

E RECORDED DATE 8/20/2024, 2013
COUNTY Mesa
REC. NO. 3101839

EXHIBIT A

2945-012-00-090
RIGHT OF WAY PARCEL NO. RW-1
LEGAL DESCRIPTION

A Parcel of land being a portion of Reception Number 2954101, 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 North Quarter Corner of Said Section 1, whence the West Sixteenth Corner of said Section 1 / Section 36 bears S89°59'29"W a distance of 1,321.07 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from said point of commencement S86°06'59"W, a distance of 753.42 feet to a point on the Southerly Boundary line of Right of Way Parcel Reception Number 2075083 being the Point of Beginning; thence along said boundary line the following six (6) courses,

- 1) S81°09'16"E, a distance of 5.93 feet, 2) S67°58'45"E, a distance of 31.61 feet,
- 3) S59°15'46"E, a distance of 31.61 feet, 4) S50°32'48"E, a distance of 31.61 feet,
- 5) S30°55'37"E, a distance of 8.56 feet, 6) S00°50'17"W, a distance of 14.06 feet to a point of the Westerly boundary line of Horizon Drive, Reception Number 813634; thence continuing along said boundary line, Southwesterly along the Arc of a 1,860.00 foot radius non-tangent curve concave Northwesterly, a distance of 118.10 feet thru a central angle of 03°38'16" whose chord bears S48°22'02"W, a distance of 118.08 feet; thence Northeasterly along the Arc of a 234.50 foot radius non-tangent curve concave Northwesterly, a distance of 99.78 feet thru a central angle of 24°22'49" whose chord bears N33°48'43"E, a distance of 99.03 feet; thence Northwesterly along the Arc of a 57.00 foot radius curve concave Southwesterly, a distance of 64.17 feet thru a central angle of 64°30'09" whose chord bears N30°19'10"W, a distance of 60.83 feet; thence N62°34'14"W, a distance of 30.51 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 the 27 1/2 Road project.

Said Parcel of land containing 2,590 Square Feet or 0.059 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: NCW
DATE: 05/14/2024
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



