

# EXHIBIT A

## IMPROVEMENT SURVEY PLAT

Lot 1 of Karp Rural Land Division

SW1/4 of the NE1/4 and the NW1/4 of the SE1/4 of Section 20,  
Township 1 North, Range 2 West, Ute Meridian,  
County of Mesa, State of Colorado

### PARCEL DESCRIPTION:

Lot 1 of Karp Rural Land Division, County of Mesa, State of Colorado.

Karp Rural Land Division recorded at Reception No:2900432 at the Mesa County Clerk and Recorders.

### BASIS OF BEARINGS:

The bearing between the Center 1/4 corner of Section 20, Township 1 North, Range 2 West of the Ute Meridian a 3" alloy cap in a monument box (MCSM No: 1104-1) and the Center East 1/16 corner of said Section 20, a 3 1/2" alloy cap is N89°55'30"E, this bearing corresponds with grid north of the Mesa County Local Coordinate System, for the Grand Valley Area.

### SURVEY NOTES:

- Physical address is 958 17 1/2 Road, Fruita, CO 81521.
- Mesa County Parcel No. 2697-201-00-038.
- Title information provided by the Mesa County Assessor - Real Property Public Information System.
- The location of underground utilities as shown on this plat are based on visible surface evidence and utility markings. Actual locations of utilities may vary and should be verified prior to any construction.
- The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

### CERTIFICATION:

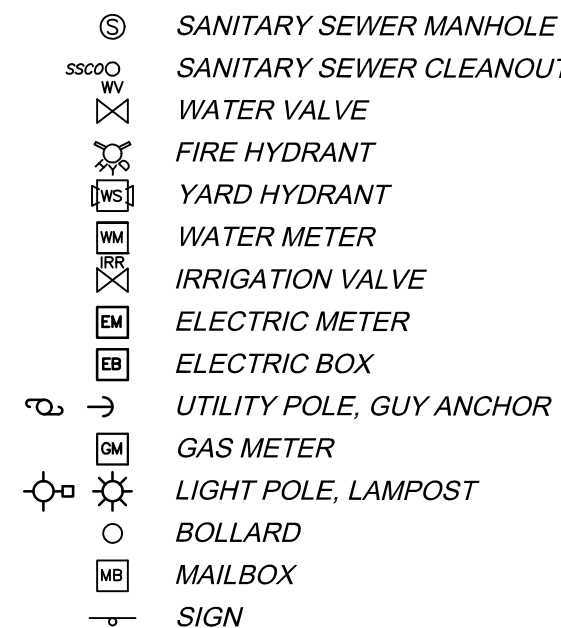
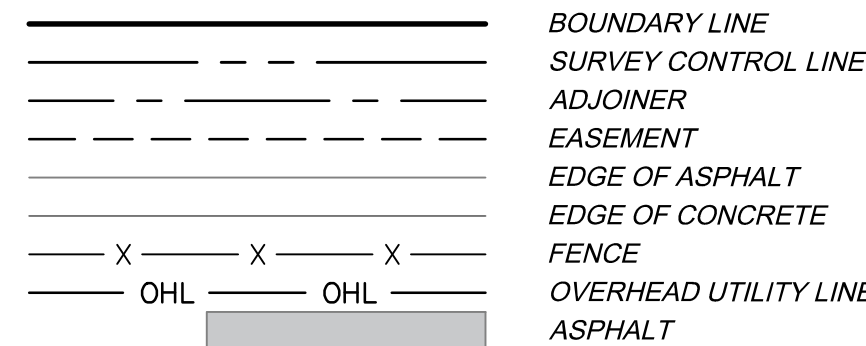
I, Christopher C. Ransier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify the Improvement Survey Plat represented hereon was performed by me or under my responsible charge. It is based upon my professional knowledge, information, and belief according to acceptable standards of practice and the laws of the State of Colorado. This statement is not a guarantee or warranty, either expressed or implied.

