

PROPERTY DESCRIPTION
Parcel PE C-16

A portion of Lot 13, Block 5, THE GRAND RIVER SUB-DIVISION, recorded at Reception Number 18387 in the Mesa County Clerk and Recorder's Office, lying in Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, being more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 15, (a 2 1/2" aluminum cap stamped "MESA COUNTY SURVEY MARKER C1/4-S15-LS 32824-2003"), whence the Center East Sixteenth Corner of said Section 15, (a brass cap stamped "E 1/16-S15-543-2280") bears N.89°39'43"E., a distance of 1323.38;


THENCE S42°29'01"E a distance of 509.14 feet to the northerly line of said Lot 11, being the POINT OF BEGINNING;

THENCE N.89°39'43"E.along the northerly line of said Lot 13, a distance of 8.42 feet;
THENCE S.44°11'00"W., a distance of 14.98 feet;
THENCE S.00°20'17"E., a distance of 114.47 feet to the southerly line of said Lot 13;
THENCE S.89°39'43"W. along said southerly line, a distance of 14.00 feet;
THENCE N.00°20'17"W. along the westerly line of said Lot 13, a distance of 108.79 feet;
THENCE N.44°11'00"E., a distance of 22.95 feet to the northerly line of said Lot 13, being the POINT OF BEGINNING.

The above described parcel contains 0.038 acres / 1677 square feet, 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"Alumm.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: *2/20/05*
Marla Mellor McOmber, PLS 24961
For and on behalf of Carter & Burgess, Inc.



Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.