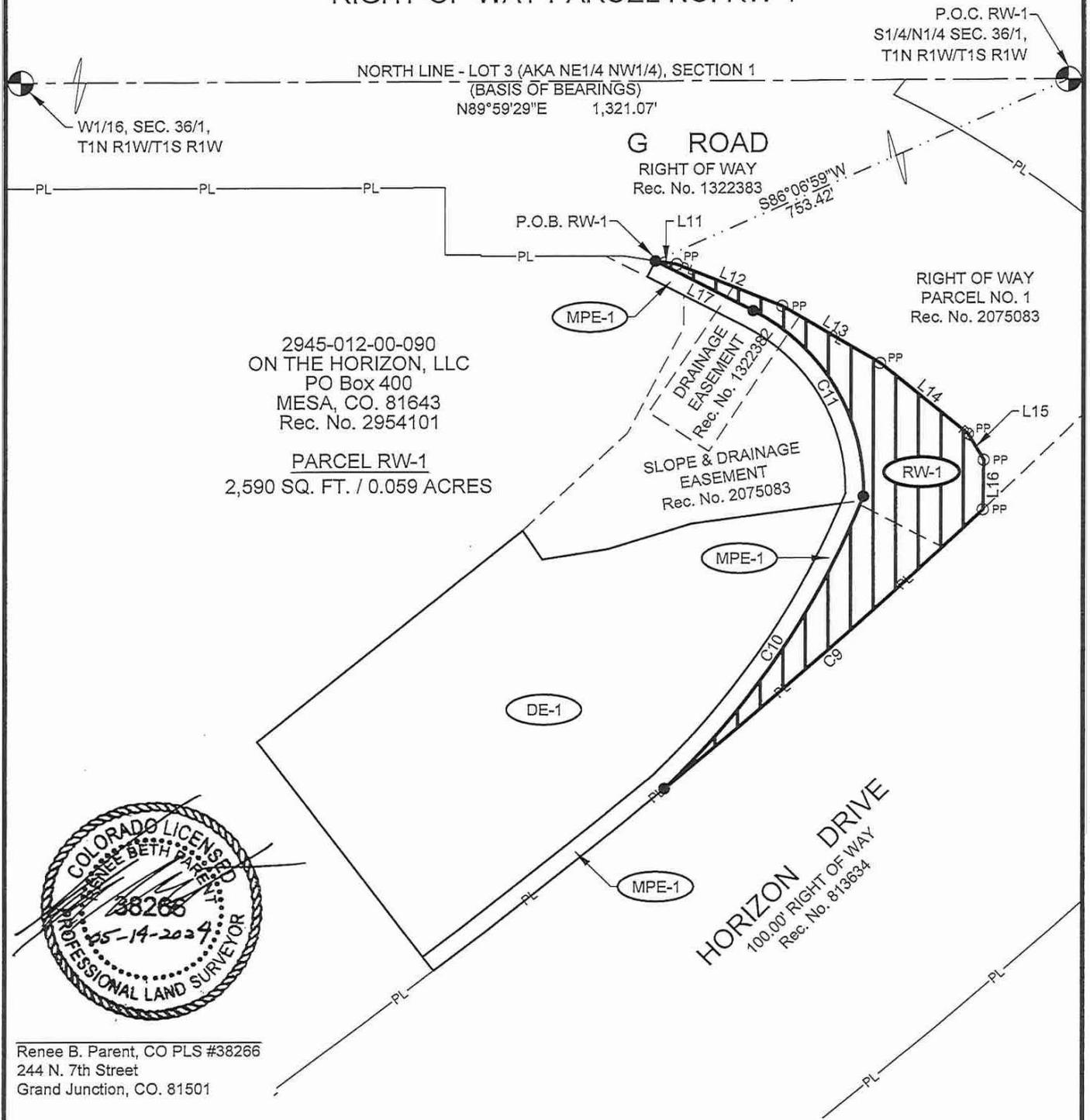
E RECORDED DATE 8/20/2024, 3083

COUNTY Mesa

REC. NO. 3101839

EXHIBIT B

2945-012-00-090
RIGHT-OF-WAY PARCEL NO. RW-1



2945-012-00-090
ON THE HORIZON, LLC
PO Box 400
MESA, CO. 81643
Rec. No. 2954101

PARCEL RW-1
2,590 SQ. FT. / 0.059 ACRES



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

ABBREVIATIONS / LEGEND

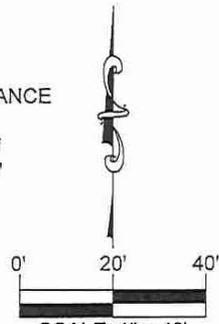
- P.O.C. Point of Commencement
- P.O.B. Point of Beginning
- SEC. Section
- T. Township
- R. Range
- U.M. Ute Meridian
- Rec. Reception
- No. Number
- AKA Also Known As
- NT Non-Tangent Curve
- MPE Multi-Purpose Easement
- RW Right-of-Way
- DE Drainage Easement
- TCE Temporary Construction Easement
- PSCO Public Service Company of Colorado
- PP Found Property Evidence - 1.5" Pin KOHL PLS 37067
- Point of Intersection
- ⊙ Found Monument

CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG / LENGTH
C9 (NT)	118.10'	1,860.00'	03°38'16"	S48°22'02"W / 118.08'
C10 (NT)	99.78'	234.50'	24°22'49"	N33°48'43"E / 99.03'
C11	64.17'	57.00'	64°30'09"	N30°19'10"W / 60.83'

LINE DATA TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L11	S81°09'16"E	5.93'	L15	S30°55'37"E	8.56'
L12	S67°58'45"E	31.61'	L16	S00°50'17"W	14.06'
L13	S59°15'46"E	31.61'	L17	N62°34'14"W	30.51'
L14	S50°32'48"E	31.61'			



PUBLIC WORKS
ENGINEERING DIVISION

DRAWN BY: NCW
DATE: 05/14/2024
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

