



# EXHIBIT A

2945-044-16-002

## RIGHT-OF-WAY PARCELS NO. RW-12A & RW-12B

### RW-12A

A parcel of land being a portion of Lot 1, Market Square North same as recorded at Reception Number 2274681 located in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 4, and assuming the West line of said NW1/4 SE1/4 bears N00°01'45"E with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°01'45"E, a distance of 26.14 feet along said West line; thence S89°58'15"E, a distance of 40.00 feet to Southwest corner of said Lot 1 being the Point of Beginning;

thence N00°01'45.1"E, a distance of 22.79 feet along the West line of said Lot 1; thence Southeasterly 3.17 feet along the arc of a 4.00 foot non-tangent radius curve concave southwesterly thru a central angle of 45°23'12" whose chord bears S34°05'01"E, a distance of 3.09 feet; thence Southeasterly 18.84 feet along the arc of a 19.00 foot radius curve concave southwesterly thru a central angle of 56°48'22" whose chord bears S28°22'26"E, a distance of 18.08 feet; thence S00°01'45"E, a distance of 4.30 feet to a point on the South line of said Lot 1; thence S89°50'01"W, a distance of 10.33 feet along said South line to the Point of Beginning.

Said Parcel of land CONTAINING 170 Square Feet or 0.004 Acres, more or less, as described.

### RW-12B

A parcel of land being a portion of Lot 1, Market Square North same as recorded at Reception Number 2274681 located in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 4, and assuming the West line of said NW1/4 SE1/4 bears N00°01'45"E with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°01'45"E, a distance of 260.50 feet along said West line; thence S89°58'15"E, a distance of 40.00 feet to a point lying on the West line of said Lot 1 being the Point of Beginning;

thence N00°01'45"E, a distance of 73.58 feet along said West line; thence S07°45'18"E, a distance of 15.31 feet; thence S79°24'55"E, a distance of 11.12 feet; thence S00°01'45"W, a distance of 52.97 feet; thence S75°20'58"W, a distance of 13.44 feet to the Point of Beginning.

Said Parcel of land CONTAINING 742 Square Feet or 0.02 Acres, more or less, as described.

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



N:\EngPro\F210303 (24.5 Rd) 655ROW Acquisition\Parcel 12 (630 24.5 Road)\Parcel 12 Acquisition Does.dwg - PLOTTED 2024-06-25

#### ABBREVIATIONS

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	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately		

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

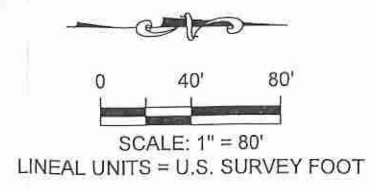
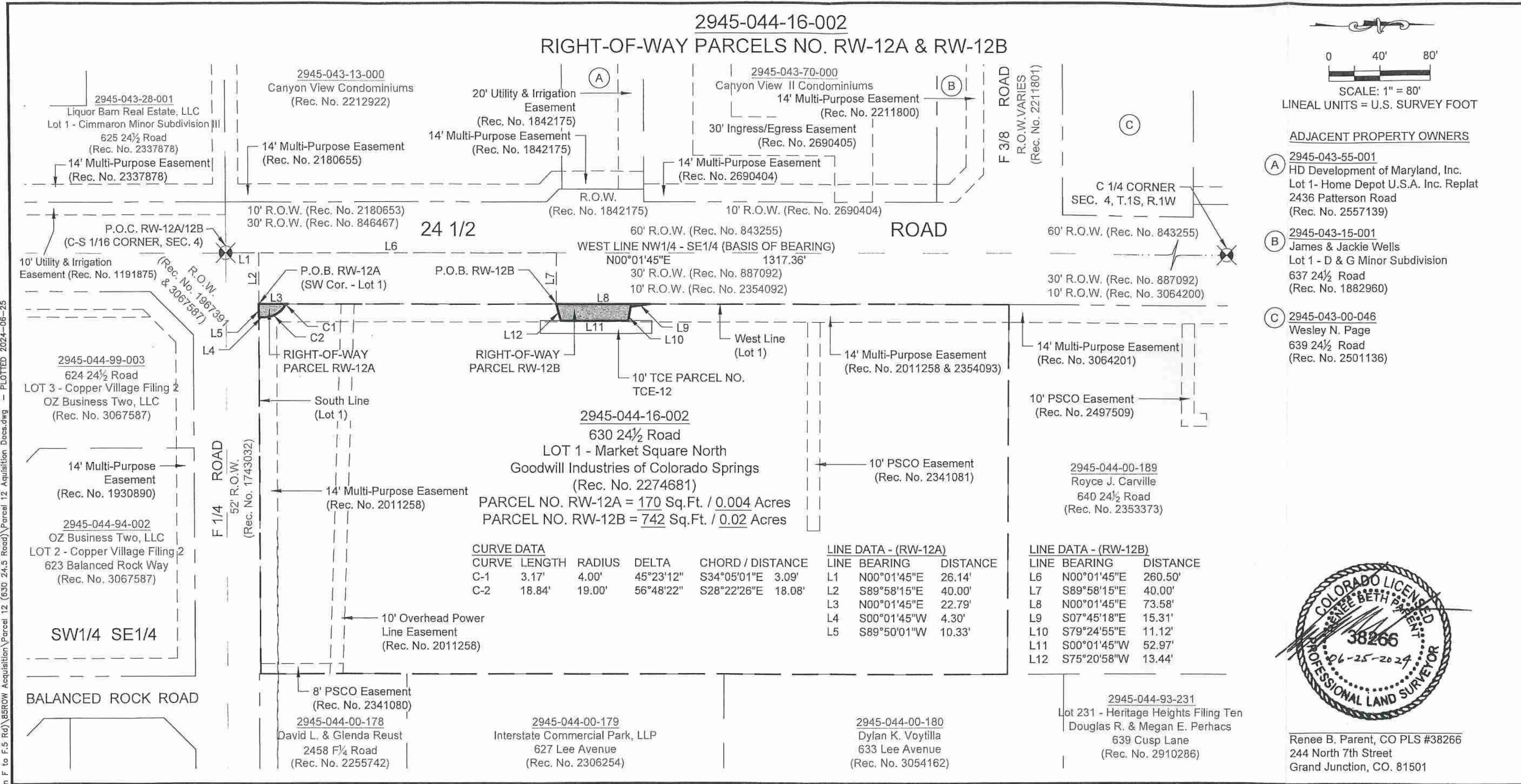
DRAWN BY: NCW  
DATE: 06-25-2024  
REVIEWED BY: RBP  
APPROVED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

Portion of 2945-044-16-002  
Located in the NW1/4 SE1/4  
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
County of Mesa, State of Colorado



ENGINEERING &  
TRANSPORTATION DEPARTMENT  
PROJECT NO. 207-F210303

# EXHIBIT B



- ADJACENT PROPERTY OWNERS**
- (A) 2945-043-55-001  
HD Development of Maryland, Inc.  
Lot 1 - Home Depot U.S.A. Inc. Replat  
2436 Patterson Road  
(Rec. No. 2557139)
  - (B) 2945-043-15-001  
James & Jackie Wells  
Lot 1 - D & G Minor Subdivision  
637 24 1/2 Road  
(Rec. No. 1882960)
  - (C) 2945-043-00-046  
Wesley N. Page  
639 24 1/2 Road  
(Rec. No. 2501136)



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

N:\EngPro\F210303 (24.5 Rd from F to F.5 Rd)\BROW Acquisition\Parcel 12 (630 24.5 Road)\Parcel 12 Acquisition Docs.dwg - PLOTTED 2024-06-25

**ABBREVIATIONS**

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	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately		

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DRAWN BY: NCW  
DATE: 6-25-2024  
REVIEWED BY: RBP  
APPROVED BY: \_\_\_\_\_  
SCALE: 1" = 80'

Portion of 2945-044-16-002  
Located in the NW1/4 SE1/4  
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
County of Mesa, State of Colorado



**ENGINEERING &  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. 207-F210303

E RECORDED DATE 10/13/25  
COUNTY Mesa  
REC. NO. 3139702

Jonathan Narlock  
Senior Vice President | Public Finance

Original Note and Deed of Trust Returned to:  
When recorded return to:  
Prepared/Received by:

