



# EXHIBIT A

LEGAL DESCRIPTION  
2945-042-52-001  
RIGHT-OF-WAY PARCEL NO. RW-3

A parcel of land being a portion of the land as described in Reception Number 2513435 as Lot 1 of Candlewood Hilton Subdivision lying in the SW1/4 NW1/4 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 SE Corner of the SW1/4 NW1/4 of said Section 4, and assuming the South line of said SW1/4 NW1/4 bears S89°55'03"W with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°55'03"W along said South line, a distance of 550.48 feet; thence N00°07'29"W, a distance of 123.88 feet to the Southwest corner of said Lot 1 and the Point of Beginning;

thence continuing N00°07'29"W along the West Line of said Lot 1, a distance of 18.00 feet; thence S12°31'50"E, a distance of 5.16 feet; thence along the arc of a 23.44 foot radius curve to the left for a distance of 15.48 feet, with a chord which bears S31°27'10"E, a distance of 15.20 feet, and an interior angle of 37°50'40", to a point on the South Line of said Lot 1; thence S89°55'03"W along said South Line, a distance of 9.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 56 Square Feet or 0.001 Acres, more or less, as described.

Authored by: Jodie L. Grein, CO PLS #38075  
Rolland Consulting Engineers  
405 Ridges Blvd. Suite A  
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**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: 05-2022  
REVIEWED BY: JLG  
APPROVED BY: BH  
SCALE: \_\_\_\_\_

Portion of 2945-042-52-001  
Located in part of the SW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>  
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado



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

# EXHIBIT B

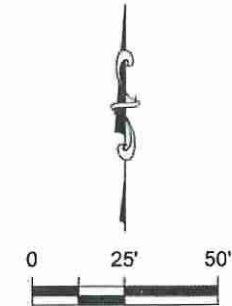
## 2945-042-52-001 RIGHT-OF-WAY PARCEL NO. RW-3

CURVE DATA TABLE					
CURVE	ARC LEN.	RADIUS	DELTA	CHORD BRG	CHORD LEN.
C1	15.48'	23.44'	37°50'40"	S31°27'10"E	15.20'

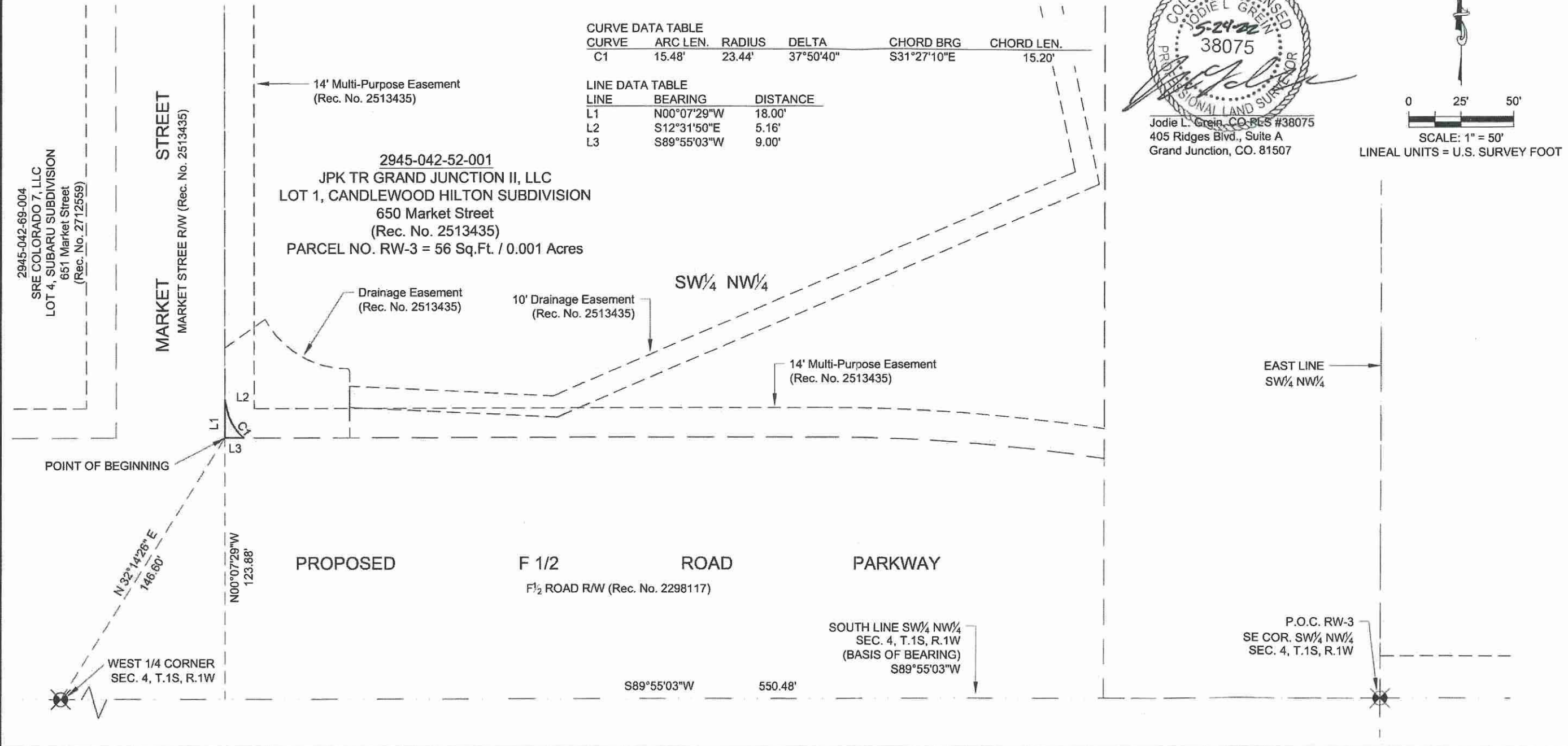
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N00°07'29"W	18.00'
L2	S12°31'50"E	5.16'
L3	S89°55'03"W	9.00'



Jodie L. Grein, CO PLS #38075  
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Grand Junction, CO. 81507



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



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ABBREVIATIONS		
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P.O.B.	Point of Beginning	No. Number
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Mesa County, Colorado

**CITY OF Grand Junction COLORADO**

**PUBLIC WORKS ENGINEERING DIVISION**  
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