### LEGEND:



SURVEY CONTROL MONUMENT

- FOUND 5/8" REBAR IN CONCRETE WITH 2" ALLOY CAP CHRISTOPHER C. RANSIER PLS38089"



Christopher C. Ransier  
Colorado PLS 38089



### LAND SURVEY DEPOSITS

Mesa County Surveyor's Office

Date: \_\_\_\_\_

Deposit No: \_\_\_\_\_

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County of Mesa, State of Colorado

Surveyed by: CCR

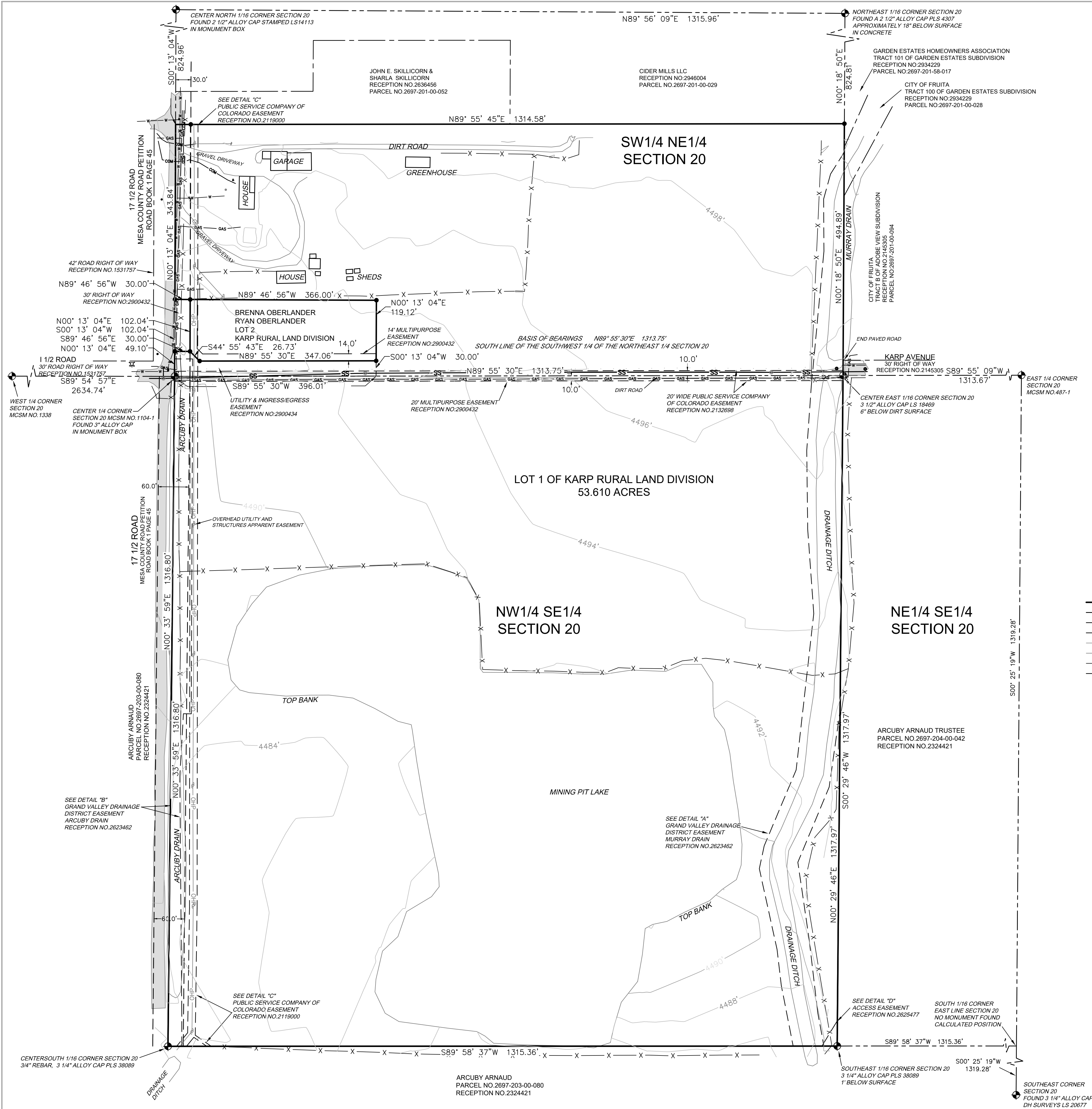
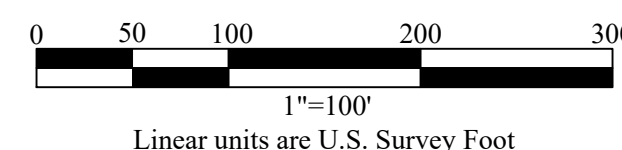
Drawn by: CCR

