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Carter Burgess

January 10, 2005
071514.402.1.0025
Revised March 30, 2005

PROPERTY DESCRIPTION

Parcel PE B-23Rev

A parcel of land being a portion of Lot 2, West Independent Minor Subdivision, recorded in Plat Book 16 at Page 349 in the Mesa County Clerk & Recorder's Office on January 8, 1999, lying in the Southwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, Colorado being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 10 (a found 2 1/2" Brass Cap stamped "MESA COUNTY SURVEY MARKER LS illegible" in concrete), whence the witness monument to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 10 (a found Aluminum Cap stamped "1/16 45.0 2003 LS17465") bears N89°56'54"E (Basis of Bearing-assumed) a distance of 1274.54 feet; THENCE S38°19'55"E a distance of 394.49 feet to Southwest Corner of said Lot 2, being the POINT OF BEGINNING;

THENCE N00°00'00"E along the westerly line of said Lot 2 a distance of 26.94 feet;
THENCE S36°41'20"E a distance of 33.60 feet;
THENCE S90°00'00"W along the southerly line of said Lot 2 a distance of 20.08 feet to the POINT OF BEGINNING.

Containing 270 square feet, (0.006 Acres), more or less to the City of Grand Junction as a perpetual easement for the installation, operation, maintenance, repair and replacement of storm drainage facilities and appurtenances related thereto.

Prepared by:
Date: 4-1-05
Marla Mellor McOmber
For and on behalf of Carter & Burgess

