



PROPERTY DESCRIPTION  
Parcel PE F-13

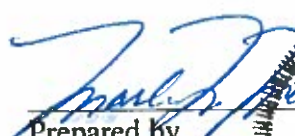
A parcel of land being a portion of a tract of land described in Book 1379 at Page 402, recorded on June 24, 1982 in the Mesa County Clerk and Recorder's office, less and except any portion lying within D Road, being in the Northeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible);  
THENCE S00°01'30"E a distance of 30.00 feet to the POINT OF BEGINNING:

THENCE S89°59'05"E, along the southerly line of Road D a distance of 163.87 feet;  
THENCE S.0°03'03"E, along the easterly line of said tract of land described in Book 1379 at Page 402 a distance of 14.08 feet;  
THENCE N89°59'19"W, a distance of 163.88 feet;  
THENCE N00°01'30"W along the westerly line of said tract of land described in Book 1379 at Page 402 a distance of 14.09 feet to the POINT OF BEGINNING.

Containing 2,308 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: 12/14/04 24961  
Marla Mellor McOmber, PLS 24961  
For and on behalf of Carter & Burgess, Inc.

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