

## Exhibit A

### City of Fruita 38' x 450' West Pabor Way Vacation

A parcel of land located in the SE1/4 NE1/4 of Section 18, T1N, R2W, Ute Meridian, City of Fruita, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said SE1/4 NE1/4 (North One-Sixteenth Corner), thence S89°51'04"W, 30.00 feet along the North line of said SE1/4 NE1/4 to the Northeast Corner of Lot 8, Block 1 of DOLAN SUBDIVISION (AMENDED) as said subdivision is recorded as Reception No. 1278162 in the Mesa County Records, said Corner lying on the West line of North Coulson Street;

thence S00°11'30"E, 40.00 feet along said West line to the Northeast Corner of Tract 51, Orchard Subdivision, Town of Fruita, Reception No. 2225 in B-1, P-7 of said Records;

thence continuing S00°11'30"E, 95.00 feet along the East line of said Lot 8 to the Southeast Corner thereof, said Corner lying at the intersection of the North line of West Pabor Way and the West line of North Coulson Street;

thence continuing S00°11'30"E, 52.00 feet along said West line to the **POINT OF BEGINNING**;

thence continuing S00°11'30"E, 38.00 feet along said West line to the Northeast Corner of that 10-foot strip of Pabor Way land vacated by Town of Fruita Ordinance No. 438, recorded as Reception No. 1227274 of said Records;

thence S89°51'04"W, along the North line of said strip, 450.00 feet, more or less to the East line of that property described by Quit Claim Deed and recorded as Reception No. 2497514 of said Records;

thence N00°11'30"W, 38.00 feet more or less, along said East line to the Northeast Corner of that portion of the Dedicated Right of Way vacated by City of Fruita Ordinance 1982-20 and recorded as Reception No. 1294781 in said Records;

thence N89°51'04"E, parallel with and 52.00 feet southerly of the North line of West Pabor Way, 450.00 feet, more or less, to the **POINT OF BEGINNING**;

Said parcel containing 0.393 acres, more or less.

Reserving unto the City of Fruita, a 14 (fourteen) foot wide Multipurpose Easement, said easement being the North 14 feet of the above described parcel.

Written by Ted T Taggart, PLS 37075, Wasatch Surveying, P.O. Box 564, Fruita, CO, on 4/27/2022

# City of Fruita 38' x 450' West Pabor Way Vacation

GRAPHIC SCALE: 1" = 60'

$N89^{\circ} 51' 04'' E, 660.32'$

1/16th Line

DOLAN SUBDIVISION (AMENDED)

NORTH LINE OF TRACT 51 ORCHARD SUBDIVISION

North 1/16 Corner  
East Line Section 18  
2008 3.25" LS 20677  
Brass Cap  
Monument Box  
MCSM No. 260-2

Owner:  
Max A.  
Lohmeyer

Owner:  
Duncon J. &  
Beth M.  
Brown

Owner:  
Joan G.  
Georgia  
Revoc Liv  
Trust 1990

Owner:  
Misc Owners

Owner:  
Misc Owners

Owner:  
Beyond  
Property  
Investments

135'

30'

224.98'

N COULSON STREET

WEST PABOR WAY

Gutter (typ)  
Sidewalk (typ)

6" Lid (typ)

Sewer  
Manhole  
(typ)

14' Multipurpose Easement to be Reserved by the City of Fruita

450'x38' Area to be Vacated

NORTH LINE OF VACATION ORD. NO. 438 (REC. NO. 1227274)

$N89^{\circ} 51' 04'' E, 450.00'$

$S89^{\circ} 48' 30'' W$   
30.00'

Owner:  
Lori  
Romero

$N00^{\circ} 11' 30'' W, 105.39'$

12' Easement  
(Rec.No.1229498)

$S00^{\circ} 11' 30'' E, 195.51'$

-BASIS OF BEARING-

$N00^{\circ} 11' 30'' W, 1322.06'$