PNC Financial Services Group  
1144 15th Street, Suite 2800 | Denver, CO 80202

REQUEST FOR FULL  / PARTIAL   
RELEASE OF DEED OF TRUST AND RELEASE BY HOLDER OF THE EVIDENCE OF DEBT WITHOUT PRODUCTION OF EVIDENCE OF DEBT PURSUANT TO § 38-39-102 (1) (a) and (3), COLORADO REVISED STATUTES

9/22/2025 Date  
Discover Goodwill of Southern & Western Colorado, a Colorado nonprofit corporation Original Grantor (Borrower)  
1480 Garden of the Gods Road, Colorado Springs, CO 80907 Current Address of Original Grantor, Assuming Party, or Current Owner  
 Check here if current address is unknown  
BBVA Mortgage Corporation, an Alabama corporation, together with its successors and assigns Original Beneficiary (Lender)  
December 19, 2019 Date of Deed of Trust  
December 20, 2019 Date of Recording and/or Re-Recording of Deed of Trust  
REC# 2907579 Recording Information

County Rept. No. and/or Film No. and/or Book/Page No. and/or Torrens Reg. No.  
TO THE PUBLIC TRUSTEE OF MESA COUNTY  
(The County of the Public Trustee who is the appropriate grantee to whom the above Deed of Trust should grant an interest in the property described in the Deed of Trust)

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described in the Deed of Trust as to a full release or, in the event of a partial release, only that portion of the real property described as:

(IF NO LEGAL DESCRIPTION IS LISTED THIS WILL BE DEEMED A FULL RELEASE.)  
SEE ATTACHED EXHIBIT A & EXHIBIT B

Pursuant to § 38-39-102 (3), Colorado Revised Statutes, in support of this Request for Release of Deed of Trust, the undersigned, as the holder of the evidence of debt secured by the Deed of Trust described above, or as a Title Insurance Company authorized to request the release of a Deed of Trust pursuant to § 38-39-102(3)(c), Colorado Revised Statutes, in lieu of the production or exhibition of the original evidence of debt with this Request for Release, certifies as follows:

- 1. The purpose of the Deed of Trust has been fully or partially satisfied.
- 2. The original evidence of debt is not being exhibited or produced with this request for release of Deed of Trust.
- 3. It is one of the following entities (check applicable box):
  - a.  The holder of the original evidence of debt that is a qualified holder, as specified in § 38-39-102(3)(a), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee for any and all damages, costs, liabilities, and reasonable attorney fees incurred as a result of the action of the Public Trustee taken in accordance with this request for release;
  - b.  The holder of the evidence of debt requesting the release of a Deed of Trust without producing or exhibiting the original evidence of debt that delivers to the Public Trustee a corporate surety bond as specified in § 38-39-102(3)(b), Colorado Revised Statutes;
  - c.  A title insurance company licensed in Colorado, as specified in § 38-39-102(3)(c), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee taken in accordance with this request for release and that has caused the indebtedness secured by the deed of trust to be satisfied in full, or in the case of a partial release, to the extent required by the holder of the indebtedness; or
  - d.  A holder, as specified in § 38-39-102 (3)(d)(I), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee in accordance with this Request for Release and that has caused the indebtedness secured by the Deed of Trust to be satisfied in full, or in the case of a partial release, to the extent required by the holder of the indebtedness. E-FILE ONLY

Name and address of the holder of the evidence of debt secured by Deed of Trust (lender) or name and address of the Title Insurance Company authorized to request the release or a Deed of Trust

Jonathan Narlock, Senior Vice President, 1144 15th St, Denver, CO 80202

Name, title, and address of officer, agent, or attorney of the holder of the evidence of debt secured by Deed of Trust (lender)

Signature \_\_\_\_\_ Signature \_\_\_\_\_

State of Colorado, County of Denver

The foregoing Request for Release was acknowledged before me on 9/22/2025 (Date)

by\* Jonathan James Narlock  
\*If applicable, insert title of officer and name of current holder

(Notary Seal) KAITLYN MARIE KING  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20234030589  
MY COMMISSION EXPIRES AUG 10, 2027  
8/10/2027 Date Commission Expires

