





# Exhibit A

## LEGAL DESCRIPTION

2945-033-07-027

### RIGHT-OF-WAY PARCEL NO. RW-36

A parcel of land being a portion of the land as described in Reception Number 2598238 lying in the SW1/4 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 Southwest Corner of said Section 3, and assuming the West line of said SW1/4 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 125.26 feet; thence, leaving said West line, S89°57'20"E, a distance of 50.00 feet to a point on the West line of the property described in Reception Number 2598238 and to the Point of Beginning;

thence, along said West line of the property, N00°02'40"E, a distance of 105.01 feet to a point on the North line of the property described in Reception Number 2598238; thence, along said North line of the property, S89°56'58"E, a distance of 4.50 feet; thence, leaving said North line of the property, S00°02'40"W, a distance of 107.71 feet; thence along the arc of a 120.92 foot radius non-tangent curve to the left for a distance of 91.08 feet, with chord which bears S46°43'32"E, a distance of 88.95 feet, and an interior angle of 43°09'25"; thence N89°50'44"E, a distance of 124.10 feet; thence S78°54'00"E, a distance of 47.69 feet; Thence S65°27'08"E, a distance of 6.58 feet, to the southeast corner of the property described in Reception Number 2598238; Thence along the northerly right-of-way of Patterson Road, N89°59'38"W, a distance of 132.58 feet; thence, along the arc of a 123.92 foot radius curve to the right for a distance of 144.23 feet, with chord which bears N56°28'27"W, a distance of 136.23 feet, and an interior angle of 66°41'03", to a point on the easterly right-of-way of 25 Road, and to the Point of Beginning.

Said Parcel of land CONTAINING 2,448 Square Feet or 0.06 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\2426 F.5 Rd City GJA\Parcel 36\CAD\Parcel 36 Aqulation Docs.dwg - PLOTTED 2024-04-23

#### 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:	04-2024
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	

Portion of 2945-033-07-027  
Located in a part of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>  
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

2945-033-07-027

RIGHT-OF-WAY PARCEL NO. RW-36

2945-033-07-042  
RADAR DEVELOPMENT LLC  
610 25 RD  
(Rec. No. 3015881)

30.00' PRIVATE ROAD  
RIGHT-OF-WAY  
REC. NO. 2598238  
Rec. No.



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



SCALE: 1" = 40'  
LINEAL UNITS = U.S. SURVEY FOOT

2945-044-05-002  
JOSHNIK LLLP  
2498 PATTERSON RD  
(Rec. No. 2875129)

SOUTH 1/16 CORNER  
SEC. 3, T.1S, R.1W

25 ROAD

50.00' RIGHT-OF-WAY  
30.00' R.O.W. (REC. NO. 1058086)  
10.00' R.O.W. (REC. NO. 1311097)  
10.00' R.O.W. (REC. NO. 1164710)

S 89°56'58" E  
4.50'

N 00°02'40" E 105.01'  
S 00°02'40" W 107.71'

SW 1/4 SW 1/4

2945-033-07-027  
DRK INVESTING LLC  
604 25 RD  
(Rec. No. 2598238)  
PARCEL NO. RW-36 =  
2,448 Sq. Ft. / 0.06 Acres

2945-033-07-029  
FORESIGHT WELLNESS LLC  
(Rec. No. 2875534)

TIE  
S 89°57'20" E  
50.00'

WEST LINE NW 1/4 SW 1/4  
SEC. 3, T.1S, R.1W  
(BASIS OF BEARING)  
N 00°02'40" E 1317.27'

POINT OF BEGINNING

A PORTION OF BLOCK 1 OF  
REPLAT OF FORESIGHT PARK FOR  
INDUSTRY FILING NO. ONE  
(Rec. No. 1058086)

TIE N 00°02'40" E 125.26'

TIE N 00°02'40" E

N 89°50'44" E 124.10'

S 78°54'00" E  
47.69'

S 65°27'08" E  
6.58'

N 89°59'38" W 132.58'

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	91.08'	120.92'	43°09'25"	S 46°43'32" E	88.95'
C2	144.23'	123.92'	66°41'03"	N 56°28'27" W	136.23'

POINT OF COMMENCEMENT  
SOUTHWEST CORNER  
SEC. 3, T.1S, R.1W

50.00' RIGHT-OF-WAY  
20.00' R.O.W. (REC. NO. 1311097)  
30.00' R.O.W. (REC. NO. 217866)

PATTERSON ROAD

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Mesa County, Colorado



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