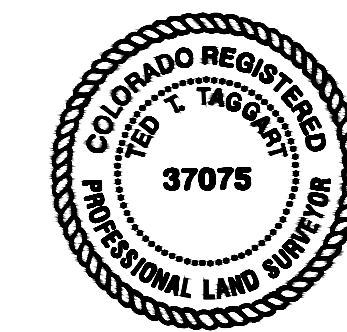


Exhibit A

ANNEXATION MAP 1024 19 ROAD, FRUITA, COLORADO A PART OF THE SW1/4 SW1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST, U.M. MESA COUNTY, COLORADO

SURVEYOR CERTIFICATE

I, Ted Taggart, a registered land surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information hereon is correct to the best of my knowledge and belief, and that no less than one-sixth (1/6) of the perimeter of the area as shown hereon is contiguous (as defined by C.R.S. 31-12-104 2016) with the existing boundaries of the City of Fruita, Colorado. I further certify that the external boundaries of the property shown on this Map have been monumented on the ground.



EXECUTED this _____ day of _____, 2022.

Registered Land Surveyor

LEGAL DESCRIPTION & CERTIFICATION OF OWNERSHIP

I, Darrell Cordova, as Manager of "1024 19 Rd, LLC", the owner of 100 percent of the following described property, excluding any public streets and alleys to wit:

PROPERTY DESCRIPTION:

Reception # 3017012

The NW1/4 SW1/4 SW1/4 and the W1/2 NE1/4 SW1/4 SW1/4 of Section 15, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado.

Said property being more particularly described as follows:

BEGINNING at the Northwest Corner of the SW1/4 SW1/4 (South One-Sixteenth Corner) of Section 15, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, and running thence S89°46'02"E, 990.56 feet along the North line of said SW1/4 SW1/4 Section 15, thence S00°05'41"E, 660.11; thence N89°45'50"W, 990.64 feet to the West line of Section 15; thence N00°05'17"W, 660.05 feet along said West line to the POINT OF BEGINNING;

Containing 15.011 acres, more or less.

Have by these presents laid out and platted the same as shown hereon and designate the same as 1024 19 Road Annexation to the City of Fruita, County of Mesa, State of Colorado.

Executed this _____ day of _____, 2022.

DARRELL CORDOVA

STATE OF COLORADO)

)ss

COUNTY OF MESA)

This plat was acknowledged before me by _____

on this _____ day of _____, 2022

Witness my hand and official seal: _____

Notary Public

My commission expires: _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

)ss

COUNTY OF MESA)

I certify that this instrument was filed in my office at _____ o'clock _____ M., on this _____ day of _____, 2022, and was recorded at Reception No. _____