Witness my hand and official seal  
Notary Public

RELEASE OF DEED OF TRUST

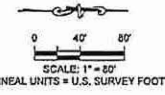
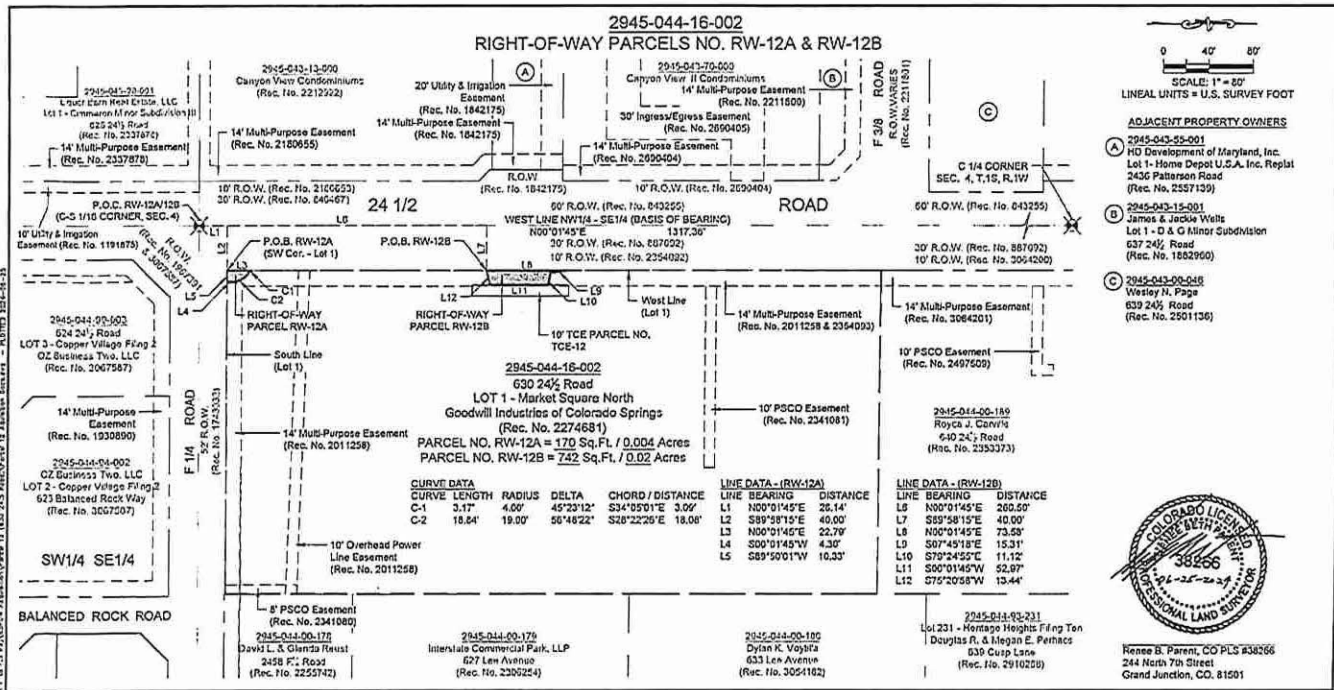
WHEREAS, the Grantor(s) named above, by Deed of Trust, granted certain real property described in the Deed of Trust to the Public Trustee of the County referenced above, in the State of Colorado, to be held in trust to secure the payment of the indebtedness referred to in the Deed of Trust; and  
WHEREAS, the indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied according to the written request of the holder of the evidence of debt or Title Insurance Company authorized to request the release of the Deed of Trust;  
NOW THEREFORE, in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged, I, as the Public Trustee in the County named above, do hereby fully and absolutely release, cancel and forever discharge the Deed of Trust or that portion of the real property described above in the Deed of Trust, together with all privileges and appurtenances belonging to the real property.

(Public Trustee use only; use appropriate label) (Public Trustee's seal) Public Trustee  
(If applicable: Notary Seal) Deputy Public Trustee

(If applicable, name and address of person creating new legal description as required by § 38-35-106.5, Colorado Revised Statutes.)



