| P.O.B. | Point of Beginning   | No.  | Number                             |
| R.O.W. | Right-of-Way   | RW   | Right-of-Way                       |
| SEC.   | Section  | DE   | Drainage Easement                  |
| T.     | Township   | MPE  | Multi-Purpose Easement             |
| R.     | Range  | U.M. | Ute Meridian                       |
| AKA    | Also Known As  | PSCO | Public Service Company Of Colorado |
| ▲      | Found Property Evidence - 1.5" PK Nail and Washer - Not Accepted |      |                                    |
| ■      | Found Property Evidence - 2" Aluminum Cap - Not Accepted         |      |                                    |
| ●      | Point of Intersection  |      |                                    |
| ⊕      | Found Monument   |      |                                    |



PUBLIC WORKS  
ENGINEERING DIVISION

DRAWN BY: MJH  
DATE: 10/25/2023  
SCALE: 1"=40'  
APPR. BY: RBP

LOCATED IN  
SE1/4 SW1/4, SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 1 WEST,  
UTE MERIDIAN,  
CITY OF GRAND JUNCTION,  
COUNTY OF MESA,  
STATE OF COLORADO



Exhibit E

2701-363-27-001  
RIGHT OF WAY PARCEL NO. RW-3B LEGAL DESCRIPTION

A Parcel of land being a portion of Reception Number 2090179, located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4), Section 36, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County Colorado being more particularly described as follows:

Commencing at the South Quarter Corner of Said Section 36, whence the West Sixteenth Corner of said Section 36/Section 1 bears S89°59'29"W a distance of 1321.07 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from said point of commencement N87°27'54"W a distance of 510.00 feet to a point on the Eastern boundary line of said Reception Number 2090179 being the Point of Beginning; thence along said boundary line Southwesterly along the Arc of a 1839.02 foot radius curve concave Northwesterly, a distance of 29.76 feet thru a central angle of 00°55'38" whose cord bears S40°28'13"W a distance of 29.76 feet to a point on the South line of said Section 36; thence along said South line S89°59'29"W a distance of 6.51 feet; thence the following four (4) courses, 1) Northeasterly along the Arc of a 67.10 foot radius curve concave Northwesterly, a distance of 3.14 feet thru a central angle of 02°40'41" whose cord bears N43°07'11"E a distance of 3.14 feet, 2) N39°54'35"E a distance of 25.12 feet, 3) Northeasterly along the Arc of a 42.00 foot radius curve concave Northwesterly, a distance of 6.54 feet thru a central angle of 08°55'17" whose cord bears N35°35'53"E a distance of 6.53 feet to a point on said Eastern boundary line, 4) Along said boundary line S41°42'48"E a distance of 5.66 feet to the Point of Beginning.

The purpose of the above described Parcel of land is Right of Way for Horizon Drive and G Road Roundabout at 27 1/2 Road.

Said Parcel of land containing 162 Square Feet or 0.004 Acres more or less.

Authored by: Renee B. Parent, CO LS38266, City Surveyor, City of Grand Junction  
244 N. 7th Street, Grand Junction, Colorado, 81501, 970-256-4003



