

Executed and delivered this 28th day of March, 2025.

Shanna Lea Salazar / Shanna Lea Watson
Shanna Lea Salazar formerly known as Shanna Lea Watson

State of CO)
County of Jefferson) ss.

The foregoing instrument was acknowledged before me this 28th day of March, 2025, by Shanna Lea Salazar formerly known as Shanna Lea Watson.

Witness my hand and official seal.



Annette Diegel
Notary Public

Executed and delivered this 4th day of April, 2025.

[Signature]
Jerry Dan Watson

State of Colorado)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 4th day of April, 2025, by Jerry Dan Watson.

Witness my hand and official seal.

NICKOLE MOZELL BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154019213
MY COMMISSION EXPIRES MAY 14, 2027

[Signature]
Notary Public

[Signature]
Darin Jay Watson

State of Colorado)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 4th day of April, 2025, by Darin Jay Watson.

Witness my hand and official seal.

NICKOLE MOZELL BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154019213
MY COMMISSION EXPIRES MAY 14, 2027

[Signature]
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

2943-173-00-103

RIGHT-OF-WAY PARCEL NO. RW-05A

A parcel of land being a portion of an entire tract of land as described in Reception Number 1664161 located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) 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 north line of said NE1/4 SW1/4 bears N.89°59'39"E. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SW1/4, N.89°59'39"E. a distance of 200.38 feet to the northwest corner of said entire tract and the Point of Beginning.

Thence along the north line of said entire tract, N.89°59'39"E. a distance of 130.00 feet, to the northeast corner of said entire tract; thence along the east line of said entire tract, S.00°08'17"E. a distance of 15.91 feet to south edge of the open, used and historic Right-of-Way for D ½ Road; thence along said south edge, N.89°48'05"W. a distance of 130.00 feet to a point in the west line of said entire tract; thence along the west line of said entire tract, N.00°08'17" W. a distance of 15.44 feet to the Point of Beginning.

Said parcel of land CONTAINING 2,038 square feet or 0.05 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690

Survey Manager, Horrocks

2161 W. Grove Parkway Suite #100

Pleasant Grove, UT 84062

EXHIBIT B

LEGAL DESCRIPTION

2943-173-00-103

RIGHT-OF-WAY PARCEL NO. RW-05B

A parcel of land being a portion of an entire tract land as described in Reception Number 1664161 located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) 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 north line of said NE1/4 SW1/4 bears N.89°59'39"E. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SW1/4, N.89°59'39"E. a distance of 200.38 feet to the northwest corner of said entire tract; thence along the west line of said entire tract, S.00°08'17"E. a distance of 15.44 feet to south edge of the open, used and historic Right-of-Way for D ½ Road and the Point of Beginning.

Thence along said south edge, S.89°48'05"E. a distance of 130.00 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°08'17"E. a distance of 14.09 feet; thence S.89°59'39"W. a distance of 130.00 feet to a point in the west line of said entire tract; thence along the west line of said entire tract, N.00°08'17"W. a distance of 14.56 feet to the POINT OF BEGINNING.

Said parcel of land CONTAINING 1,862 square feet or 0.04 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690

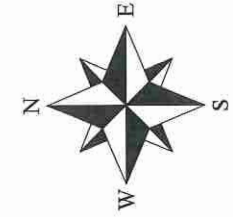
Survey Manager, Horrocks

2161 W. Grove Parkway Suite #100

Pleasant Grove, UT 84062

EXHIBIT C

Portion of 2943-173-00-103
 Located in a part of the
 W 1/2 W 1/2 NE 1/4 SW1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado

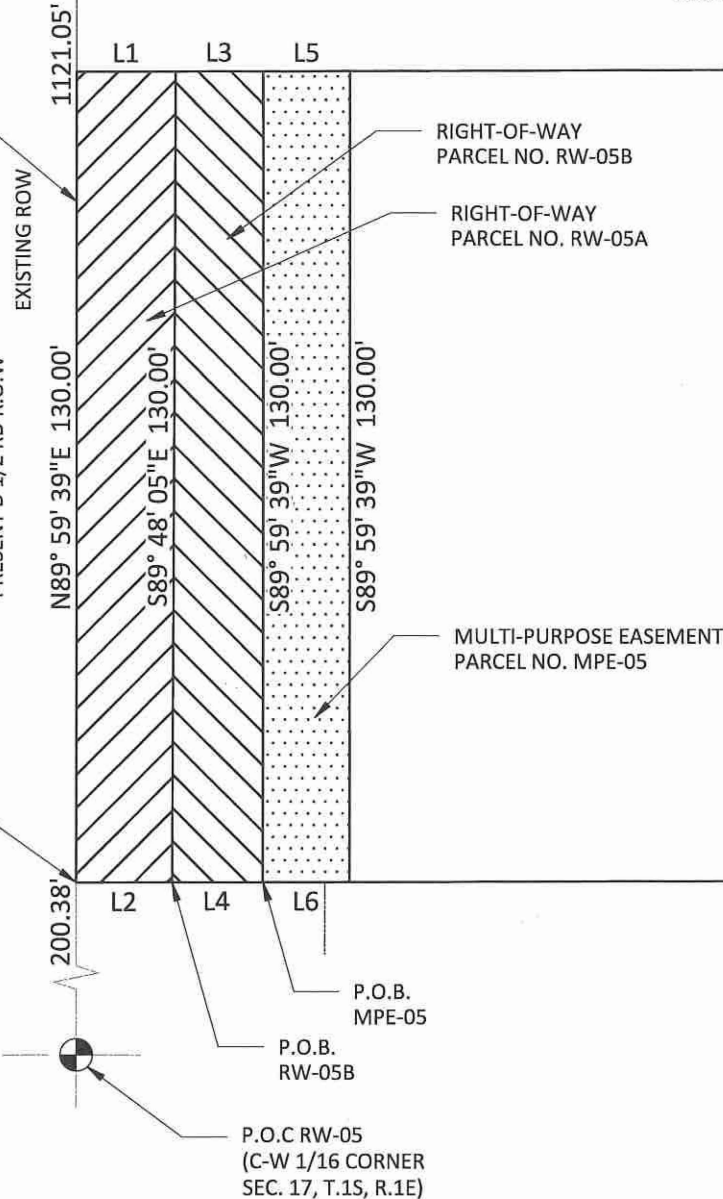


2943-173-00-139
 MARK DANIEL GUSTAFSON
 2937 D 1/2 RD

2943-173-00-222
 PAUL P BIBEAU
 2941 D 1/2 RD

SOUTH LINE NW 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 S89°59'39"W

D 1/2 Road
 PRESENT D 1/2 RD R.O.W



Line Table		
LINE	BEARING	DISTANCE
L1	S00° 08' 17"E	15.91'
L2	N00° 08' 17"W	15.44'
L3	S00° 08' 17"E	14.09'
L4	N00° 08' 17"W	14.56'
L5	S00° 08' 17"E	14.00'
L6	N00° 08' 17"W	14.00'

EAST LINE - PARCEL
 Rec. No. 1664161

2943-173-00-103
 LARRY MICHAEL WATSON, JERRY DAN WATSON,
 DARIN JAY WATSON & SHANNA LEA WATSON
 2929 D 1/2 RD
 (Rec. No. 1664161)
 PARCEL NO. RW-05A=2,038 Sq.Ft./0.05 Acres
 PARCEL NO. RW-05B=1,862 Sq.Ft./0.04 Acres
 PARCEL NO. MPE-05=1,820 Sq.Ft./0.04 Acres

WEST LINE - PARCEL
 REC. NO. 1664161

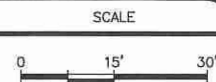
2943-173-00-280
 MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51
 2927 D 1/2 RD

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: SMB
 DATE: 08-04-2023
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=30'



**PUBLIC WORKS
 ENGINEERING DIVISION**
 PROJECT NO. F210305

**D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 5**