# EXHIBIT B



Gregory B. Perhacs, CO PLS #38266  
244 North 7th Street  
Grand Junction, CO. 81501

**ABBREVIATIONS**

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
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T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
/	Approximately		

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**DRAWN BY:** NCW  
**DATE:** 6-25-2024  
**REVIEWED BY:** ROP  
**APPROVED BY:**  
**SCALE:** 1" = 80'

Portion of 2945-044-16-002  
Located in the NW1/4 SE1/4  
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
County of Mesa, State of Colorado

**CITY OF Grand Junction COLORADO**  
**ENGINEERING & TRANSPORTATION DEPARTMENT**  
PROJECT NO. 207-F210303

Jonathan Narlock  
Senior Vice President | Public Finance

Original Note and Deed of Trust Returned to:  
When recorded return to:  
Prepared/Received by:

PNC Financial Services Group  
1144 15th Street, Suite 2800 | Denver, CO 80202

REQUEST FOR FULL  / PARTIAL

RELEASE OF DEED OF TRUST AND RELEASE BY HOLDER OF THE EVIDENCE OF DEBT WITHOUT PRODUCTION OF EVIDENCE OF DEBT PURSUANT TO § 38-39-102 (1) (a) and (3), COLORADO REVISED STATUTES

9/22/2025 Date  
Discover Goodwill of Southern & Western Colorado, a Colorado nonprofit corporation Original Grantor (Borrower)  
1460 Garden of the Gods Road, Colorado Springs, CO 80907 Current Address of Original Grantor, Assuming Party, or Current Owner  
 Check here if current address is unknown  
BBVA Mortgage Corporation, an Alabama corporation, together with its successors and assigns Original Beneficiary (Lender)  
December 19, 2019 Date of Deed of Trust  
December 20, 2019 Date of Recording and/or Re-Recording of Deed of Trust  
REC# 2807579 Recording Information

County Rept. No. and/or Film No. and/or Book/Page No. and/or Torrens Reg. No.

TO THE PUBLIC TRUSTEE OF MESA COUNTY

(The County of the Public Trustee who is the appropriate grantee to whom the above Deed of Trust should grant an interest in the property described in the Deed of Trust)

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described in the Deed of Trust as to a full release or, in the event of a partial release, only that portion of the real property described as:

(IF NO LEGAL DESCRIPTION IS LISTED THIS WILL BE DEEMED A FULL RELEASE.)

SEE ATTACHED EXHIBIT A & EXHIBIT B

Pursuant to § 38-39-102 (3), Colorado Revised Statutes, in support of this Request for Release of Deed of Trust, the undersigned, as the holder of the evidence of debt secured by the Deed of Trust described above, or as a Title Insurance Company authorized to request the release of a Deed of Trust pursuant to § 38-39-102(3)(c), Colorado Revised Statutes, in lieu of the production or exhibition of the original evidence of debt with this Request for Release, certifies as follows:

- The purpose of the Deed of Trust has been fully or partially satisfied.
- The original evidence of debt is not being exhibited or produced with this request for release of Deed of Trust.
- It is one of the following entities (check applicable box):
  - The holder of the original evidence of debt that is a qualified holder, as specified in § 38-39-102(3)(a), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee for any and all damages, costs, liabilities, and reasonable attorney fees incurred as a result of the action of the Public Trustee taken in accordance with this request for release;
  - The holder of the evidence of debt requesting the release of a Deed of Trust without producing or exhibiting the original evidence of debt that delivers to the Public Trustee a corporate surety bond as specified in § 38-39-102(3)(b), Colorado Revised Statutes;
  - A title insurance company licensed in Colorado, as specified in § 38-39-102(3)(c), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee taken in accordance with this request for release and that has caused the indebtedness secured by the deed of trust to be satisfied in full, or in the case of a partial release, to the extent required by the holder of the indebtedness; or
  - A holder, as specified in § 38-39-102 (3)(d)(I), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee in accordance with this Request for Release and that has caused the indebtedness secured by the Deed of Trust to be satisfied in full, or in the case of a partial release, to the extent required by the holder of the indebtedness. E-FILE ONLY