Drawer No. _____, Fees _____

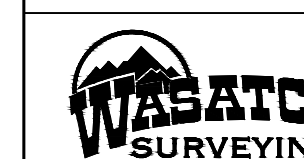
By: _____

Clerk and Recorder Deputy

ANNEXATION MAP

1024 19 Road, Fruita, Colorado

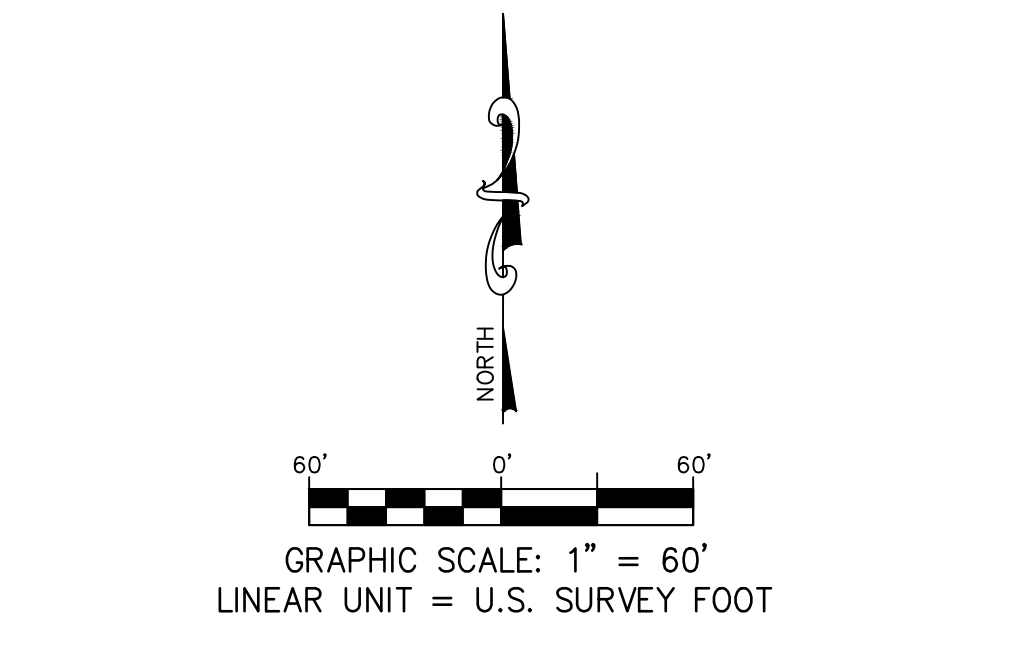
A Part of the SW1/4 SW1/4 of Section 15
Township 1 North, Range 2 West, U.M.,
Mesa County, Colorado



Wasatch Surveying Associates
P.O. Box 564
Fruita, Colorado 81521
Phone No. (970) 639-9270
Email: mail@wasatchsurveying.com