Job #: 1053024

Date: 05/10/2024

### Align Surveying, LLC

717 Centauri Drive  
Grand Junction, CO 81506  
970.623.1001 chris.ransier@gmail.com





DETAIL "A"  
GRAND VALLEY DRAINAGE DISTRICT EASEMENT  
MURRAY DRAIN

| Line Table |               |         |
|------------|---------------|---------|
| Line #     | Direction     | Length  |
| L1         | S00° 18' 50"W | 55.96'  |
| L2         | N32° 03' 48"E | 50.65'  |
| L3         | N15° 28' 44"E | 51.26'  |
| L4         | N00° 23' 40"W | 102.18' |
| L5         | N05° 21' 05"E | 265.87' |
| L6         | N04° 04' 41"E | 127.63' |
| L7         | N00° 43' 00"W | 153.87' |
| L8         | N04° 05' 00"W | 167.00' |
| L9         | N06° 25' 41"E | 309.23' |
| L10        | N22° 49' 01"E | 161.96' |
| L11        | N12° 07' 00"E | 45.75'  |
| L12        | N12° 23' 29"W | 162.42' |
| L13        | N06° 42' 17"W | 71.29'  |
| L14        | N11° 04' 32"W | 121.44' |
| L15        | S89° 58' 37"W | 60.46'  |
| L16        | S89° 58' 37"W | 26.17'  |
| L17        | S10° 25' 59"E | 65.77'  |
| L18        | S06° 44' 37"E | 147.34' |
| L19        | S08° 19' 30"E | 151.72' |
| L20        | S22° 35' 43"W | 160.26' |
| L21        | S08° 06' 46"W | 152.29' |
| L22        | S00° 29' 46"W | 658.15' |
| L23        | N00° 18' 50"E | 438.92' |

LOT 1  
KARP RURAL LAND DIVISION

GRAND VALLEY DRAINAGE  
DISTRICT EASEMENT  
MURRAY DRAIN  
RECEPTION NO.2623462



0 50 100 200 300  
1"=100'  
Linear units are U.S. Survey Foot

DETAIL "B"  
GRAND VALLEY DRAINAGE DISTRICT EASEMENT  
ARCUBY DRAIN

L24  
L25  
CENTER 1/4 CORNER  
SECTION 20

ARCUBY DRAIN

LOT 1  
KARP RURAL LAND DIVISION

GRAND VALLEY DRAINAGE  
DISTRICT EASEMENT  
ARCUBY DRAIN  
RECEPTION NO.2623462

| Line Table |               |         |
|------------|---------------|---------|
| Line #     | Direction     | Length  |
| L24        | N00° 13' 28"E | 34.34'  |
| L25        | S89° 46' 22"E | 35.44'  |
| L26        | S00° 14' 13"W | 697.51' |
| L27        | N89° 26' 05"W | 15.36'  |
| L28        | S03° 18' 12"W | 123.50' |
| L29        | S00° 28' 44"E | 452.63' |
| L30        | S00° 05' 38"E | 77.66'  |
| L31        | S89° 58' 37"W | 27.14'  |

CENTER SOUTH  
1/16 CORNER  
SECTION 20



0 40 80 160 240  
1"=80'  
Linear units are U.S. Survey Foot

DETAIL "C"  
PUBLIC SERVICE COMPANY OF  
COLORADO EASEMENT