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ENGINEERING DIVISION

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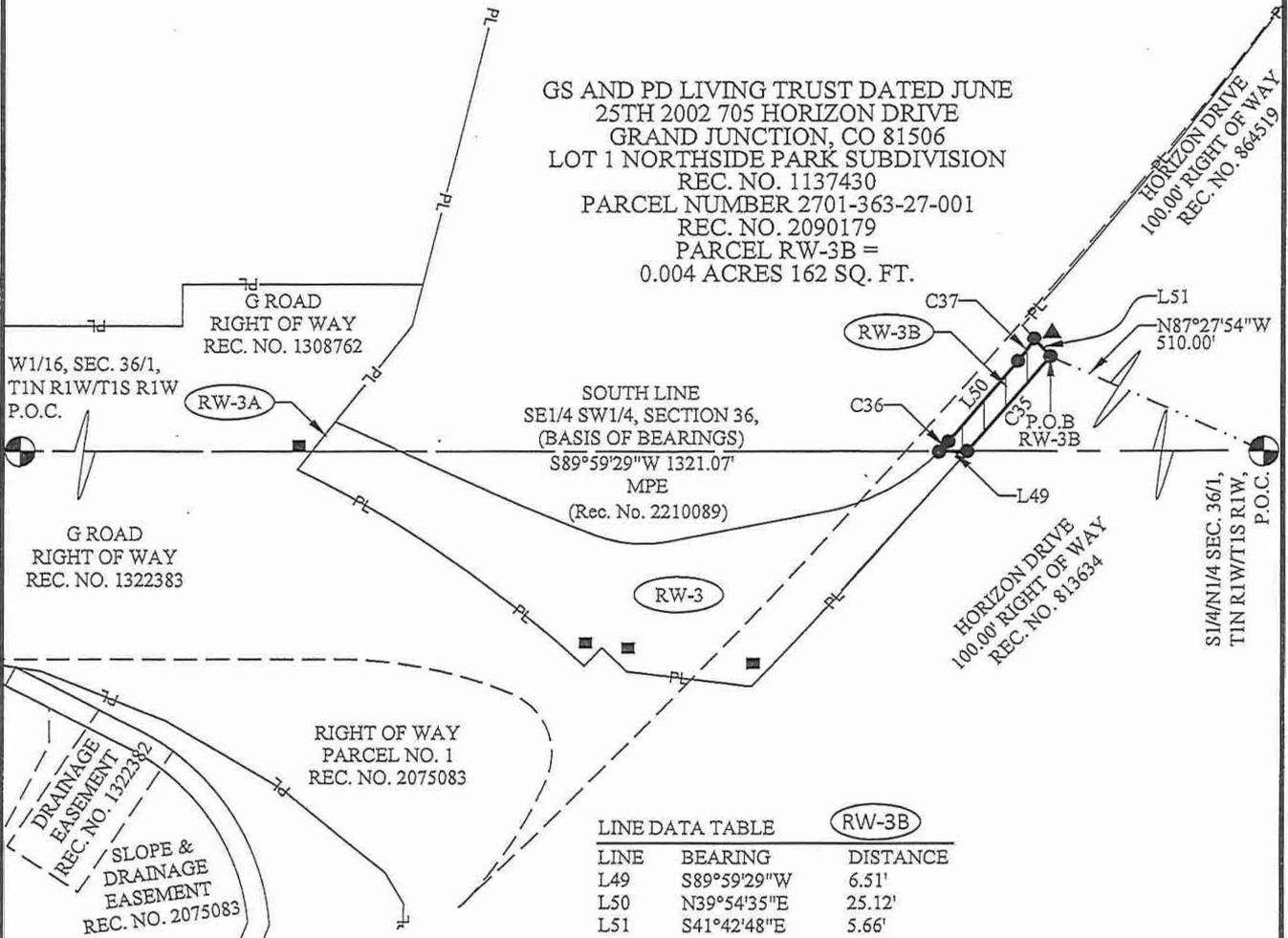
LOCATED IN  
SE1/4 SW1/4, SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 1 WEST,  
UTE MERIDIAN,  
CITY OF GRAND JUNCTION,  
COUNTY OF MESA,  
STATE OF COLORADO



Exhibit F

2701-363-27-001  
RIGHT OF WAY PARCEL NO. RW-3B

GS AND PD LIVING TRUST DATED JUNE  
25TH 2002 705 HORIZON DRIVE  
GRAND JUNCTION, CO 81506  
LOT 1 NORTHSIDE PARK SUBDIVISION  
REC. NO. 1137430  
PARCEL NUMBER 2701-363-27-001  
REC. NO. 2090179  
PARCEL RW-3B =  
0.004 ACRES 162 SQ. FT.



LINE DATA TABLE **RW-3B**

LINE	BEARING	DISTANCE
L49	S89°59'29\"W	6.51'
L50	N39°54'35\"E	25.12'
L51	S41°42'48\"E	5.66'

CURVE DATA TABLE **RW-3B**

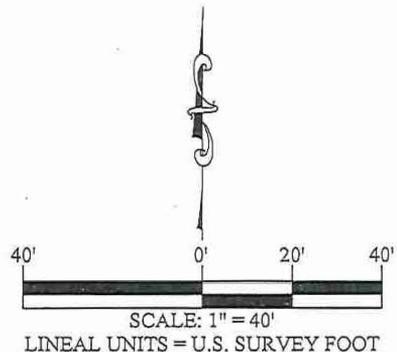
CURVE	ARC	RADIUS	DELTA	CHORD BRG/LENGTH
C35	29.76'	1839.02'	00°55'38\"	S40°28'13\"W - 29.76'
C36	3.14'	67.10'	02°40'41\"	N43°07'11\"E - 3.14'
C37	6.54'	42.00'	08°55'17\"	N35°35'53\"E - 6.53'



