

## EXHIBIT "A"

### 10 FOOT RIGHT-OF-WAY

A parcel of land being a portion of Warranty Deed, Reception No. 2786489, in the Office of the Clerk and Recorder, Mesa County, Colorado, and situated in the Northeast 1/4 of Section 21, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

**COMMENCING** at the Northeast Corner of Section 21, whence the North 1/16 Corner of Section 21 bears S 00°35'07" W, a distance of 1,320.04 feet, the **BASIS OF BEARINGS**. Thence S 05°46'33" W, a distance of 331.61 feet to a point on the westerly Right-of-Way of 19 Road and the northeasterly corner of the aforementioned parcel of land recorded at Warranty Deed, Reception No. 2786489, said point also being the **POINT OF BEGINNING**;

**THENCE** S00°35'07" W, along said westerly Right-of-Way of 19 Road, a distance of 158.80 feet to a point on the northerly line of a parcel as described in Reception No. 2956283;

**THENCE** N 89°52'13" W, leaving said Right-of-Way of 19 Road, a distance of 10.00 feet along said northerly line of a parcel as described in Reception No. 2956283;

**THENCE** N 00°35'07" E, leaving said northerly line, a distance of 158.80 feet to a point on the southerly line of the parcel of land recorded at Warranty Deed, Reception No. 2139649;

**THENCE** S 89°52'39" E, a distance of 10.00 feet along said southerly line, a distance of 10.00 feet to the **POINT OF BEGINNING**;

**CONTAINING** 1,588 square feet, or 0.04 acres more or less.

Description Written By:

James A. McKew

PLS 38428

Rolland Consulting Engineers

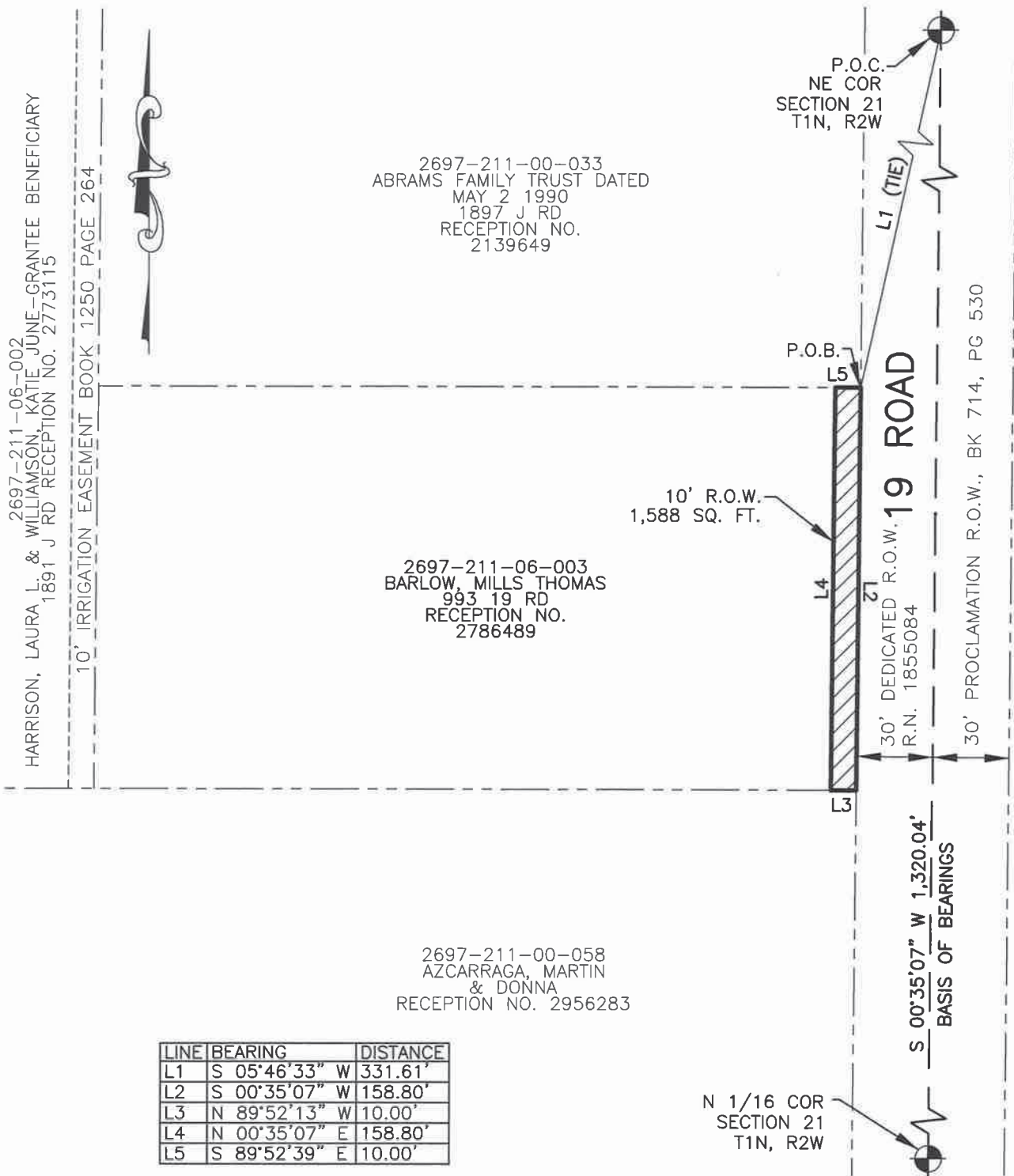
405 Ridges Blvd.

Grand Junction, Colorado 81507

(970) 243-8300



EXHIBIT B



LEGEND

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

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.rceg.com		NE 1/4, SEC 21 T.1N., R.2W. UTE MERIDIAN MESA COUNTY, COLORADO	
Drawn	JAM	Designed	CLB
Checked	C3411	Proj	1
File Name:	C:\C3411\993 19 ROAD-ROW-EXHIBIT.dwg	Date	7/25/23