

PROPERTY DESCRIPTION
Parcel No. PE F-22 Rev

A parcel of land being a portion of a tract of land described in Book 3106 at Page 104, recorded on July 1, 2002 in the Mesa County Clerk and Recorder's office lying in the Northwest Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 19 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/S19);
THENCE S63°48'24"E a distance of 68.81 feet to the POINT OF BEGINNING;

THENCE S89°39'18"E along a line being 30.00 feet southerly of and parallel with the northerly line of said Northwest Quarter of Section 19 a distance of 124.58 feet;
THENCE S00°20'42"W along the easterly line of said tract of land described in Book 3106 at Page 104 a distance of 13.84 feet;
THENCE N89°38'10"W a distance of 114.97 feet;
THENCE S45°43'14"W a distance of 27.95 feet;
THENCE S00°13'46"E a distance of 56.04 feet;
THENCE N89°25'42"W along the southerly line of said tract of land described in Book 3106 at Page 104 a distance of 4.00 feet;
THENCE N00°13'46"W along the westerly line of said tract of land described in Book 3106 at Page 104 a distance of 75.17 feet;
THENCE N45°43'14"E a distance of 20.34 feet to the POINT OF BEGINNING.

Containing 2,317 square feet, (0.053 Acres), more or less for a Multipurpose Easement to the City of Grand Junction for the use of City approved utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structures, irrigation, road construction and maintenance.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2"Alumn.Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2"Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by
Date: 12/12/04
Marla Mellor Member, PLS 24961
For and on behalf of Carter & Burgess, Inc.

