

EHXIBIT A

LEGAL DESCRIPTION

2945-044-00-189

RIGHT-OF-WAY PARCEL NO. RW-9

A parcel of land being a portion of the land as described in Reception Number 2353373 lying in the NW1/4 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 Center 1/4 Corner of said Section 4, and assuming the North line of said NW1/4 SE1/4 bears S89°50'03"E with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°50'03"E along said North line, a distance of 30.00 feet to the Point of Beginning;

thence continuing along said North line S89°50'03"E, a distance of 299.90 feet to the Northeast corner of the land as described in Reception Number 2353373; thence S00°01'45"W, a distance of 97.00 feet along the boundary of said parcel of land; thence N89°50'02"W, a distance of 1.84 feet; thence Northwesterly along the arc of a 177.00 foot radius curve concave Northwesterly, a distance of 58.69 feet thru a central angle of 18°59'54" whose chord bears N80°20'05"W, a distance of 58.42 feet; thence continuing Northwesterly along the arc of a 140.00 foot radius curve concave Southwesterly, a distance of 54.27 feet thru a central angle of 22°12'34" whose chord bears N81°56'24"W, a distance of 53.93 feet; thence S86°57'18"W, a distance of 32.08 feet; thence Southwesterly along the arc of a 479.00 foot radius curve concave Southerly, a distance of 113.87 feet thru a central angle of 13°37'15" whose chord bears S80°08'41"W, a distance of 113.60 feet; thence continuing Southwesterly along the arc of a 29.00 foot radius curve concave Southeasterly, a distance of 14.30 feet thru a central angle of 28°14'53" whose chord bears S59°12'37"W, a distance of 14.15 feet; thence S45°05'10"W, a distance of 13.04 feet; thence continuing Southwesterly along the arc of a 59.00 foot radius curve concave Southwesterly, a distance of 46.43 feet thru a central angle of 45°05'10" whose chord bears S22°32'35"W, a distance of 45.24 feet; thence S00°00'00"W, a distance of 70.68 feet; thence S06°55'14"E, a distance of 12.09 feet; thence continuing Southerly along the arc of a 558.00 foot radius curve concave Southwesterly, a distance of 67.66 feet thru a central angle of 06°56'51" whose chord bears S03°26'30"E, a distance of 67.62 feet; thence S00°01'45"W, a distance of 390.29 feet, to the southerly line of said parcel; thence S89°51'18"W, a distance of 10.00 feet, along said southerly line to the southwest corner of said parcel and, a point on the East Right-of-Way line of 24 1/2 Road (Reception Number 843255); thence N00°01'45"E along said East Right-of-Way line a distance of 700.37 feet to the Point of Beginning.

Said Parcel of land CONTAINING **32,690** Square Feet or **0.75** Acres, more or less, as described.

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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: 01-2022
REVIEWED BY: JLG
APPROVED BY: BH
SCALE: _____

Portion of 2945-044-00-189
Located in a part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 4, 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

