

EXHIBIT A

LEGAL DESCRIPTION

2943-172-00-258

RIGHT-OF-WAY PARCEL NO. RW-02

A parcel of land being a portion of an entire tract of land as described in Reception Number 3109466 located in the South half of the Northwest Quarter (S1/2 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C-W 1/16 corner of said Section 17, and assuming the south line of the W1/2 NW1/4 bears S.89°59'13"W. with all other bearing contained herein being relative thereto; thence along said south line S.89°59'13"W. a distance of 60.25 feet; thence N.00°00'47"W. a distance of 20.13 feet to the southwest corner of said entire tract and the Point of Beginning;

Thence along the west line of said entire tract, N.00°00'47"W. a distance of 19.87 feet; thence N.89°59'13"E. a distance of 60.13 feet; thence N.89°59'39"E. a distance of 92.62 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°00'49"E. a distance of 24.85 feet to a point in the north right-of-way line of D1/2 Road as described in Reception Number 2465239; thence along said north right-of-way line, N.88°08'28"W. a distance of 152.83 feet to the Point of Beginning.

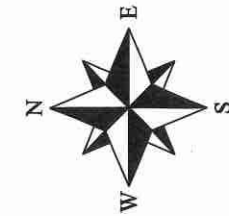
Said parcel of land CONTAINING 3,416 square feet or 0.08 acres, more or less, as described.

Authored by: Ted T. Taggart, PLS #37075
Wasatch Surveying Associates
288 Vista Valley Dr
Fruita, CO, 81521



EXHIBIT B

Portion of 2943-172-00-258
 Located in a part of the
 S1/2 NW1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



2943-172-00-256
 WARREN DETTMER
 2920 D 1/2 Rd

2943-172-00-258
 CLOWARD FAMILY REVOCABLE LIVING TRUST
 DATED AUGUST 21, 2024
 2926 D 1/2 Rd
 (Rec. No. 3109466)
 PARCEL NO. RW-02=3,416 Sq.Ft./0.08 Acres
 PARCEL NO. MPE-02=2,138 Sq.Ft./0.05 Acres

2943-172-00-221
 JOHN T MOIR IV
 2930 D 1/2 Rd
 (Rec. No. 2731683)

2943-172-00-257
 ELVIN & SANDRA BOSS
 2924 D 1/2 Rd
 (Rec. No. 2712627)

P.O.B. MPE-02
 P.O.B. RW-02 (SW CORNER PARCEL)
 (Rec. No. 3109466)

EXISTING 60' ROAD BOOK PETITION
 (ROAD BK. 2 PG. 17)
 (COMMISSIONERS BK. 2 PG. 139)

EXISTING ROW
 (Rec. No. 2465239)

P.O.C RW-02.
 (C-W 1/16 CORNER
 SEC. 17, T.1S, R.1E)

SOUTH LINE NW 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 S89°59'13"W

2943-173-00-092
 RICHARD & DIANE MILLER
 2925 D 1/2 Rd
 (Rec. No. 2707715)

WEST 1/4 CORNER
 SEC. 17, T.1S, R.1E

Line Table

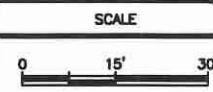
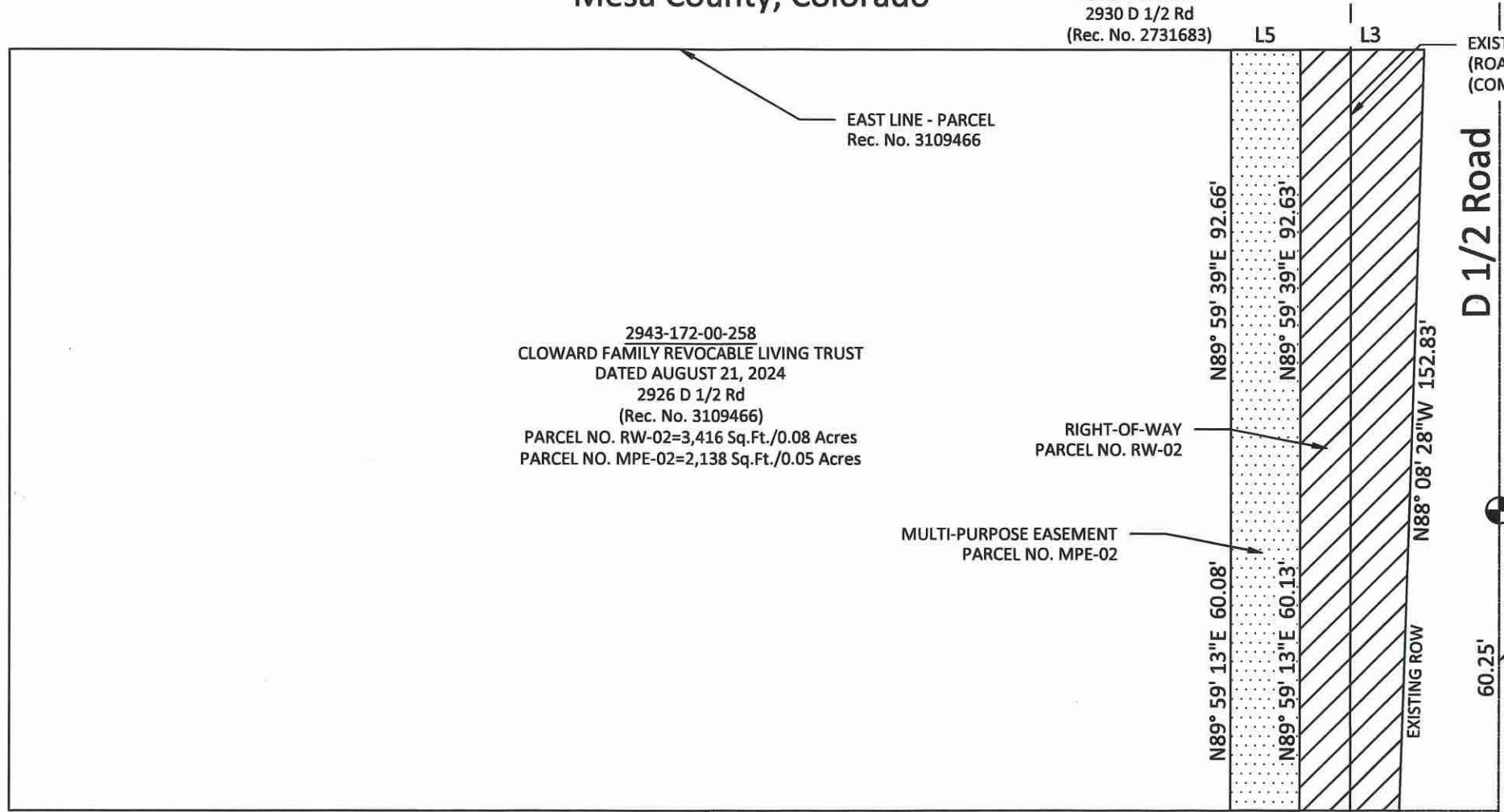
LINE	BEARING	DISTANCE
L1	N00° 00' 47"W	20.13'
L2	N00° 00' 47"W	19.87'
L3	S00° 00' 49"E	24.85'
L4	N00° 00' 47"W	14.00'
L5	S00° 00' 49"E	14.00'

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: CT
 DATE: 12-16-24
 REVIEWED BY: JT
 APPROVED BY: TT
 SCALE: 1"=30'



ENGINEERING &
 TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 2