

EXHIBIT A

2945-043-00-046
RIGHT-OF-WAY PARCEL NO. RW-16

A parcel of land being a portion of a tract described in Reception Number 2127250, located in the North One-Half of the Northeast Quarter of the Southwest Quarter (N1/2 NE1/4 SW1/4) 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 1/4 Corner of said Section 4, and assuming the East line of said NE1/4 SW1/4 bears N00°01'45"E with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°01'45"W, a distance of 658.70 feet along said East line; thence N89°58'15"W, a distance of 30.00 feet to the Southeast corner of said tract as described in Reception Number 2127250 being the Point of Beginning;

thence S89°53'37"W, a distance of 10.00 feet along the South line of said tract; thence N00°01'45"E, a distance of 103.00 feet to a point lying on the North line of said tract; thence N89°53'37"E, a distance of 10.00 feet along said North line to the Northeast corner of said tract; thence S00°01'45"W, a distance of 103.00 feet along the East line of said tract to the Point of Beginning.

Said Parcel of land CONTAINING 1,030 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



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: 04-16-2025
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: _____

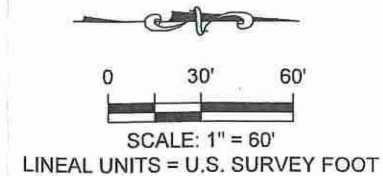
Portion of 2945-043-00-046
Located in the N1/2 NE1/4 SW1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
County of Mesa, State of Colorado



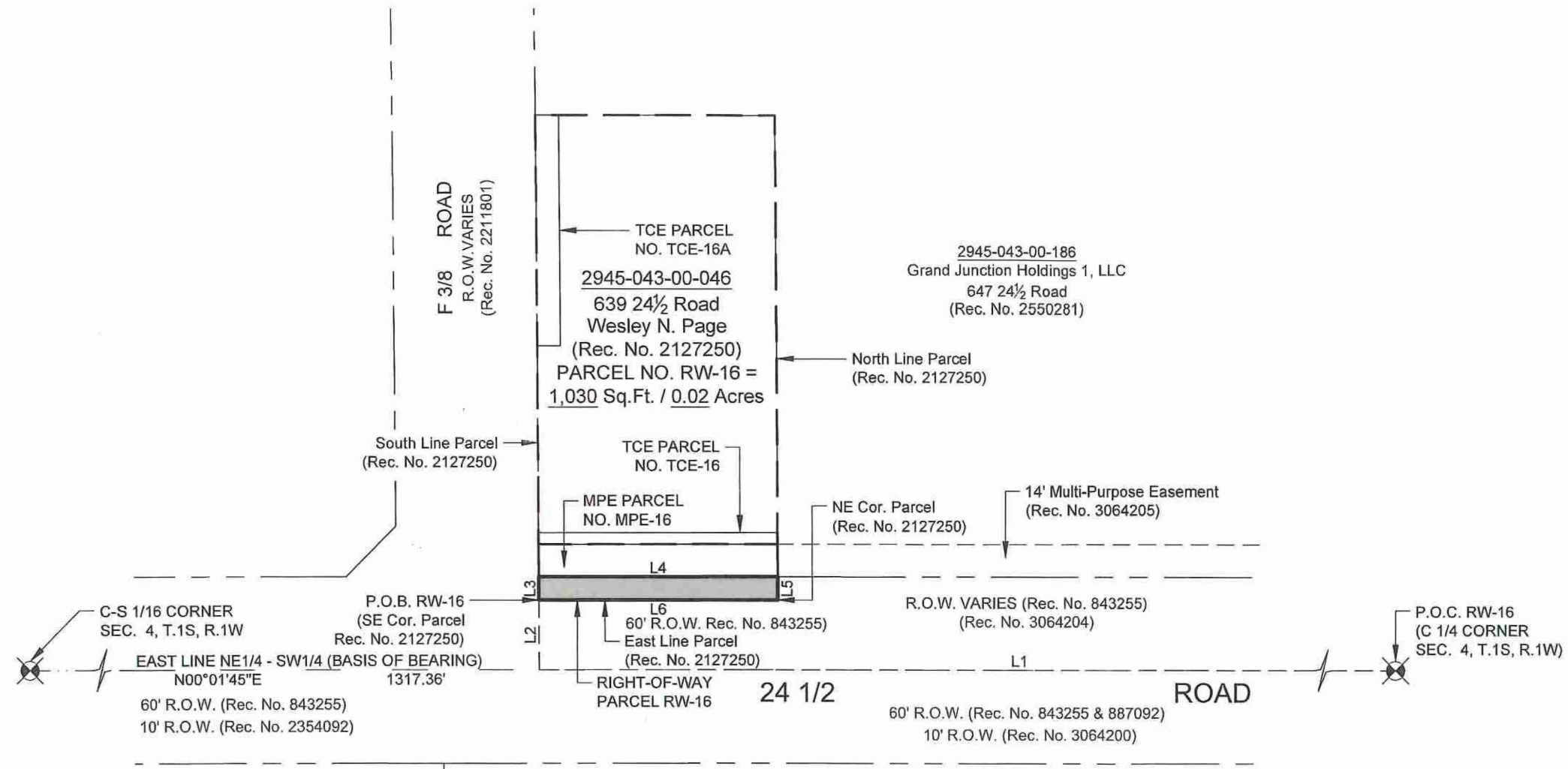
ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210303

EXHIBIT B

2945-043-00-046
RIGHT-OF-WAY PARCEL NO. RW-16



LINE DATA		
LINE	BEARING	DISTANCE
L1	S00°01'45"W	658.70'
L2	N89°58'15"W	30.00'
L3	S89°53'37"W	10.00'
L4	N00°01'45"E	103.00'
L5	N89°53'37"E	10.00'
L6	S00°01'45"W	103.00'



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N:\EngProj\F210303 (24.5 Rd from F to F.5 Rd)\BROW Acquisition\Parcels\Parcel 16_639 24.5 Road\Parcel 16 Acquisition Docs.dwg -- PLOTTED 2025-04-16

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DRAWN BY: NCW
DATE: 04-16-2025
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 60'

Portion of 2945-043-00-046
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Section 4, T.1S, R.1W
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