PNC Bank, National Association, 1144 15th St, Denver, CO 80202

Name and address of the holder of the evidence of debt secured by Deed of Trust (lender) or name and address of the Title Insurance Company authorized to request the release of a Deed of Trust

Jonathan Narlock, Senior Vice President, 1144 15th St, Denver, CO 80202

Name, title, and address of officer, agent, or attorney of the holder of the evidence of debt secured by Deed of Trust (lender)

*[Signature]*  
Signature

Signature

State of Colorado, County of Denver

The foregoing Request for Release was acknowledged before me on 9/22/2025 (Date)

by\* Jonathan James Narlock  
\*If applicable, insert title of officer and name of current holder

(Notary Seal)



Witness my hand and official seal

*[Signature]*  
Notary Public

8/10/2027  
Date Commission Expires

RELEASE OF DEED OF TRUST

WHEREAS, the Grantor(s) named above, by Deed of Trust, granted certain real property described in the Deed of Trust to the Public Trustee of the County referenced above, in the State of Colorado, to be held in trust to secure the payment of the indebtedness referred to in the Deed of Trust; and

WHEREAS, the indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied according to the written request of the holder of the evidence of debt or Title Insurance Company authorized to request the release of the Deed of Trust;

NOW THEREFORE, in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged, I, as the Public Trustee in the County named above, do hereby fully and absolutely release, cancel and forever discharge the Deed of Trust or that portion of the real property described above in the Deed of Trust, together with all privileges and appurtenances belonging to the real property.

(Public Trustee use only; use appropriate label)

(Public Trustee use only)



Public Trustee

Deputy Public Trustee  
Norma Kreppe October 13 2025

(If applicable: Notary Seal)

(If applicable, name and address of person creating new legal description as required by § 38-35-106.5, Colorado Revised Statutes.)

EXHIBIT A

2945-044-16-002  
RIGHT-OF-WAY PARCELS NO. RW-12A & RW-12B

RW-12A

A parcel of land being a portion of Lot 1, Market Square North same as retored at Reception Number 2274691 located in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

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thence N00°01'45"E, a distance of 22.79 feet along the West line of said Lot 1; thence Southeasterly 3.17 feet along the arc of a 4.00 foot non-tangent radius curve concave southwesterly thru a central angle of 45°23'12" whose chord bears S34°05'01"E, a distance of 3.09 feet; thence Southeasterly 18.84 feet along the arc of a 19.00 foot radius curve concave southwesterly thru a central angle of 58°48'22" whose chord bears S28°22'26"E, a distance of 18.08 feet; thence S00°01'45"E, a distance of 4.30 feet to a point on the South line of said Lot 1; thence S88°50'01"W, a distance of 10.33 feet along said South line to the Point of Beginning.

Said Parcel of land CONTAINING 170 Square Feet or 0.004 Acres, more or less, as described.

RW-12B

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thence N00°01'45"E, a distance of 73.58 feet along said West line; thence S07°45'13"E, a distance of 15.31 feet; thence S78°24'55"E, a distance of 11.12 feet; thence S00°01'45"W, a distance of 52.97 feet; thence S75°20'58"W, a distance of 13.44 feet to the Point of Beginning.

Said Parcel of land CONTAINING 742 Square Feet or 0.02 Acres, more or less, as described.

Authored by: Renea B. Parent, CO PLS #38256  
City Surveyor - City of Grand Junction  
244 North 7th Street  
Grand Junction, CO. 81501



ABBREVIATIONS	
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
R.O.W.	Right-of-Way
SEC.	Section
T.	Township
R.	Range
-	Approximately
Rec.	Reception
No.	Number
RW	RIGHT-OF-WAY
EPE	Easement Purpose Easement
TCE	Temporary Construction Easement
U.M.	Ute Meridian

