



PROPERTY DESCRIPTION

Parcel No. PE C-1B

A parcel of land being a portion of Lot Two of WICKES SUBDIVISION, lying in the Northwest Quarter of Section 15, 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 Southwest Quarter of the Southwest Quarter of Section 10, Township 1 South, Range 1 West, of the Ute Principal Meridian (a found Mesa County surveyor's brass cap in concrete);

WHENCE a 45' witness corner to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 10 (a found aluminum cap 2003, LS 17465) bears N89°56'54"E a distance of 1274.54 feet;

THENCE S31°00'00"E a distance of 1510.91 feet to the northerly line of said Lot Two, being the POINT OF BEGINNING;

THENCE S52°54'28"E a distance of 59.34 feet, non-tangent with the following described curve;  
THENCE along the arc of a curve to the right, having a central angle of 5°54'59", a radius of 930.50 feet, a chord bearing of S43°42'49"E a distance of 96.04 feet, and an arc distance of 96.08 feet;

THENCE S40°45'20"E tangent with the last described curve a distance of 196.57 feet;

THENCE S47°05'44"E a distance of 134.40 feet;

THENCE S86°35'30"W along the southerly line of said Lot Two a distance of 19.36 feet;

THENCE N47°05'44"W a distance of 121.81 feet;

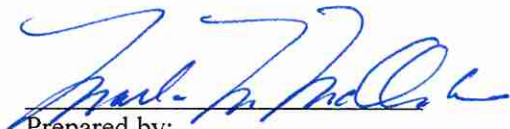
THENCE N40°45'20"W a distance of 197.34 feet tangent with the following described curve;

THENCE along the arc of a curve to the left, having a central angle of 5°52'08", a radius of 916.50 feet, a chord bearing N43°41'24"W a distance of 93.84 feet, and an arc distance of 93.88 feet;

THENCE N52°54'28"W non-tangent with the last described curve a distance of 77.23 feet;

THENCE S89°47'52"E along the northerly line of said Lot Two a distance of 23.32 feet to the POINT OF BEGINNING.

Containing 6837 square feet, (0.157 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.



Prepared by:

Date: 10-5-04

Marla Mellor McOmber, PLS 24961

For and on behalf of Carter &amp; Burgess, Inc.



PROPERTY DESCRIPTION

Parcel No. PE C-2

A parcel of land being a portion of Lot One of WICKES SUBDIVISION, lying in the Northwest Quarter of Section 15, 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 Southwest Quarter of the Southwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian (a found Mesa County surveyor's brass cap in concrete);

WHENCE a 45' witness corner to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 10 (a found aluminum cap 2003, LS 17465) bears N89°56'54"E a distance of 1274.54 feet;

THENCE S34°17'12"E a distance of 1985.78 feet to the northerly line of said Lot One, being the POINT OF BEGINNING;

THENCE S47°05'44"E a distance of 10.48 feet;

THENCE S40°45'20"E a distance of 489.34 feet;

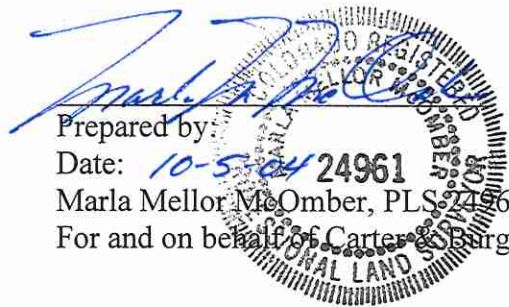
THENCE S84°29'56"W along the southerly line of said Lot One a distance of 17.14 feet;

THENCE N40°45'20"W a distance of 478.67 feet;

THENCE N47°05'44"W a distance of 23.08 feet;

THENCE N86°35'30"E along the northerly line of said Lot One a distance of 19.36 feet to the POINT OF BEGINNING.

Containing 7,011 square feet, (0.161 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.



Prepared by:  
Date: 10-5-04 24961  
Marla Mellor McOmber, PLS, 24961  
For and on behalf of Carter & Burgess, Inc.