



C:\Projects\2426 F.5 Rd City G\Parcel 33\CAD\Parcel 33 Acquisition Docs.dwg - PLOTTED 2022-08-31

LEGAL DESCRIPTION

2945-044-14-001

RIGHT-OF-WAY PARCEL NO. RW-33

A parcel of land being a portion of the land as described in Reception Number 2845406 lying in the SE1/4 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 South 1/16 Corner of said Section 4, and assuming the East line of said SE1/4 SE1/4 bears S00°02'40"W, with all other bearings contained herein being relative thereto; thence S 04°49'00" W, a distance of 661.13' feet, to the Northeast corner of the property described in Reception Number 2845406 and the Point of Beginning;

thence, along the East line of the property described in Reception Number 2845406, S00°02'40"W, a distance of 1.50 feet; thence, leaving said East line of the property, along the arc of a 29.00 foot radius non-tangent curve to the left for a distance of 8.82 feet, with chord which bears N80°19'20"W, a distance of 8.79 feet, and an interior angle of 17°25'57" to a point on the North line of the property described in Reception Number 2845406; thence, along said North line of the property, N89°51'29"E, a distance of 8.67 feet to said Northeast corner of the property, and the Point of Beginning.

Said Parcel of land Containing 5 Square Feet, 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



**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:	08-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	

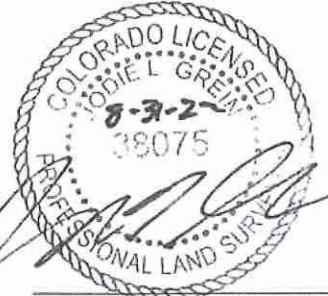
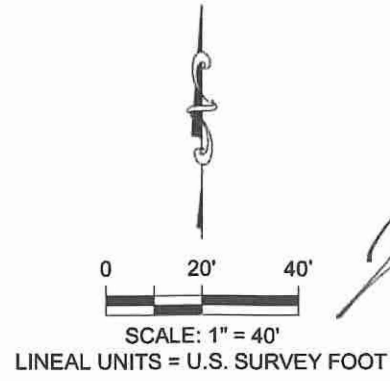
Portion of 2945-044-14-001  
Located in a part of the SE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>  
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

**CITY OF**  
**Grand Junction**  
COLORADO

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**PUBLIC WORKS**  
**ENGINEERING DIVISION**  
PROJECT NO. 207-F210306

Exhibit "A"



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

2945-044-14-001  
RIGHT-OF-WAY PARCEL NO. RW-33

2945-044-00-123  
ANTHONY PROPERTIES  
REALTY INC  
(Rec. No. 3032500)

2945-044-00-124  
ANTHONY PROPERTIES  
REALTY INC  
619 25 RD  
(Rec. No. 3032500)

P.O.C.  
SOUTH 1/16 CORNER  
SEC. 4, T.1S, R.1W

WEST  
FORESIGHT  
CIRCLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	29.00'	8.82'	8.79'	N 80°19'20" W	17°25'57"

10.00' MULTI-PURPOSE EASEMENT (Rec. No. 1841835)

2945-044-14-001  
JKCC PROPERTIES LLC  
613 25 RD  
(Rec. No. 2845406)  
PARCEL NO. RW-33 = 5 Sq. Ft.

2945-044-14-002  
GRAND VALLEY REALTY LLC  
611 25 RD  
(Rec. No. 2675562)

SE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>

LOT 1 BENSLEY-BRISTOL MINOR SUBDIVISION  
(Rec. No. 1841835)

27.00' DRAINAGE EASEMENT (Rec. No. 1841835)

15.00' INGRESS EGRESS & MULTI-PURPOSE EASEMENT  
(Rec. No. 1841835)

SUNPLEX IV CONDOMINIUM  
607 25 RD  
(Rec. No. 2416301)

SUNPLEX V CONDOMINIUM  
605 25 RD  
(Rec. No. 2236855 & Rec. No. 2538552)

P.O.B.

N 89°51'29" E  
8.67'

TIE  
S 04°49'00" W  
661.13'

S 89°51'29" W  
55.00'

S 00°02'40" W  
1.50'

RW-33

25 ROAD

55.00' RIGHT-OF-WAY  
(Rec. No. 1841835 & 2931829)

EAST LINE SE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>  
SEC. 4 T.1S, R.1W  
(BASIS OF BEARINGS)  
S 00°02'40" W 1317.27'

2945-033-07-043  
2503 LLC  
2503 FORESIGHT CIR  
(Rec. No. 1672917)

SOUTHEAST  
CORNER  
SEC. 4, T.1S, R.1W

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Exhibit "B"

ABBREVIATIONS		
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DRAWN BY:	CLB
DATE:	08-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	1" = 40'

Portion of 2945-044-14-001  
Located in a part of the SE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>  
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado



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ENGINEERING DIVISION  
PROJECT NO. 207-F210306