Date of Survey: October 13, 2021 | Project No. 21-11-23

Drawn by: SMM | Date: April 15, 2022 | Sheet 1 of 1

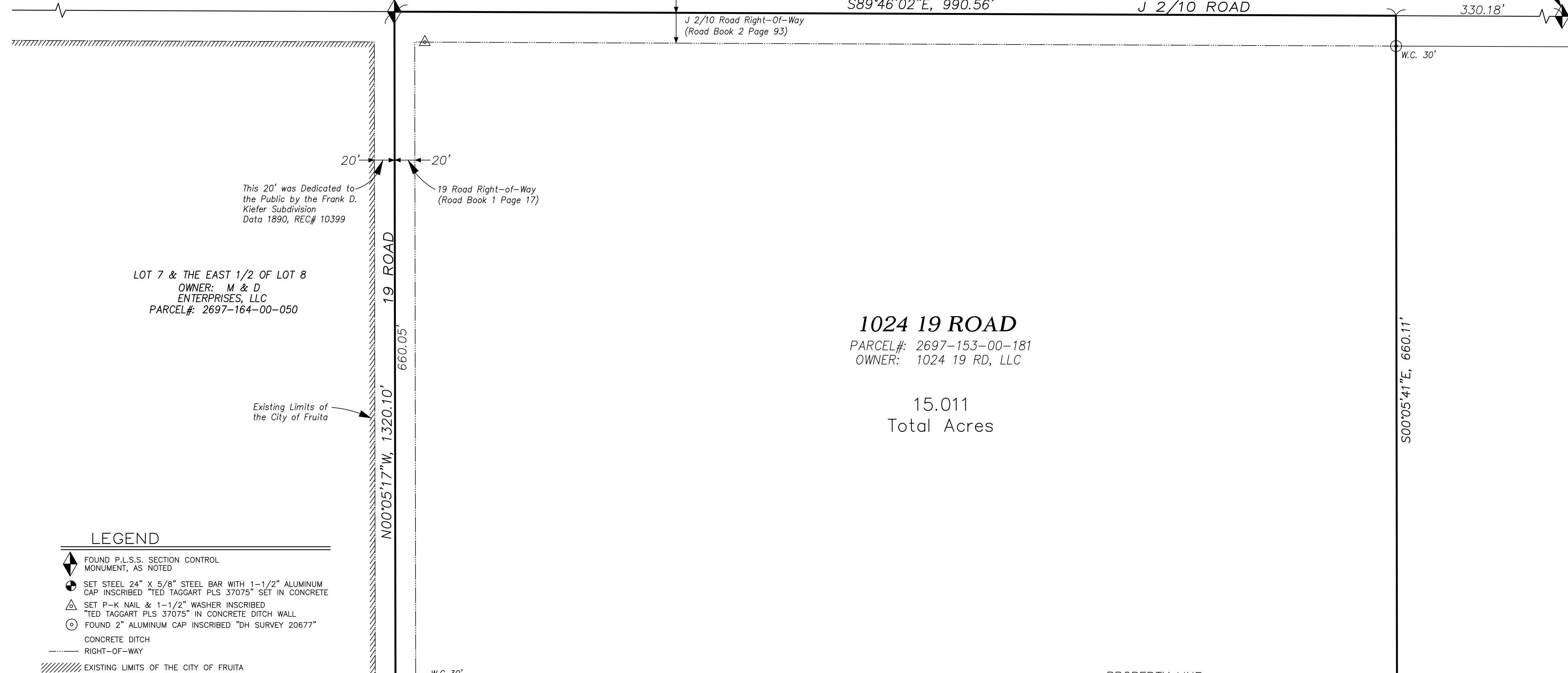


GRAPHIC SCALE: 1" = 60'
LINEAR UNIT = U.S. SURVEY FOOT

POINT OF BEGINNING
S 1/16 WEST LINE SECTION 15
T1N, R2W, UTE MERIDIAN
3" BRASS CAP "MCSM #582-1"

LOT 1 BAREBACK ESTATES II
PARCEL#: 2697-153-08-001
OWNER: M & D ENTERPRISES, LLC

SW 1/16 SECTION 15
T1N, R2W, UTE MERIDIAN
3 1/4" ALUMINUM CAP
"LS 18478 2005"



LOT 7 & THE EAST 1/2 OF LOT 8
OWNER: M & D ENTERPRISES, LLC
PARCEL#: 2697-164-00-050

1024 19 ROAD
PARCEL#: 2697-153-00-181
OWNER: 1024 19 RD, LLC

15.011
Total Acres

This 20' was Dedicated to the Public by the Frank D. Kiefer Subdivision Data 1890, REC# 10399

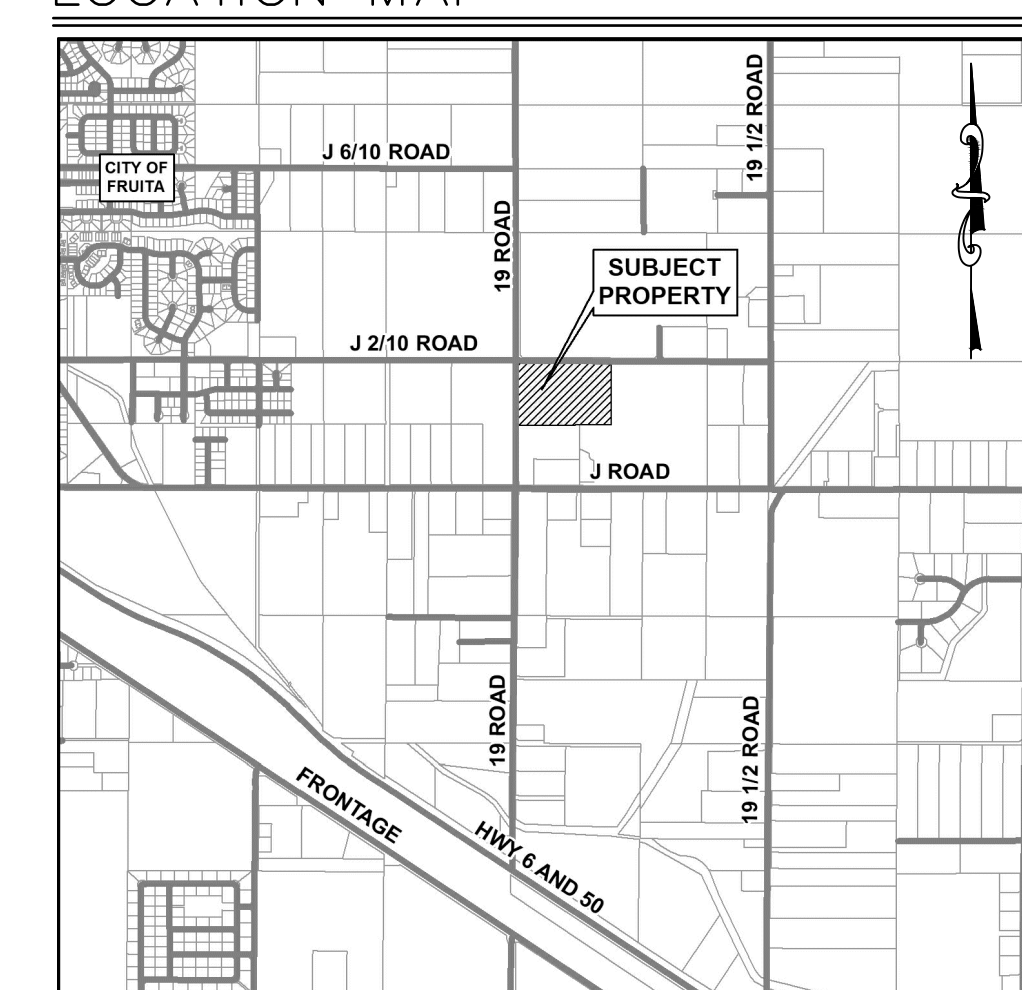
19 Road Right-of-Way (Road Book 1 Page 17)