Renee B. Parent, CO PLS #38266  
244 N. 7th Street  
Grand Junction, CO. 81501

ABBREVIATIONS/LEGEND

- |        |   |      |                                    |
|--------|---|------|------------------------------------|
| P.O.C. | Point of Commencement   | Rec. | Reception                          |
| P.O.B. | Point of Beginning  | No.  | Number                             |
| R.O.W. | Right-of-Way  | RW   | Right-of-Way                       |
| SEC.   | Section   | DE   | Drainage Easement                  |
| T.     | Township  | MPE  | Multi-Purpose Easement             |
| R.     | Range   | U.M. | Ute Meridian                       |
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| ▲      | Found Property Evidence - 1.5\" PK Nail and Washer - Not Accepted |      |                                    |
| ■      | Found Property Evidence - 2\" Aluminum Cap - Not Accepted         |      |                                    |
| ●      | Point of Intersection   |      |                                    |
| ⊙      | Found Monument  |      |                                    |



PUBLIC WORKS  
ENGINEERING DIVISION

DRAWN BY: MJH  
DATE: 10/25/2023  
SCALE: 1\"=40'  
APPR. BY: RBP

LOCATED IN  
SE1/4 SW1/4, SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 1 WEST,  
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COUNTY OF MESA,  
STATE OF COLORADO





Exhibit A

2701-363-27-001

RIGHT OF WAY PARCEL NO. RW-3 LEGAL DESCRIPTION

A Parcel of land being a portion of Reception Number 2090179, located in Lot 3 (aka the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4)), Section 1, 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 Sixteenth Corner of Said Section 1/Section 36, whence the North Quarter Corner of said Section 1 bears N89°59'29"E a distance of 1321.07 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from said point of commencement N89°59'47"E a distance of 638.71 feet to a point on the North line of the Northeast Quarter of the Northwest Quarter of said Section 1 being the Point of Beginning; thence along said North line N89°59'29"E a distance of 20.85 feet, thence the following seven (7) courses, 1) S65°26'05"E a distance of 23.82 feet, 2) Southeasterly along the Arc of a 333.50 foot radius curve concave Northeasterly, a distance of 25.83 feet thru a central angle of 04°26'15" whose cord bears S67°39'12"E a distance of 25.82 feet, 3) Southeasterly along the Arc of a 33.50 foot radius curve concave Northerly, a distance of 18.02 feet thru a central angle of 30°49'20" whose cord bears S85°17'00"E a distance of 17.80 feet, 4) N79°18'20"E a distance of 35.88 feet, 5) Northeasterly along the Arc of a 63.50 foot radius curve concave Northwesterly, a distance of 6.12 feet thru a central angle of 05°31'11" whose cord bears N76°32'45"E a distance of 6.12 feet, 6) Northeasterly along the Arc of a 49.00 foot radius curve concave Northwesterly, a distance of 21.84 feet thru a central angle of 25°31'56" whose cord bears N61°01'11"E a distance of 21.66 feet, 7) Northeasterly along the Arc of a 67.10 foot radius curve concave Northwesterly, a distance of 3.80 feet thru a central angle of 03°14'31" whose cord bears N46°04'47"E a distance of 3.80 feet to a point on said North line of Section 1; thence along said North line N89°59'29"E a distance of 6.51 feet; thence the following six (6) courses, 1) Southwesterly along the Arc of 1839.02 foot radius curve concave Northwesterly, a distance of 74.93 feet thru a central angle of 02°20'05" whose cord bears S42°06'05"W a distance of 74.93, 2) N82°56'00"W a distance of 29.52 feet, 3) N46°12'35"W a distance of 8.17 feet, 4) S42°58'19"W a distance of 6.00 feet, 5) Northwesterly along the Arc of 280.00 foot radius curve concave Southwesterly, a distance of 82.09 feet thru a central angle of 16°47'54" whose cord bears N55°25'55"W a distance of 81.80 feet, 6) N37°56'49"E a distance of 5.41 feet to the Point of Beginning.

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Said Parcel of land containing 3432 Square Feet or 0.079 Acres more or less.

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244 N. 7th Street, Grand Junction, Colorado, 81501, 970-256-4003



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ENGINEERING DIVISION

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DATE: 10/25/2023  
SCALE: N/A  
APPR. BY: RBP

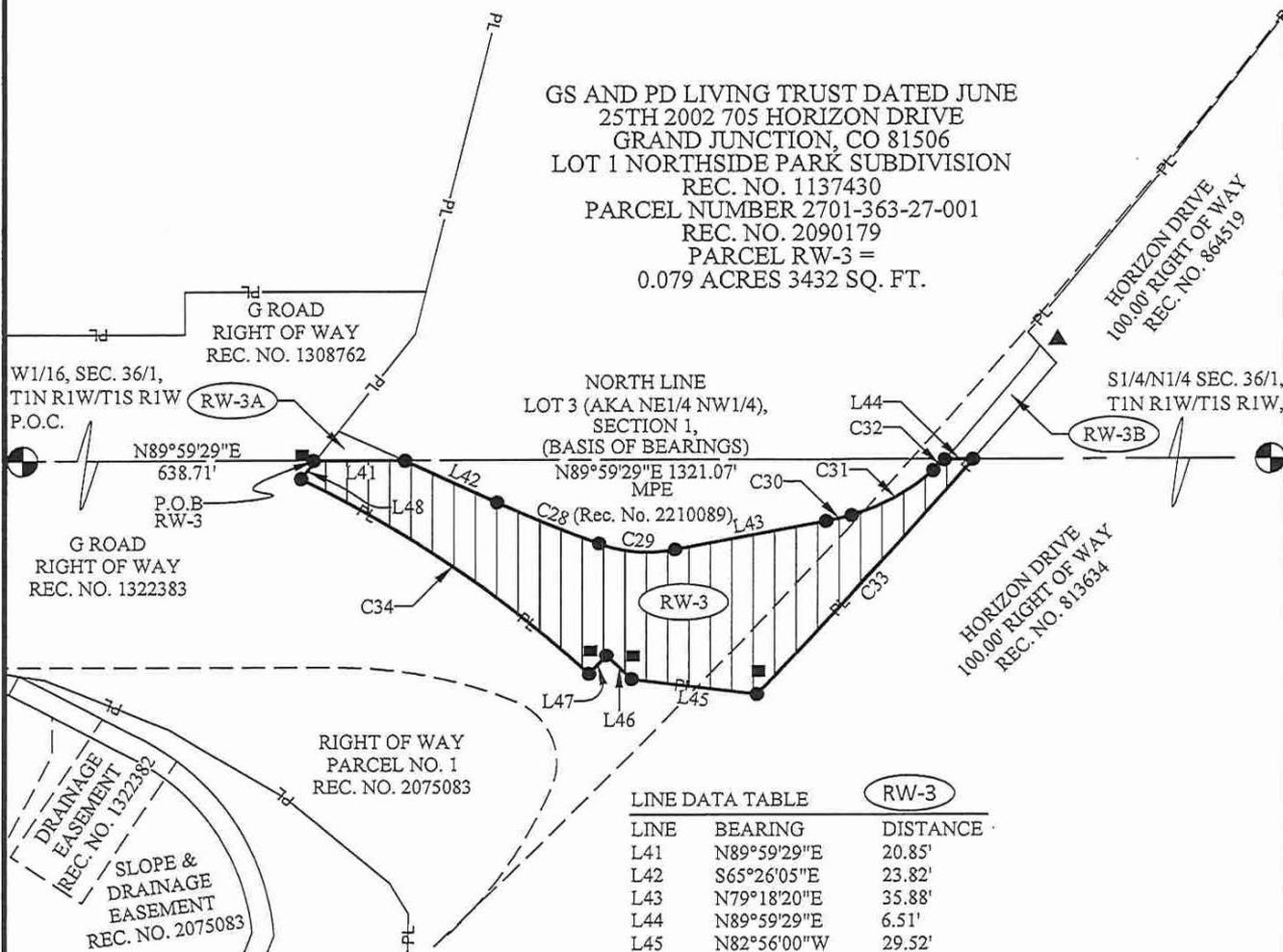
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UTE MERIDIAN,  
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COUNTY OF MESA,  
STATE OF COLORADO



