

EXHIBIT A

LEGAL DESCRIPTION

2945-043-00-186

RIGHT-OF-WAY PARCEL NO. RW-5

A parcel of land being a portion of the land as described in Reception Number 2550281 lying in the 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:

Beginning at the Center West 1/16 Corner of said Section 4, and assuming the North line of said NE1/4 SW1/4 bears N89°55'28"E with all other bearings contained herein being relative thereto;
 thence from said point of beginning, N89°55'28"E along said North line, a distance of 1,288.92 feet to a point on the West Right-of-Way line of 24 1/2 Road as described in Reception Number 843255, said point being 30.00 feet west of the Center 1/4 Corner of said Section 4; thence S00°01'45"W along said West Right-of-Way line, a distance of 555.64 feet to the SE Corner of the parcel of land as described in Reception Number 2550281; thence S89°53'37"W along the boundary of said parcel of land, a distance of 10.00 feet; thence N00°01'45"E, a distance of 230.58 feet; thence Northwesterly along the arc of a 592.00 foot radius curve concave Northwesterly, a distance of 56.07 feet with a central angle of 5°25'35" whose chord bears N02°41'15"W, a distance of 56.05 feet; thence Northwesterly along the arc of a 283.85 foot radius curve concave northwesterly, a distance of 21.04 feet thru a central angle of 4°14'47" whose chord bears N07°40'32"W, a distance of 21.03 feet; thence N24°42'52"W, a distance of 139.88 feet; thence Northwesterly along the arc of a 57.00 foot radius curve concave Northwesterly, a distance of 58.26 feet thru a central angle of 58°33'57" whose chord bears N53°59'50"W, a distance of 55.76 feet; thence N83°30'09"W, a distance of 1.89 feet; thence S89°55'08"W, a distance of 1025.44 feet; thence Northwesterly along the arc of a 880.00 foot radius curve concave Northwesterly, a distance of 143.02 feet thru a central angle of 9°18'43" whose chord bears N85°25'30"W, a distance of 142.86 feet, to a point on the West line of said NE1/4 SW1/4; thence N00°00'02"E along said West line, a distance of 76.55 feet to the Point of Beginning.

Said Parcel of land CONTAINING **124,807** Square Feet or **2.87** 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



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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 |
| R. | Section | MPE | Multi-Purpose Easement |
| S. | 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: _____

