

EXHIBIT A
Legal Description
Multipurpose Easement

A multipurpose easement being located in the Northwest Quarter of the Southeast Quarter (NW¹/₄ SE¹/₄) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, and being more particularly described as follows:

COMMENCING at the City Survey Marker at the intersection of Main Street and Chuluota Avenue whence the City Survey Marker at the intersection of Main Street and West Avenue bears N89°54'32"W, a distance of 860.41 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence along said block line of Main Street N89°54'32"W, a distance of 163.72 feet; thence N00°05'28"E, a distance of 34.00 feet to a point where the West line of Lot One intersects the North line of Multipurpose Easement as shown on the plat of JB Subdivision, recorded under Reception No. 2676494; thence along the North line of said Multipurpose Easement S89°54'32"E, a distance of 83.64 feet to the POINT OF BEGINNING; thence N00°05'28"E, a distance of 11.24 feet; thence N33°33'41"W, a distance of 38.82 feet; thence N29°45'21"W, a distance of 41.44 feet; thence N31°22'32"W, a distance of 61.18 feet; thence N90°00'00"W, a distance of 1.70 feet to a point on the West line of said Lot One; thence along the West line of said Lot One N00°05'28"E, a distance of 6.95 feet to a point where the West line of Lot One intersects the Southwesterly line of said Multipurpose Easement; thence along the Southwesterly line of said Multipurpose Easement the following three (3) courses:

- 1) thence S29°59'40"E, a distance of 105.15 feet
- 2) thence S41°56'56"E, a distance of 13.22 feet
- 3) thence S30°10'39"E, a distance of 43.80 feet

to a point on the North line of said Multipurpose Easement; thence along the North line of Said Multipurpose Easement N89°54'32"W, a distance of 7.87 feet to the POINT OF BEGINNING.

Said parcel containing an area of 250.6 sq. ft., as herein described.

23-04 Dual Immersion MPE.doc
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.
591 25 Road, Suite B1
Grand Junction, Colorado 81505

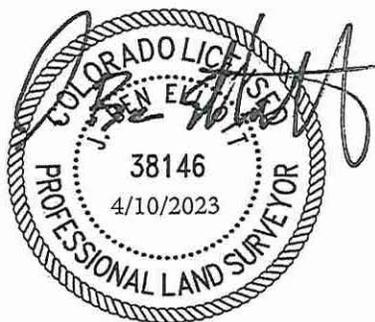
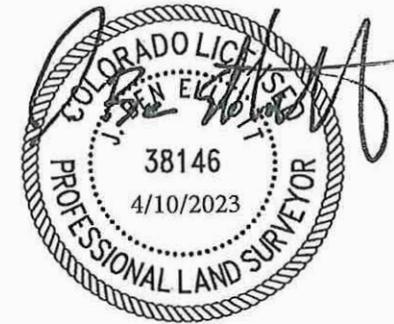


EXHIBIT B

School District Number 1
 NKA Mesa County School
 District No. 51
 552 West Main St.
 2945-154-00-130

Riverside Parkway
 Parcel No. D-1 Rev.
 Reception Number 2265424



Multipurpose Easement
 Reception No. 2676494

20' Alley
 Reception No. 358921

Mesa County Valley
 School District 51

542 West Main St.
 2945-154-00-127

538 West Main St.
 2945-154-00-126

522 West Main St.
 2945-154-00-128

520 West Main St.
 2945-154-00-006

Lot One
 JB Subdivision
 Reception No. 2676494
 City of Grand Junction
 2945-154-58-001

Right-of-Way
 Reception No. 358920

LINE	BEARING	DISTANCE
L1	N00°05'28"E	11.24'
L2	N33°33'41"W	38.82'
L3	N29°45'21"W	41.44'
L4	N31°22'32"W	61.18'
L5	N90°00'00"W	1.70'
L6	N00°05'28"E	6.95'
L7	S41°56'56"E	13.22'
L8	S30°10'39"E	43.80'
L9	N89°54'32"W	7.87'

Right-of-Way
 Reception No. 2676494

Multipurpose Easement
 250.6 sq. ft.

POINT OF BEGINNING

POINT OF COMMENCEMENT

N00°05'28"E
 34.00'

83.64'
 S89°54'32"E

N89°54'32"W 163.72'

Block Monument Line
 Basis of Bearings N89°54'32"W 860.41'

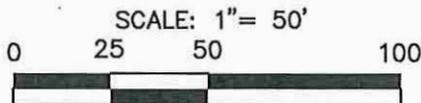
City Survey Marker
 West Main Street at Chuluota Avenue
 Chiselled "x" in Monument Box
 0.4' Below Surface

City Survey Marker
 West Main Street at West Avenue
 RR Spike in Monument Box
 0.4' Below Surface

Main Street
 Reception No. 11306

High Desert Surveying, Inc.

591 25 Road, Suite B1
 Grand Junction, Colorado 81501
 Tele: 970-254-8649 Fax: 970-241-0451



PROJ. NO. 23-04	Drawn	APP'D	SHEET	OF
DATE: April, 2023	BE	GJ	1	1