Exhibit B

2701-363-27-001  
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GS AND PD LIVING TRUST DATED JUNE  
25TH 2002 705 HORIZON DRIVE  
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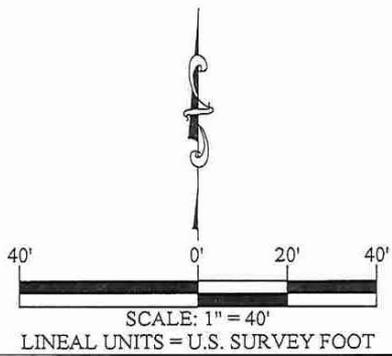
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Renee B. Parent, CO PLS #38266  
244 N. 7th Street  
Grand Junction, CO. 81501

ABBREVIATIONS/LEGEND

- |        |  |      |                                    |
|--------|--|------|------------------------------------|
| P.O.C. | Point of Commencement  | Rec. | Reception                          |
| P.O.B. | Point of Beginning   | No.  | Number                             |
| R.O.W. | Right-of-Way   | RW   | Right-of-Way                       |
| SEC.   | Section  | DE   | Drainage Easement                  |
| T.     | Township   | MPE  | Multi-Purpose Easement             |
| R.     | Range  | U.M. | Ute Meridian                       |
| AKA    | Also Known As  | PSCO | Public Service Company Of Colorado |
| ▲      | Found Property Evidence - 1.5" PK Nail and Washer - Not Accepted |      |                                    |
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| ●      | Point of Intersection  |      |                                    |
| ⊕      | Found Monument   |      |                                    |



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ENGINEERING DIVISION

DRAWN BY: MJH  
DATE: 10/25/2023  
SCALE: 1"=40'  
APPR. BY: RBP

LOCATED IN  
LOT 3 (AKA NE1/4 NW1/4), SECTION 1,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
UTE MERIDIAN,  
CITY OF GRAND JUNCTION,  
COUNTY OF MESA,  
STATE OF COLORADO



Exhibit C

2701-363-27-001

RIGHT OF WAY PARCEL NO. RW-3A LEGAL DESCRIPTION

A Parcel of land being a portion of Reception Number 2090179, located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4), Section 36, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County Colorado being more particularly described as follows:

Commencing at the West Sixteenth Corner of Said Section 36/Section 1, whence the South Quarter Corner of said Section 36 bears N89°59'29"E a distance of 1321.07 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from said point of commencement N89°59'47"E a distance of 638.71 feet to a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 36 being the Point of Beginning; thence the following three (3) courses, 1) Along the Western boundary line of said Reception Number 2090179 N37°56'49"E a distance of 8.91 feet, 2) S65°26'05"E a distance of 16.90 feet to a point on the South line of said Section 36, 3) Along said South line S89°59'29"W a distance of 20.85 feet to the Point of Beginning.

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Said Parcel of land containing 73 Square Feet or 0.002 Acres more or less.

Authored by: Renee B. Parent, CO LS38266, City Surveyor, City of Grand Junction  
244 N. 7th Street, Grand Junction, Colorado, 81501, 970-256-4003



