

EXHIBIT A

LEGAL DESCRIPTION

2943-174-00-154

RIGHT-OF-WAY PARCEL NO. RW-22A

A parcel of land being a portion of an entire tract of land as described in Reception Number 2973593 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-E 1/16 corner of said Section 17, and assuming the north line of said NW1/4 SE1/4 bears N.89°58'57"W. with all other bearings contained herein being relative thereto; thence along the north line of said NW1/4 SE1/4, N.89°58'57"W. a distance of 258.76 feet to the northeast corner of said entire tract and the Point of Beginning.

Thence along said east line of said entire tract, S.00°00'11"E. a distance of 16.30 feet to south edge of the open, used and historic Right-of-Way for D ½ Road; thence along said south edge, N.88°36'40"W. a distance of 71.18 feet to a point in the west line of said entire tract; thence along the west line of said tract, N.00°00'11"W. a distance of 14.60 feet to the northwest corner of said entire tract; thence along the north line of said tract S.89°58'57"E. a distance of 71.16 feet to the Point of Beginning.

Said parcel of land CONTAINING 1,100 square feet or 0.03 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

2943-174-00-154

RIGHT-OF-WAY PARCEL NO. RW-22B

A parcel of land being a portion of an entire tract of land as described in Reception Number 2973593 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-E 1/16 corner of said Section 17, and assuming the north line of said NW1/4 SE1/4 bears N.89°58'57"W. with all other bearings contained herein being relative thereto; thence along the north line of said NW1/4 SE1/4, N.89°58'57"W. a distance of 258.76 feet to the northeast corner of said entire tract; thence along said east line of said entire tract, S.00°00'11"E. a distance of 16.30 feet to south edge of the open, used and historic Right-of-Way for D ½ Road and the Point of Beginning.

Thence continuing along the east line of said tract, S.00°00'11"E. a distance of 13.70 feet, thence N.89°58'57"W. a distance of 71.16 feet to a point in the west line of said entire tract; thence along the west line of said tract, N.00°00'11"W. a distance of 15.40 feet to a point in the south edge of the open, used and historic Right-of-Way for D ½ Road; thence along said south edge, S.88°36'40"E. a distance of 71.18 feet to the Point of Beginning.

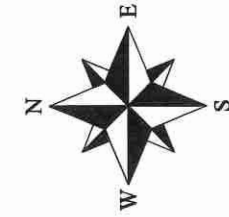
Said parcel of land CONTAINING 1,035 square feet or 0.02 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690
Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
Pleasant Grove, UT 84062



EXHIBIT C

Portion of 2943-174-00-154
 Located in a part of the
 NW1/4 SE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, Mesa County, Colorado



P.O.C.RW-22
 (C-E 1/16 CORNER
 SEC. 17, T.1S, R.1E)

P.O.B.RW-22A
 (NE CORNER PARCEL)
 (Rec. No. 2973593)

P.O.B.
 RW-22B

P.O.B.
 MPE-22

2943-174-00-250
 RICHARD & MARIANNE TRAVER
 2971 D 1/2 RD

SOUTH LINE NE 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 N89°58'57"W

EAST LINE - PARCEL
 REC. NO. 2973593

D 1/2 Road

MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-22

Line Table		
LINE	BEARING	DISTANCE
L1	S00° 00' 11"E	16.30'
L2	N00° 00' 11"W	14.60'
L3	S00° 00' 11"E	13.70'
L4	N00° 00' 11"W	15.40'
L5	S00° 00' 11"E	14.00'
L6	N00° 00' 11"W	14.00'

2943-174-00-154
 DORO & JEAN F CHAVEZ
 2971 D 1/2 RD
 (Rec. No. 2973593)
 PARCEL NO. RW-22A=1,100 Sq.Ft./0.03 Acres
 PARCEL NO. RW-22B=1,035 Sq.Ft./0.02 Acres
 PARCEL NO. MPE-22=996 Sq.Ft./0.02 Acres

RIGHT-OF-WAY
 PARCEL NO. RW-22A

RIGHT-OF-WAY
 PARCEL NO. RW-22B

WEST LINE - PARCEL
 REC. NO. 2973593

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

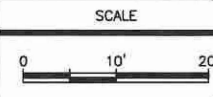
EXISTING 60' ROAD BOOK PETITION
 (ROAD BK. 2 PG. 17)
 (COMMISSIONERS BK. 2 PG. 139)

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"=20'



**ENGINEERING &
 TRANSPORTATION**
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 22