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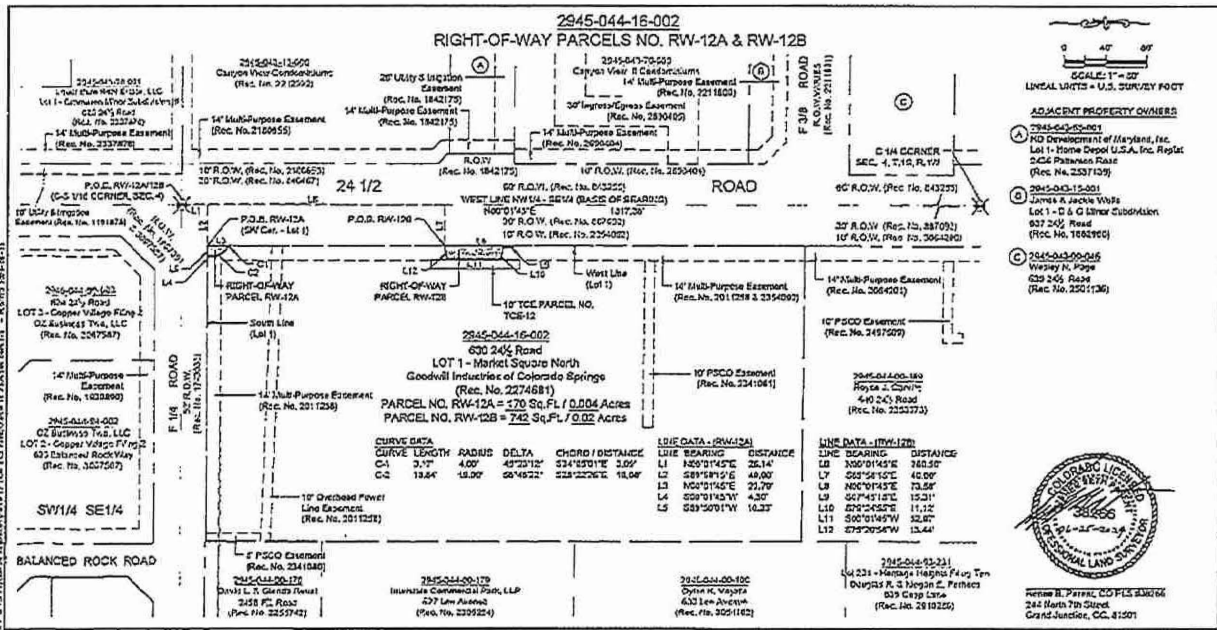
DRAWN BY: RCW  
DATE: 06-25-2024  
REVIEWED BY: REP  
APPROVED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

Portion of 2945-044-16-002  
Located in the NW1/4 SE1/4  
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
County of Mesa, State of Colorado



2945-044-16-002 RW-12A & RW-12B

EXHIBIT B



SCALE: 1" = 20'  
LINEAL UNITS = U.S. SURVEY FOOT

**ADJACENT PROPERTY OWNERS**

(A) 2945-044-16-001  
MD Development of Maryland, Inc.  
Lot 1 - Home Depot U.S.A. Inc. Retail  
3-26 Palmetto Road  
(Rec. No. 221129)

(B) 2945-044-15-001  
James R. Jackie Wife  
Lot 1 - D & G Limer Subdivision  
623 2nd Road  
(Rec. No. 165292)

(C) 2945-044-16-006  
Wesley R. Pope  
623 2nd Road  
(Rec. No. 250123)

**CITY OF GRAND JUNCTION, COLORADO**  
Professional Seal  
36256  
Homer R. Parrot, COPLS 33676  
244 Main Street  
Grand Junction, CO 81501

**ABBREVIATIONS**

P.O.C.	Point of Commencement	Rec.	Reception
P.O.D.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	R/W	Right-of-Way
SEC	Section	MP	Met-Purpose Easement
T.	Traverse	TCC	Temporary Construction Easement
R.	Ramp	U/L	Use Location
~	Approximately		

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

CREWED BY: NOV  
DATE: 05-2024  
REVIEWED BY: REP  
APPROVED BY: \_\_\_\_\_  
SCALE: 1" = 60'

Portion of 2945-044-16-002  
Located in the NW1/4 SE1/4  
Section 4, T.1S, R.1W  
Ute Median, City of Grand Junction  
County of Mesa, State of Colorado

**CITY OF GRAND JUNCTION**  
ENGINEERING & TRANSPORTATION DEPARTMENT  
PROJECT NO. 207-120202