PUBLIC WORKS  
ENGINEERING DIVISION

DRAWN BY: MJH  
DATE: 10/25/2023  
SCALE: N/A  
APPR. BY: RBP

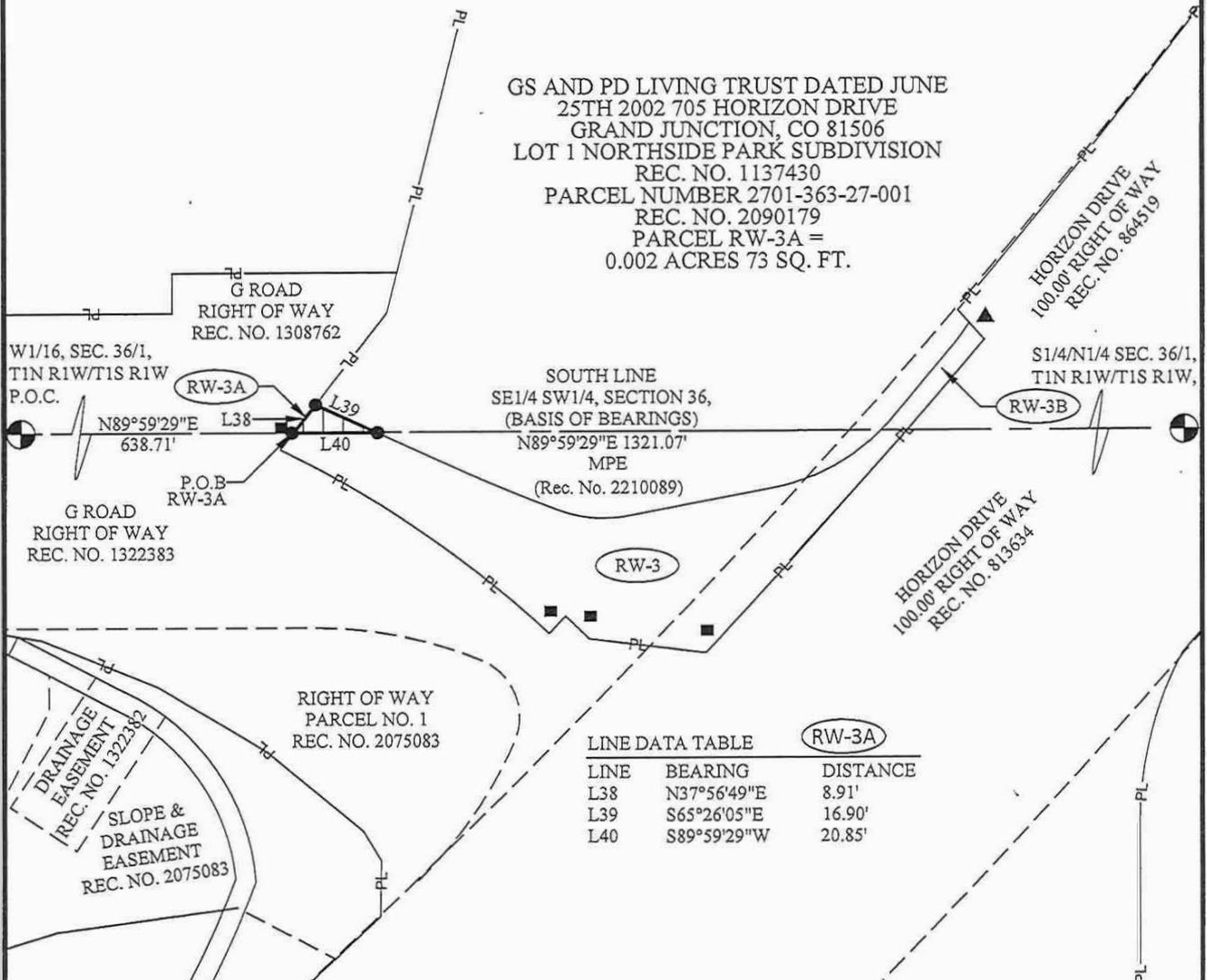
LOCATED IN  
SE1/4 SW1/4, SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 1 WEST,  
UTE MERIDIAN,  
CITY OF GRAND JUNCTION,  
COUNTY OF MESA,  
STATE OF COLORADO



Exhibit D

2701-363-27-001  
RIGHT OF WAY PARCEL NO. RW-3A

GS AND PD LIVING TRUST DATED JUNE  
25TH 2002 705 HORIZON DRIVE  
GRAND JUNCTION, CO 81506  
LOT 1 NORTHSIDE PARK SUBDIVISION  
REC. NO. 1137430  
PARCEL NUMBER 2701-363-27-001  
REC. NO. 2090179  
PARCEL RW-3A =  
0.002 ACRES 73 SQ. FT.



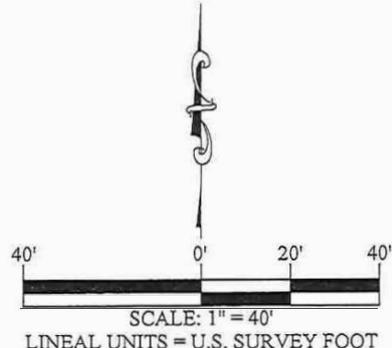
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L38	N37°56'49"E	8.91'
L39	S65°26'05"E	16.90'
L40	S89°59'29"W	20.85'



Renee B. Parent, CO PLS #38266  
244 N. 7th Street  
Grand Junction, CO. 81501

ABBREVIATIONS/LEGEND

- |        |  |          |                                    |
|--------|--|----------|------------------------------------|
| P.O.C. | Point of Commencement  | Rec. No. | Reception Number                   |
| P.O.B. | Point of Beginning   | RW       | Right-of-Way                       |
| R.O.W. | Right-of-Way   | DE       | Drainage Easement                  |
| SEC.   | Section  | MPE      | Multi-Purpose Easement             |
| T.     | Township   | U.M.     | Ute Meridian                       |
| R.     | Range  | PSCO     | Public Service Company Of Colorado |
| AKA    | Also Known As  |          |                                    |
| ▲      | Found Property Evidence - 1.5" PK Nail and Washer - Not Accepted |          |                                    |
| ■      | Found Property Evidence - 2" Aluminum Cap - Not Accepted         |          |                                    |
| ●      | Point of Intersection  |          |                                    |
| ⊙      | Found Monument   |          |                                    |