Existing Limits of the City of Fruita

LEGEND

- ◆ FOUND P.L.S.S. SECTION CONTROL MONUMENT, AS NOTED
- SET STEEL 24" X 5/8" STEEL BAR WITH 1-1/2" ALUMINUM CAP INSCRIBED "TED TAGGART PLS 37075" SET IN CONCRETE
- ▲ SET P-K NAIL & 1-1/2" WASHER INSCRIBED "TED TAGGART PLS 37075" IN CONCRETE DITCH WALL
- FOUND 2" ALUMINUM CAP INSCRIBED "DH SURVEY 20677"
- CONCRETE DITCH
- - - RIGHT-OF-WAY
- ////// EXISTING LIMITS OF THE CITY OF FRUITA

LOCATION MAP



LOCATION MAP SCALE 1" = 2,000'

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 CERTIFICATION SHOWN HEREON.

LOT 1 RAINE MINOR SUBDIVISION
PARCEL#: 2697-153-01-001
OWNER: KIMBERLY R. GERALD

PARCEL 2 PALMER
SIMPLE LAND DIVISION
PARCEL#: 2697-153-00-784
OWNER: SAM W. PALMER

CITY COUNCIL CERTIFICATE

The City Council of the City of Fruita, Colorado, by resolution Number _____, duly adopted on the _____ day of _____, 2022, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation by the City of Fruita. The City Council of the City of Fruita, Colorado, by Ordinance Number _____, duly adopted on the _____ day of _____, 2022, did annex the property herein described to the City of Fruita, Colorado. ATTEST:

Mayor

City Clerk

PLANNING COMMISSION CERTIFICATE

This plat was approved by the City of Fruita Planning Commission the _____ day of _____, 2022 by the

Chairman

TITLE CERTIFICATE

_____, does hereby certify that it has examined the title to all lands shown on this Plat and that the title to such lands is vested in _____ free and clear of all liens, taxes, and encumbrances, except as follows:

Executed this _____ day of _____, 2022 by the

Title Examiner

GENERAL NOTES

1. Basis of Bearing Statement:
The Basis of Bearings for this Plat is N00°05'17"W, 1320.10 feet between found monuments at the Southwest Corner and the South 1/16 Corner on West line of Section 15, T1N, R2W, Ute Meridian, as derived from the the Grand Valley Area Local Coordinate System (G.V.A.L.C.S.) The monuments are fully described hereon.
2. Date of Survey: October 13, 2021
3. All dimensions shown on this map are measured, unless otherwise noted.