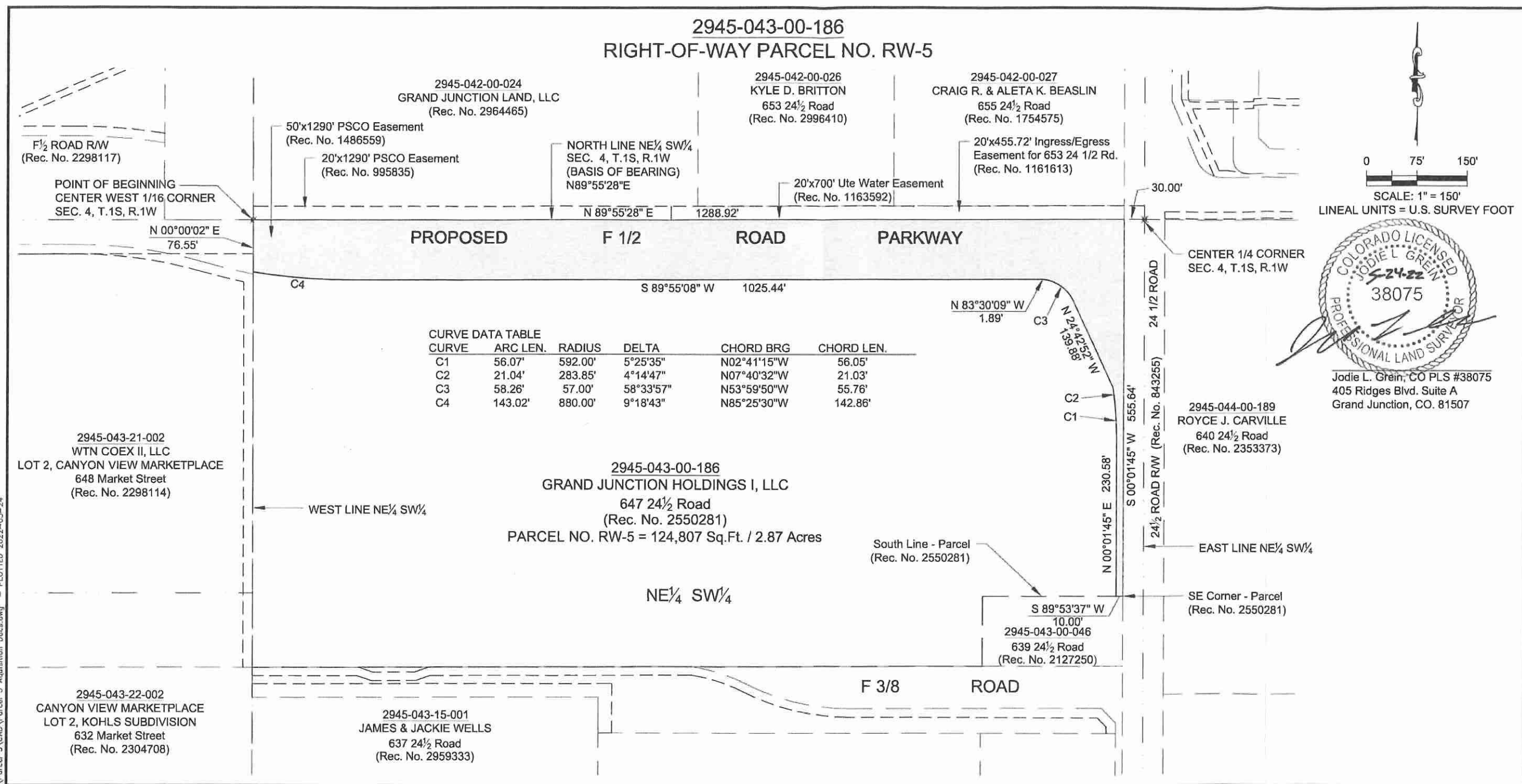
Portion of 2945-043-00-186
 Located in part of the NE1/4 SW1/4
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



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

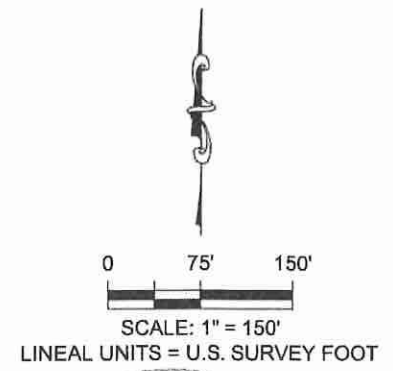
EXHIBIT B

2945-043-00-186 RIGHT-OF-WAY PARCEL NO. RW-5



CURVE DATA TABLE

| CURVE | ARC LEN. | RADIUS | DELTA | CHORD BRG | CHORD LEN. |
|-------|----------|---------|-----------|-------------|------------|
| C1 | 56.07' | 592.00' | 5°25'35" | N02°41'15"W | 56.05' |
| C2 | 21.04' | 283.85' | 4°14'47" | N07°40'32"W | 21.03' |
| C3 | 58.26' | 57.00' | 58°33'57" | N53°59'50"W | 55.76' |
| C4 | 143.02' | 880.00' | 9°18'43" | N85°25'30"W | 142.86' |



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 DATE: 05-2022
 REVIEWED BY: JLG
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 SCALE: 1" = 150'

Portion of 2945-043-00-186
 Located in part of the NE 1/4 SW 1/4
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



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