

PROPERTY DESCRIPTION

Parcel No. PE B-21

A parcel of land being a portion of that parcel described in Book 2821 at Page 483, Mesa County Clerk and Recorder's Office, lying in the Northwest Quarter of Section 10, 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 N01°48'28"E a distance of 1419.21 feet to the northerly line OUTLOT "A" as shown of the Final Plat of TROLLEY PARK, recorded at the Mesa County Clerk & Recorder's Office on March 11, 1996, being the POINT OF BEGINNING;

THENCE N00°05'34"W along the easterly line of a Public Service Company easement recorded in Book 1448 at Page 32, Mesa County Clerk and Recorder's Office a distance of 22.19 feet;

THENCE S04°07'58"E a distance of 22.24 feet;

THENCE S89°59'31"W along the northerly line of said OUTLOT "A" a distance of 1.57 feet to the POINT OF BEGINNING.

Containing 17 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"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.

Marla Mellor
Prepared by:
Date: 12/13/04
Marla Mellor, Registered Professional Land Surveyor, No. 24961
For and on behalf of Carter & Burgess, Inc.



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