PUBLIC WORKS  
ENGINEERING DIVISION

DRAWN BY: MJH  
DATE: 10/25/2023  
SCALE: 1"=40'  
APPR. BY: RBP

LOCATED IN  
SE1/4 SW1/4, SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 1 WEST,  
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Exhibit E

2701-363-27-001

RIGHT OF WAY PARCEL NO. RW-3B LEGAL DESCRIPTION

A Parcel of land being a portion of Reception Number 2090179, located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4), Section 36, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County Colorado being more particularly described as follows:

Commencing at the South Quarter Corner of Said Section 36, whence the West Sixteenth Corner of said Section 36/Section 1 bears S89°59'29"W a distance of 1321.07 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from said point of commencement N87°27'54"W a distance of 510.00 feet to a point on the Eastern boundary line of said Reception Number 2090179 being the Point of Beginning; thence along said boundary line Southwesterly along the Arc of a 1839.02 foot radius curve concave Northwesterly, a distance of 29.76 feet thru a central angle of 00°55'38" whose cord bears S40°28'13"W a distance of 29.76 feet to a point on the South line of said Section 36; thence along said South line S89°59'29"W a distance of 6.51 feet; thence the following four (4) courses, 1) Northeasterly along the Arc of a 67.10 foot radius curve concave Northwesterly, a distance of 3.14 feet thru a central angle of 02°40'41" whose cord bears N43°07'11"E a distance of 3.14 feet, 2) N39°54'35"E a distance of 25.12 feet, 3) Northeasterly along the Arc of a 42.00 foot radius curve concave Northwesterly, a distance of 6.54 feet thru a central angle of 08°55'17" whose cord bears N35°35'53"E a distance of 6.53 feet to a point on said Eastern boundary line, 4) Along said boundary line S41°42'48"E a distance of 5.66 feet to the Point of Beginning.

The purpose of the above described Parcel of land is Right of Way for Horizon Drive and G Road Roundabout at 27 1/2 Road.

Said Parcel of land containing 162 Square Feet or 0.004 Acres more or less.

Authored by: Renee B. Parent, CO LS38266, City Surveyor, City of Grand Junction  
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DATE: 10/25/2023

