

EXHIBIT "A"

20 FOOT RIGHT-OF-WAY

A parcel of land being a portion of Warranty Deed, Reception No. 2674399, in the Office of the Clerk and Recorder, Mesa County, Colorado, and situated in the Northwest 1/4 of Section 22, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

The westerly 20 feet of Parcel A of the Weaver Simple Land Division, Reception No. 2315488.

CONTAINING 6,000 square feet or 0.14 acres, more or less.

Description Written By:
James A. McKew
PLS 38428
Rolland Consulting Engineers
405 Ridges Blvd.
Grand Junction, Colorado 81507
(970) 243-8300



EXHIBIT B

N 1/16 COR
SECTION 22
T1N, R2W

2697-222-00-011
ANCHONDO, MARIA ELENA
& HUMBERTO
972 19 RD
RECEPTION NO.
2809470

LINE	BEARING	DISTANCE
L1	S 04°37'37" E	331.17'
L2	S 89°49'37" E	20.00'
L3	S 00°34'14" W	300.00'
L4	N 89°50'20" W	20.00'
L5	N 00°34'14" E	300.01'



14' MULTI-PURPOSE
EASEMENT R.N. 1945067

30' DEDICATED R.O.W.
R.N. 1945067

19 ROAD

S 00°34'14" W 1,320.06'
BASIS OF BEARINGS

30' DEDICATED R.O.W. PER R.N. 2315488

20' R.O.W.
6,000 SQ. FT.

2697-222-00-094
BEDOW, RICHARD J.
966 19 RD
RECEPTION NO.
2674399



LEGEND

- R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

50' ELECT.
EASEMENT
R.N. 335624

14' ALL-PURPOSE
EASEMENT R.N. 2315488

30' UNDERGROUND
ELECTRICAL
EASEMENT R.N. 2333181

10' PARCEL A ACCESS
EASEMENT R.N. 2315488

20' APPARENT IRRIGATION
AND DRAINAGE EASEMENT
R.N. 2315488

2697-222-00-095
STILLWATER COWBOY CHURCH
968 19 RD
RECEPTION NO. 2870858

2697-222-00-102
NORTH 25 LLC
954 19 RD
RECEPTION NO. 2839055

W 1/4 COR
SECTION 22
T1N, R2W

0' 40' 80' 120'



The sketch and description shown hereon has been derived from subdivision plats and deed description as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

		EXHIBIT B	
405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegl.com		NW 1/4, SEC 22 T.1N., R.2W. UTE MERIDIAN MESA COUNTY, COLORADO	
Drawn	JAM	Designed	
Checked	CLB	Proj	C3411
File Name:	C:\C3411\966 19 ROAD-ROW-EXHIBIT.dwg		Date
			7/31/23
			Sheet 1