

EXHIBIT A

LEGAL DESCRIPTION

2945-033-38-003

RIGHT-OF-WAY PARCEL NO. RW-21

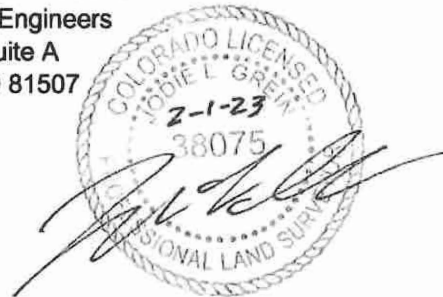
A parcel of land being a portion of the land as described in Reception Number 2609596 lying in the NW1/4 SW1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the South 1/16 Corner of said Section 3, and assuming the West line of said NW1/4 SW1/4 bears N00°02'40"E, with all other bearings contained herein being relative thereto; thence N00°02'40"E, along said West line, a distance of 228.96 feet; thence S89°57'20"E, a distance of 50.00 feet to the Southwest corner of said property and Point of Beginning;

thence N00°02'40"E, along the East right-of-way of 25 Road, a distance of 202.83 feet; thence, along the arc of a 25.00 foot radius curve to the right, a distance of 3.08 feet, with chord which bears N03°34'06"E, a distance of 3.07 feet, and an interior angle of 7°02'52"; thence leaving said right-of-way, along the arc of a 561.00 foot radius non-tangent curve to the right for a distance of 69.61 feet, with chord which bears S03°30'36"E, a distance of 69.56 feet, and an interior angle of 7°06'33"; thence S00°02'40"W, a distance of 136.48 feet, to the south line of said property; thence N89°57'20"W, a distance of 4.50 feet to the Point of Beginning.

Said Parcel of land CONTAINING 827 Square Feet or 0.02 Acres, more or less, as described.

Authored by: Jodie L Grein, CO PLS #38075
Rolland Consulting Engineers
405 Ridges Blvd. Suite A
Grand Junction, CO 81507



C:\Projects\2425 FS Rd City G\Parcel 21\CAD\Parcel 21 Acquisition Docs Adjusted.dwg - PLOTTED 2023-02-01

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	Sq.Ft.	Square Feet

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: CLB
DATE: 02-2023
REVIEWED BY: JLG
APPROVED BY: BH
SCALE: _____

Portion of 2945-033-38-003
Located in a part of the NW¹/₄ SW¹/₄
Section 3, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO 207-F210306

EXHIBIT B

2945-033-38-003

RIGHT-OF-WAY PARCEL NO. RW-21

2945-033-15-008
TRUSTEES OF THE STATE COLLEGES IN
COLORADO FOR THE USE AND BENEFIT OF
MESA STATE COLLEGE
2508 BLICHMANN AVE (Rec. No. 1543397)

**BLICHMANN
AVENUE**

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	3.08'	25.00'	7°02'52"	N 03°34'06" E	3.07'
C2	69.61'	561.00'	7°06'33"	S 03°30'36" E	69.56'



Jodie L. Grein, CO PLS #38075
405 Ridges Blvd. Suite A
Grand Junction, CO. 81507

0 25' 50'
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT

WEST 1/4 CORNER
SEC. 3, T.1S, R.1W

2945-044-82-111
HERITAGE HEIGHTS
HOMEOWNERS
ASSOCIATION INC
APEX AVE
(Rec. No. 2778803)

WEST LINE NW¼ SW¼
SEC. 3, T.1S, R.1W
(BASIS OF BEARING)
N 00°02'40" E

25 ROAD

POINT OF COMMENCEMENT
SOUTH 1/16 CORNER
SEC. 3, T.1S, R.1W
BASIS OF BEARINGS
N 00°02'40" E

POINT OF BEGINNING

N 00°02'40" E 202.83'
S 00°02'40" W 136.48'

2945-033-38-003
STATE OF COLORADO BY &
THROUGH TRUSTEES OF
COLORADO MESA UNIV REAL
ESTATE FOUNDATION FOR USE &
BENEFIT OF COLORADO MESA UNIV
2501 BLICHMANN AVE
(Rec. No. 2609596)
PARCEL NO. RW-21 = 827 Sq. Ft. / 0.02
Acres

25' UTILITY & IRR. EASEMENT
REC. NO. 1265596

LOT 1 GILMOR SUBDIVISION
REC. NO. 1762656

N 89°57'20" W 4.50'

TIE S 89°57'20" E 50.00'

TIE N 00°02'40" E 228.96'

LOT 2 GILMOR SUBDIVISION
REC. NO. 1762656

Rec. No. 1265596
(25' UTILITY & IRR. EASEMENT)

2945-033-16-008
STATE OF COLORADO ACTING BY &
THROUGH THE TRUSTEES FOR COLORADO
MESA UNIVERSITY FOR THE USE &
BENEFIT OF COLO MESA UNIVERSITY
2510 FORESIGHT CIR
(Rec. No. 2635518)

2945-044-82-106
JOHN & DEBRA DAVIS
2497 APEX AVE #A
(Rec. No. 2781771)

2945-044-82-095
COREY R. & MONICA R.
COSSLETT
2494 APEX AVE #A
(Rec. No. 2915595)

2945-044-82-107
JOHN & DEBRA DAVIS
2497 APEX AVE #B
(Rec. No. 2781771)

2945-044-82-094
SUCCESS PROPERTY LLC
2494 APEX AVE #B
(Rec. No. 2977758)

2945-044-82-108
JOHN & DEBRA DAVIS
2499 APEX AVE #A
(Rec. No. 2781771)

2945-044-82-093
VELLUCCI ALESSANDRA
2496 APEX AVE #A
(Rec. No. 3008703)

2945-044-82-109
SARAH & ZION MEDINA
2499 APEX AVE #B
(Rec. No. 2813060)

2945-044-82-092
MCCURDY JENNIFER
2496 APEX AVE #B
(Rec. No. 3025072)

APEX AVENUE

ABBREVIATIONS

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PROJECT NO. 207-F210306