SCALE: N/A

APPR. BY: RBP

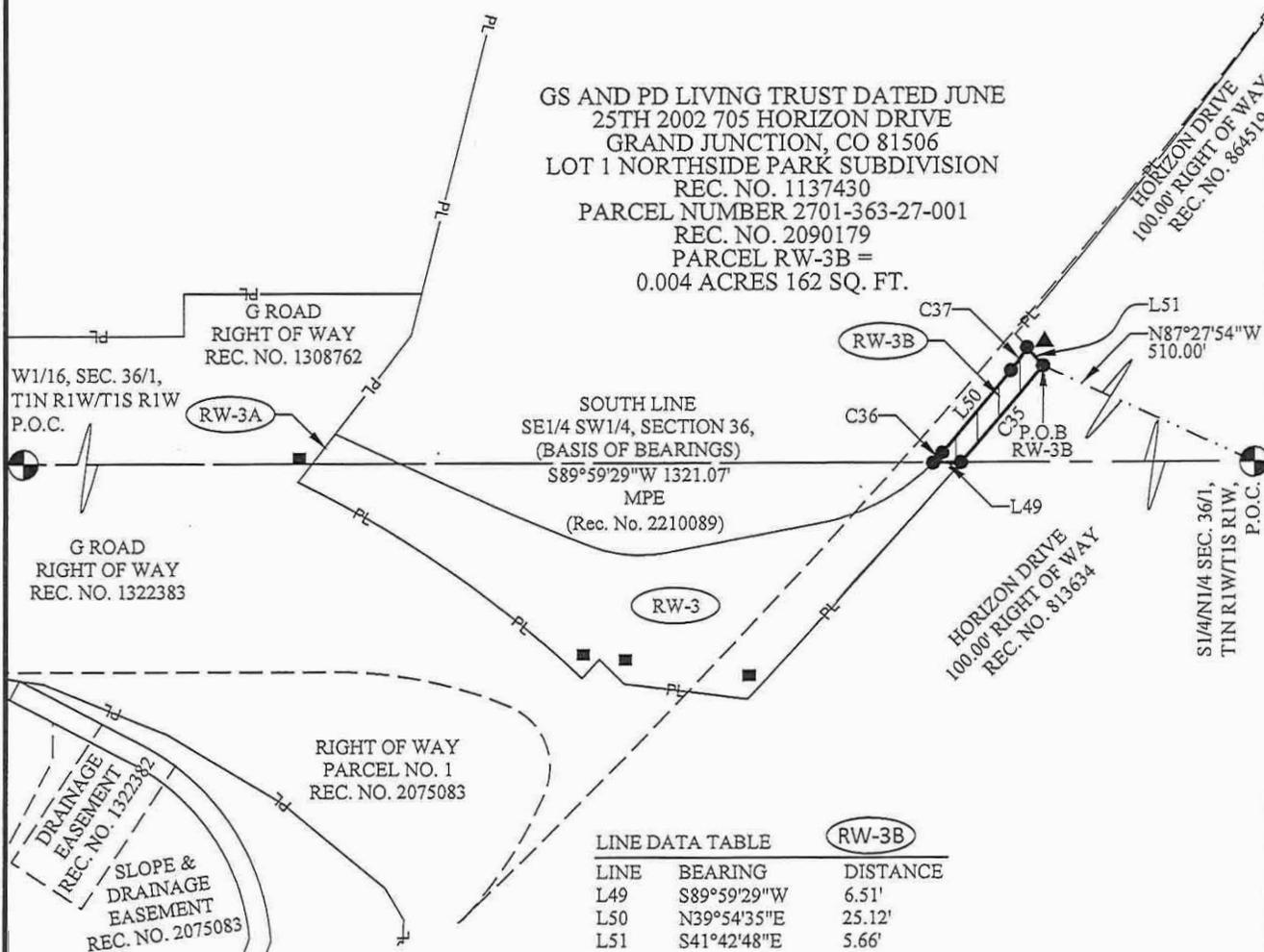
LOCATED IN  
SE1/4 SW1/4, SECTION 36,  
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Exhibit F

2701-363-27-001  
RIGHT OF WAY PARCEL NO. RW-3B

GS AND PD LIVING TRUST DATED JUNE  
25TH 2002 705 HORIZON DRIVE  
GRAND JUNCTION, CO 81506  
LOT 1 NORTHSIDE PARK SUBDIVISION  
REC. NO. 1137430  
PARCEL NUMBER 2701-363-27-001  
REC. NO. 2090179  
PARCEL RW-3B =  
0.004 ACRES 162 SQ. FT.



LINE DATA TABLE

LINE	BEARING	DISTANCE
L49	S89°59'29"W	6.51'
L50	N39°54'35"E	25.12'
L51	S41°42'48"E	5.66'

CURVE DATA TABLE

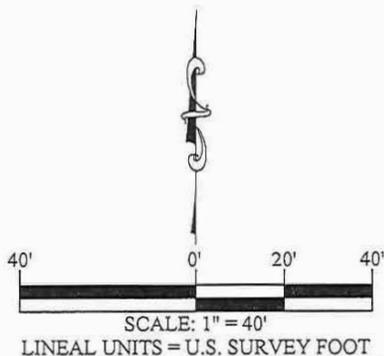
CURVE	ARC	RADIUS	DELTA	CHORD BRG/LENGTH
C35	29.76'	1839.02'	00°55'38"	S40°28'13"W - 29.76'
C36	3.14'	67.10'	02°40'41"	N43°07'11"E - 3.14'
C37	6.54'	42.00'	08°55'17"	N35°35'53"E - 6.53'



Renee B. Parent, CO PLS #38266  
244 N. 7th Street  
Grand Junction, CO. 81501

ABBREVIATIONS/LEGEND

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	DE	Drainage Easement
T.	Township	MPE	Multi-Purpose Easement
R.	Range	U.M.	Ute Meridian
AKA	Also Known As	PSCO	Public Service Company Of Colorado
▲	Found Property Evidence - 1.5" PK Nail and Washer - Not Accepted		
■	Found Property Evidence - 2" Aluminum Cap - Not Accepted		
●	Point of Intersection		
⊕	Found Monument		



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