



# EXHIBIT A

## LEGAL DESCRIPTION

2943-174-00-199

RIGHT-OF-WAY PARCEL NO. RW-20A

A parcel of land being a portion of an entire tract of land as described in Reception Number 2611870 located in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 17, and assuming the north line of said NW1/4 SE1/4 bears S.89°58'57"E. with all other bearings contained herein being relative thereto; thence along the north line of said NW1/4 SE1/4, S.89°58'57"E. a distance of 494.72 feet to the northwest corner of said entire tract and the Point of Beginning.

Thence along the north line of said entire tract, S.89°58'57"E. a distance of 258.81 feet to the northeast corner of said entire tract; thence along the east line of said entire tract S.00°01'03"W. a distance of 13.44 feet to the south edge of the open, used and historic Right-of-Way for D 1/2 Road; thence along said south edge, N.89°52'03"W. a distance of 258.80 feet to a point in the west line of said entire tract; thence along the west line of said entire tract, N.00°00'57"W. a distance of 12.93 feet to the Point of Beginning.

Said parcel of land CONTAINING 3,412 square feet or 0.08 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

2943-174-00-199

RIGHT-OF-WAY PARCEL NO. RW-20B

A parcel of land being a portion of an entire tract of land as described in Reception Number 2611870 located in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 17, and assuming the north line of said NW1/4 SE1/4 bears S.89°58'57"E. with all other bearings contained herein being relative thereto; thence along the north line of said NW1/4 SE1/4, S.89°58'57"E. a distance of 494.72 feet to the northwest corner of said entire tract; thence along the west line of said entire tract, S.00°00'57"E. a distance of 12.93 feet to the 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°52'03"E. a distance of 258.80 feet to a point in the east line of said entire tract; thence along the east line of said entire tract S.00°01'03"W. a distance of 16.56 feet; thence N.89°58'57"W. a distance of 258.79 feet to a point in the west line of said entire tract; thence along the west line of said entire tract, N.00°00'57"W. a distance of 17.07 feet to the Point of Beginning.

Said parcel of land CONTAINING 4,352 square feet or 0.10 acres, more or less, as described.

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# EXHIBIT C

Portion of 2943-174-00-199

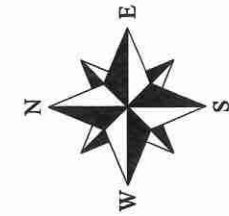
Located in a part of the

NW1/4 SE1/4

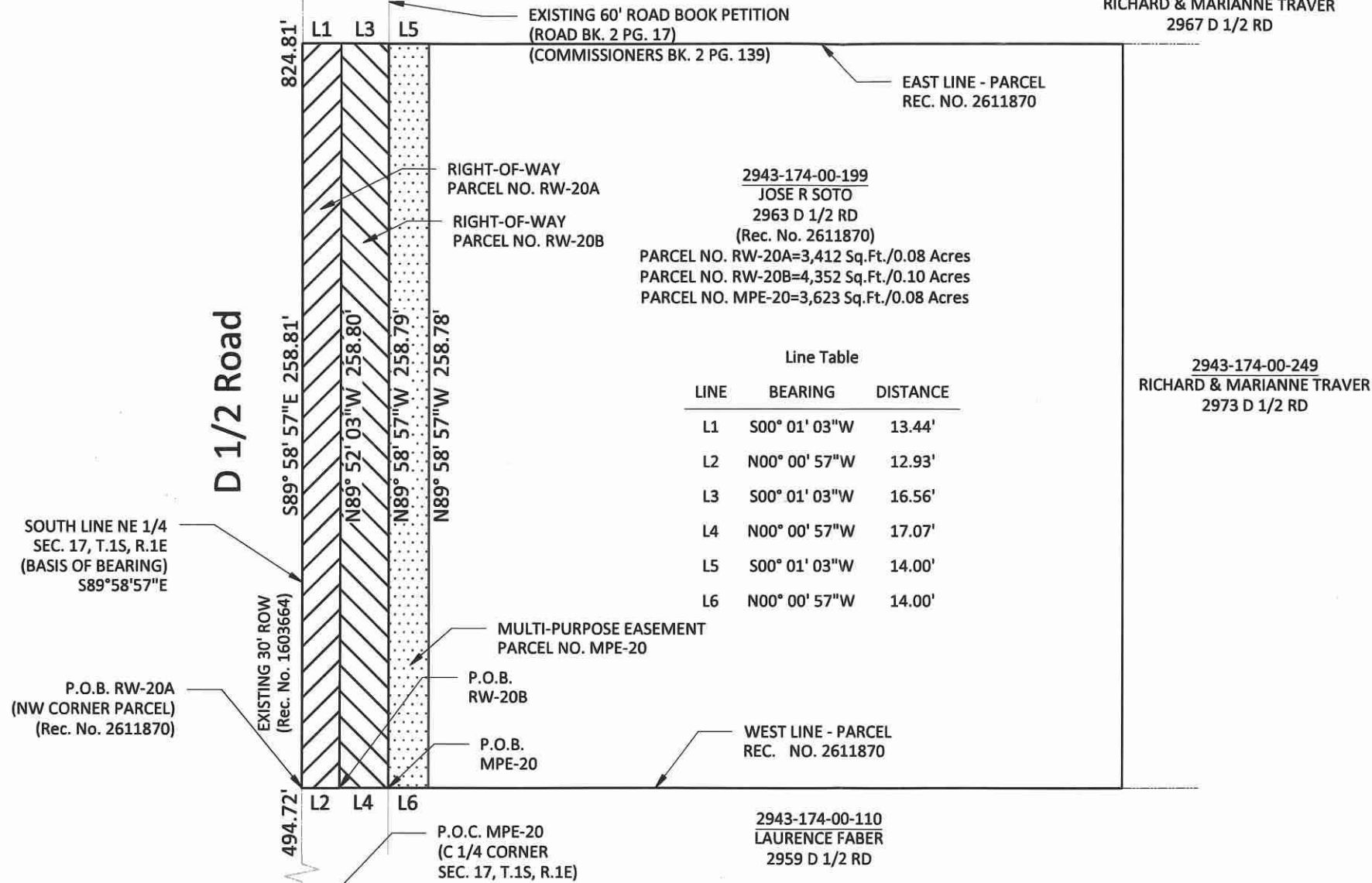
Section 17, T.1S, R.1E

Ute Meridian, Mesa County, Colorado

2943-174-00-251  
RICHARD & MARIANNE TRAVER  
2967 D 1/2 RD



C-E 1/16 CORNER  
SEC. 17, T.1S, R.1E



2943-174-00-199  
JOSE R SOTO  
2963 D 1/2 RD  
(Rec. No. 2611870)  
PARCEL NO. RW-20A=3,412 Sq.Ft./0.08 Acres  
PARCEL NO. RW-20B=4,352 Sq.Ft./0.10 Acres  
PARCEL NO. MPE-20=3,623 Sq.Ft./0.08 Acres

Line Table		
LINE	BEARING	DISTANCE
L1	S00° 01' 03"W	13.44'
L2	N00° 00' 57"W	12.93'
L3	S00° 01' 03"W	16.56'
L4	N00° 00' 57"W	17.07'
L5	S00° 01' 03"W	14.00'
L6	N00° 00' 57"W	14.00'

2943-174-00-249  
RICHARD & MARIANNE TRAVER  
2973 D 1/2 RD

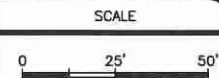
2943-174-00-110  
LAURENCE FABER  
2959 D 1/2 RD

**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: 04-11-2024  
REVIEWED BY: BTL  
APPROVED BY: CSB  
SCALE: 1"=50'



**ENGINEERING & TRANSPORTATION**  
PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD  
EXHIBIT PARCEL 20