



PROPERTY DESCRIPTION  
Parcel PE F-11

A parcel of land being a portion of a tract of land described in Book 2384 at Page 595, recorded on December 10, 1997 at Mesa County Clerk and Recorder's office, less and except any portion lying within D Road, being in the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible) whence the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), bears N89°59'29"W a distance of 1311.17 feet;

THENCE S78°04'41"W a distance of 145.12 feet to the POINT OF BEGINNING:

THENCE S.00°01'31"E., a distance of 14.08 feet;

THENCE N.89°59'19"W., a distance of 185.83 feet;


THENCE N.00°01'13"E., a distance of 14.07 feet;

THENCE S.89°59'29"E., along the southerly line of D Road a distance of 185.82 feet to the POINT OF BEGINNING.

Containing 2,616 square feet, (0.060 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 *Marla Mellor McOmber*  
Date: 12/14/04  
Marla Mellor McOmber, PLS 24961  
For and on behalf of Carter & Burgess, Inc.



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