

DIN05G50

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF PROPERTY OWNER OR GRANTOR:	DINOSAUR ENTERPRISES, INC.
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY FOR BLUE HERON MEADOWS SUBDIVISION
ADDRESS:	2587 G 1/2 ROAD
PARCEL NO:	2701-344-00-020
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

EXHIBIT A

All of that portion of the NE1/4 SE1/4 of Section 34, Township One North, Range One West of the Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado, lying southerly and westerly of Lots 6 through 9 in Sun Pointe North Subdivision, as recorded in Plat Book 13 at Page 319 in the Office of the Mesa County Clerk and Recorder;

EXCEPTING THEREFROM a parcel described as follows:

Commencing at a Mesa County Survey Marker for the E1/4 Corner of Section 34 from whence a Mesa County Survey Marker for the S.E. Corner of the NE1/4 SE1/4 of said Section 34, Township One North, Range One West of the Ute Meridian, Mesa County, Colorado, bears S00°10'59"W for a distance of 1321.75 feet; thence S89°52'08"W along the northerly line of the SE1/4 of said Section 34 a distance of 776.14 feet to the centerline of G-1/2 Road and the point of beginning; thence N44°18'41"W a distance of 9.13 feet; thence N45°41'12"W a distance of 82.09 feet; thence N46°31'05"W 108.82 feet; thence N47°40'56"W a distance of 37.45 feet to a point at the intersection of the centerline of G-1/2 Road and the centerline of Leach Creek; thence S55°35'01"W, along said centerline of Leach Creek, for a distance of 43.39 feet to a point at the intersection of said Leach Creek and the centerline of the Grand Valley Highline Canal; thence along said centerline of the Grand Valley Highline Canal the following 7 courses:

1. thence N33°14'38"W 17.61 feet;
2. thence along a curve to the left having a delta angle of 51°31'16", a radius of 55.00 feet, an arc length of 49.46 feet, a chord length of 47.81 feet and a chord bearing of N59°00'16"W;
3. thence along a non-tangent curve to the left having a delta angle of 17°34'11", a radius of 174.87, an arc length of 53.62 feet, a chord length of 53.41 feet and a chord bearing of S86°27'01"W;
4. thence S76°17'01"W a distance of 10.33 feet;
5. thence along a curve to the left having a delta angle of 30°18'15", a radius of 185.00 feet, an arc length of 97.85 feet, a chord length of 96.71 feet and a chord bearing of S61°07'53"W;
6. thence S45°58'45"W a distance of 74.14 feet;
7. thence S42°52'43"W a distance of 103.77 feet to a point at the intersection of said centerline canal and said northerly line of the SE1/4 of Section 34;

thence, leaving said canal, along said northerly line of the SE1/4 of Section 34, N89°52'08"E a distance of 33.35 feet; thence S44°52'08"W a distance of 69.79 feet to the west line of the NE1/4 SE1/4 of said Section 34; thence along said west line, S00°04'39"W a distance of 40.09 feet to a point on the east boundary of Wilson Ranch Filing No. 4; (as recorded in Plat Book 14 at Page 297, Reception No. 1701535 in the Office of the Mesa County Clerk and Recorder); thence along said east boundary S00°04'39"W a distance of 1194.44 feet to a 5/8-inch rebar and alloy cap (PLS 20677) at the intersection with the northerly line of "The Estates" Subdivision (as recorded in Plat Book 18 at Page 349, Reception No. 2040823, in the Office of the Mesa County Clerk and Recorder); thence, N66°28'41"E along said northerly boundary, a distance of 916.00 feet; thence leaving said northerly boundary, N12°02'00"W a distance of 16.33 feet; thence N48°37'52"W a distance of 167.00 feet; thence N39°07'52"W a distance of 182.00 feet; thence N10°12'08"E a distance of 165.00 feet; thence N18°52'52"W a distance of 175.00 feet; thence N29°47'52"W a distance of 170.09 feet; thence N67°30'06"E on the boundary of Sun Pointe North Subdivision, as recorded in Plat Book 13 at Page 319, for a distance of 171.90 feet; thence N34°52'52"W a distance of 114.89 feet; thence N49°01'52"W a distance of 25.09 feet to the northerly line of said SE1/4 of Section 34; thence, along said northerly line, S89°52'08"W a distance of 10.84 feet to the beginning.

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION