

RECORDED

DISTRICT COURT, COUNTY OF MESA, STATE OF COLORADO  
Division  
Case No. 97CV 76

150

ORDER FOR EXCLUSION OF LANDS

In the Matter of the Petition of the  
CITY OF GRAND JUNCTION, a home rule city, Book 2314 PAGE 886

For the exclusion of certain territory from the GRAND JUNCTION RURAL FIRE PROTECTION DISTRICT  
1794130 0352PM 04/07/97  
MONIKA TODD CLK&REC MESA COUNTY CO

The Petition for the exclusion of lands from the Grand Junction Rural Fire Protection District having been called for hearing by the Court and the Court having been duly advised in the premises hereby finds that:

1. The Court has jurisdiction over the subject matter and the parties herein.
2. That the requirements of 32-1-502, C.R.S. have been met or will reasonably be met by the parties.
3. That the parties have provided for the necessary and orderly provision of fire and other emergency response to the excluded areas.

IT IS THEREFORE ADJUDGED, ORDERED AND DECREED BY THE COURT:

That the lands described in the Petition, all situate within Mesa County, Colorado are hereby excluded from the Grand Junction Rural Fire Protection District, and that the legal and common descriptions contained in said Petition are incorporated by this reference as if fully set forth.

BY THE COURT THIS 28<sup>th</sup> DAY OF March, 1997.

*[Signature]*  
DISTRICT COURT JUDGE

Recorder's Note: Not An Original Signature When Recorded

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the Hytech Hydronic Systems, Inc. Annexation is eligible to be annexed.

It complies with the following:

a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;

c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

d) The area will be urbanized in the near future;

e) The area is capable of being integrated with the City;

f) No land held in identical ownership is being divided by the proposed annexation;

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

December 16, 1996

**ANNEXATIONS EFFECTIVE IN 1996**

TO: Dan Wilson, John Shaver  
FR: Dave Thornton  
RE: Exclusion from Rural Fire District

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Waymeyer/Schultz Annexation  
DESCRIPTION

A parcel of land situate in the NW 1/4 NW 1/4 NW 1/4 of Section 8 and in the NE 1/4 NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of said Section 8, thence South along the West line of said Section 8 a distance of 508.00 feet to the True Point of Beginning of the parcel of land described herein; thence continuing along the West line of said Section 8, South a distance of 27.00 feet to the Northwest corner of a parcel of land as described in Book 1236 at Page 991 of the records of the Mesa County Clerk and Recorder; thence East along the North line of said parcel of land a distance of 330.00 feet to the Northeast corner of said parcel of land; thence South along the East line of said parcel of land a distance of 125.00 feet to the Southeast corner of said parcel of land; thence West along the South line of said parcel of land ( said South line also being the South line of said NW 1/4 NW 1/4 NW 1/4 ) a distance of 330.00 feet to the Southwest corner of said parcel of land; thence North along the West line of said parcel of land ( said West line also being the East line of said Section 7 and West line of said Section 8 ) a distance of 32.00 feet to a point; thence crossing the West 1/2 of 29 Road and along the South line of a parcel of land as described in Book 959 at Page 39 of the records of said Mesa County Clerk and Recorder, N 89°59'00" W a distance of 122.00 feet to the Southwest corner of said parcel of land; thence North along the West line of said parcel of land a distance of 120.00 feet to the Northwest corner of said parcel of land; thence along the North line of said parcel of land and extending across the West 1/2 of said 29 Road, S 89°59'00" E a distance of 122.00 feet to a point on the East line of said Section 7 and point of beginning. Said parcel of land contains 1.29 acres more or less.

Excepting therefrom the following described parcel of land which was previously annexed to the City of Grand Junction as part of the Graff Annexation pursuant to City Ordinance No.1988.

A parcel of land situate in the NE 1/4 of the NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Section 7, thence South along the East line of said Section 7 a distance of 508.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along the East line of said Section 7 South a distance of 120.00 feet to a point; thence crossing the West 1/2 of 29 Road, N 89°59'00" W a distance of 30.00 feet to the Southeast corner of a parcel of land as described in Book 959 at Page 39 of the records of the Mesa County Clerk and Recorder; thence along the East line of said parcel of land North a distance of 120.00 feet to the Northeast corner of said parcel of land; thence crossing the West 1/2 of said 29 Road, S 89°59'00" E a distance of 30.00 feet to the point of beginning. Said parcel of land contains 0.08 acres more or less.

Patterson/Sholes Enclave Annexation  
DESCRIPTION

A parcel of land situate in the SE 1/4 of the NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 3, thence N 01°49'54" E along the East line of the SE 1/4 NE 1/4 of said Section 3 a distance of 840.33 feet to a point; thence leaving said East line N 88°05'33" W a distance of 30.00 feet to a point on the West Right-of-Way line of North First Street ( 26 Road ), said point also being the True Point of Beginning of the parcel as described herein; thence N 88°05'33" W along the North Right-of-Way line of Galley Lane a distance of 808.33 feet to the Southwest corner of a parcel of land as described in Book 1585 at Page 34 of the records of the Mesa County Clerk and Recorder; thence N 01°51'49" E along the West line of said parcel of land a distance of 358.68 feet to the Southwest corner of a parcel of land as described in Book 775 at Page 527 of the records of said Mesa County Clerk and Recorder; thence N 01°51'49" E along the West line of said parcel of land a distance of 122.00 feet to a point on the North line of the SE 1/4 NE 1/4 of said Section 3; thence S 88°05'33" E along the North line of said SE 1/4 NE 1/4 a distance of 808.06 feet to a point on the West Right-of-Way line of said North First Street ( 26 Road ); thence S 01°49'54" W along said West Right-of-Way line a distance of 480.68 feet to the point of beginning. Said parcel of land contains 8.92 acres more or less.

B 1/2 Road Enclave  
DESCRIPTION

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the West 1/4 corner of said Section 25, thence N 00°08'56" E along the West line of said Section 25 a distance of 621.09 feet to a point

on the Southerly right-of-way line of U.S. Highway 50; thence along the Southerly right-of-way line of said U.S. Highway 50 the following 5 courses:

- 1) S 64°53'00" E a distance of 605.05 feet;
- 2) S 35°42'30" E a distance of 184.60 feet;
- 3) S 64°53'00" E a distance of 337.10 feet;
- 4) S 60°42'30" E a distance of 127.80 feet;
- 5) S 45°06'30" E a distance of 16.40 feet to a point on the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 25; thence N 89°51'04" W along the South line of said SW 1/4 NW 1/4 a distance of 1085.50 feet to the point of beginning.

Cascade Enclave Annexation  
Legal Description

A parcel of land situate in the Northeast 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast Corner of said Section 2, thence N 88°05'12" W along the North line of said Section 2 a distance of 40.00 feet to the True Point of Beginning of the parcel described herein; thence S 01°58'09" W along the West right-of-way line of 27 Road ( said West right-of-way line being 40 feet West of and parallel with the East line of said Section 2 ) a distance of 741.50 feet to a point on the South line of a parcel of land as described in Book 1852 at Page 70 of the records of the Mesa County Clerk and Recorder; thence N 88°05'12" W along said South line a distance of 289.17 feet to a point on the East line of a parcel of land as described in Book 1703 at Page 814 of the records said Mesa County Clerk and Recorder; thence S 01°58'09" W along said East line a distance of 574.37 feet to a point on the South line of the NE 1/4 NE 1/4 of said Section 2; thence N 88°12'21" W along said South line a distance of 594.84 feet; thence leaving said South line N 28°41'48" E a distance of 117.46 feet to the Southernmost corner of Lot A of the Replat of Lot Two, Foster Subdivision As Amended ( said Replat being recorded in Plat Book 14 at Page 113 of the records of said Mesa County Clerk and Recorder ); thence N 80°00'38" W along the Southerly line of said Lot A a distance of 315.43 feet to the Southeast corner of Lot 1 of Foster Subdivision as recorded in Plat Book 12 at Page 296 of the records of said Mesa County Clerk and Recorder; thence N

88°05'12" W along the South line of said Lot 1 a distance of 136.10 feet to the Southwest corner of said Lot 1; thence N 02°10'48" E along the West line of said Lot 1, Lot 3 of said Foster Subdivision and Lot 2 of Elton Heights Minor Subdivision ( said Elton Heights Minor Subdivision being recorded in Plat Book 14 at Page 15 of said Mesa County Clerk and Recorder ) a distance of 509.05 feet to the Southeast corner of a parcel of land as described in Book 1076 at Page 645 of the records of said Mesa County Clerk and Recorder; thence N 88°05'12" W along the South line of said parcel of land, crossing Sperber Lane and along the South line of Lot 3, Block 1 of McMillin Subdivision as recorded in Plat Book 9 at Page 196 of the records of said Mesa County Clerk and Recorder a distance of 660.75 feet to the Southwest corner of said Lot 3, Block 1; thence N 02°10'48" E along the West line of said Lot 3, Block 1 and Lots 2 and 1, Block 1 of said McMillin Subdivision a distance of 444.90 feet to the Northeast corner of Lot 5 of Crestridge Heights Subdivision as recorded in Plat Book 9 at Page 155 of the records of said Mesa County Clerk and Recorder; thence N 88°05'18" W along the North line of said Lot 5 a distance of 8.00 feet; thence leaving the North line of said Lot 5 N 02°10'48" E a distance of 214.00 feet to a point on the North line of said Section 2; thence S 88°05'12" E along the North line of said Section 2 ( said North line also being the centerline of G Road ) a distance of 1944.21 feet to the point of beginning.

SUNSET VILLAGE ANNEXATION  
DESCRIPTION

A parcel of land situate in the Northeast 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 3, thence S 00°00'00" w along the North-South centerline of said Section 3 ( said centerline also being the centerline of 25 1/2 Road ) a distance of 688.50 feet to the True Point of Beginning of the parcel described herein; thence crossing the East 1/2 of said 25 1/2 Road and along the South line of Lot 3 of Grisier-Ritter Minor Subdivision as recorded in Plat Book 14 at Page 319 of the records of the Mesa County Clerk and Recorder N 89°59'57" E a distance of 265.00 feet to the Northeast corner of a parcel of land as described in Book 1915 at Page 242 of the records of said Mesa County Clerk and Recorder; thence S 00°00'00" W along the East line of said parcel of land a distance of 617.50 feet to the Southeast corner of said parcel of land; thence S 89°59'00" W along the South line of said parcel of land a distance of 265.00 feet to a point on the North-South centerline of said Section 3; thence N 00°00'00" E along said centerline a distance of 617.50 feet to the point of beginning. Said parcel of land contains 3.76 acres.

RIVER ROAD ANNEXATION  
DESCRIPTION

A parcel of land situate in the SE 1/4, SW 1/4 and NW 1/4 of Section 5, in the S 1/2, NW 1/4 and NE 1/4 of Section 6, in the NE 1/4 of Section 7 and in the NW 1/4 and NE 1/4 of Section 8 all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Center 1/4 corner of said Section 6, thence along the East - West centerline of said Section 6 N 87°22'21" W a distance of 731.48 feet to the Southwest corner of Lot 1, Replat of a portion of Lots 6 thru 8 and Lots 10 thru 25 Smith & Bailey's Riverside Subdivision as recorded in Plat Book 14 at Page 39 of the records of the Mesa County Clerk and Recorder; thence N 40°11'29" E along the Northwesterly line of said Lot 1 ( said Northwesterly line also being the centerline of Appleton Drain as shown on the above mentioned plat ) a distance of 2095.30 feet to the Northwest corner of said Lot 1; thence S 54°23'25" E along the Southwesterly right-of-way line of River Road a distance of 7693.49 feet to a point on the Westerly right-of-way line of the Redlands Parkway; thence along said Westerly right-of-way line the following 5 courses:

- 1) S 35°22'51" W a distance of 136.61 feet;
- 2) S 01°37'45" W a distance of 151.22 feet;
- 3) S 05°40'51" W a distance of 240.60 feet;
- 4) S 01°37'45" W a distance of 70.00 feet;

5) S 39°48'53" W a distance of 65.15 feet to a point on the North right-of-way line of said Redlands Parkway; thence S 89°18'14" W along said North right-of-way line a distance of 241.39 feet to a point; thence crossing said Redlands Parkway S 05°43'56" W a distance of 105.15 feet to a point on the Southerly right-of-way line of said Redlands Parkway; thence along said Southerly right-of-way line the following 10 courses:

- 1) N 87°45'09" W a distance of 50.00 feet;
- 2) N 02°15'13" E a distance of 15.00 feet;
- 3) N 87°58'44" W a distance of 1294.24 feet;
- 4) S 01°50'36" W a distance of 50.00 feet;

5) N 88°09'24" W a distance of 643.49 feet;

6) N 01°50'36" E a distance of 50.00 feet;

7) N 88°09'24" W a distance of 684.27 feet;

8) 352.28 feet along the arc of a curve concave to the Southeast, having a radius of 904.93 feet and whose chord bears S 66°41'15" W a distance of 350.06 feet;

9) S 45°08'15" E a distance of 430.12 feet;

10) S 44°51'15" W a distance of 149.44 feet to the Southeast corner of Lot 29 of Orchard Grove Subdivision as recorded in Plat Book 2 at Page 1 of the records of the Mesa County Clerk and Recorder; thence N 42°48'34" W along the Southwesterly line of said Lot 29 and Lot 23 of said Orchard Grove Subdivision a distance of 1704.24 feet to the Northwest corner of Section 8, Township 1 South, Range 1 West; thence S 02°12'36" W along the West line of said Section 8 a distance of 475.51 feet to a point on the Northeasterly bank of the Colorado River; thence along the Northeasterly bank the following 7 courses:

1) N 37°21'14" W a distance of 2036.10 feet;

2) S 02°16'47" W a distance of 150.00 feet;

3) N 35°58'20" W a distance of 362.73 feet;

4) N 55°03'16" W a distance of 570.68 feet;

5) N 04°28'58" E a distance of 48.01 feet;

6) N 65°04'21" W a distance of 201.75 feet;

7) N 57°17'21" W a distance of 522.10 feet to the Southwest corner of a parcel of land as described in Book 1856 at Page 172 to 174 of the records of the Mesa County Clerk and Recorder; thence along the West line of said parcel of land N 04°16'39" E a distance of 739.80 feet to a point on the East - West centerline of Section 6, Township 1 South, Range 1 West; thence N 87°22'21" W along said East - West centerline a distance of 20.00 feet to the point of beginning. Said parcel contains 390.48 acres more or less.

VALLEY MEADOWS EAST ANNEXATION  
DESCRIPTION

A parcel of land situate in the SW 1/4 NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at the Northwest corner of the SW 1/4 NE 1/4 of said Section 3; thence S 89°58'24" E along the North line of said SW 1/4 NE 1/4 a distance of 796.70 feet to the Northeast corner of a parcel of land as described in Book 1817 at Page 466 of the records of the Mesa County Clerk and Recorder; thence along the East boundary of said parcel of land the following 3 courses:

1) S 00°02'42" W a distance of 399.30 feet;

2) S 29°56'46" E a distance of 195.69 feet;

3) S 00°27'24" E a distance of 347.36 feet to a point on the centerline for the existing Main Line Grand Valley Canal; thence S 00°27'24" E a distance of 26.64 feet to a point on the Southerly right-of-way line for said existing Main Line Grand Valley Canal; thence along the Southerly right-of-way line for said Grand Valley Canal the following 4 courses:

1) N 70°15'39" W a distance of 82.53 feet;

2) N 77°05'13" W a distance of 165.66 feet;

3) S 00°02'28" W a distance of 15.39 feet;

4) N 77°05'13" W a distance of 674.97 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 3; thence North along said West line ( said West line also being the centerline for 25 1/2 Road ) a distance of 742.88 feet to the point of beginning. Said parcel contains 16.20 acres more or less.

EULER ANNEXATION  
LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 of the SE 1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the SE 1/4 SE 1/4 of said Section 33; thence N 00°07'32" W along the West line of said SE 1/4 SE 1/4 a distance of 658.98 feet to the True Point of Beginning of the parcel described herein; thence S 89°57'12" E a distance of 15.00 feet to the Southwest corner of Lot 48, Pomona Park Subdivision; thence S 89°57'12" E a distance of 10.00 feet to a point on the East right-of-way line for 24 3/4 Road and Southwest corner of a parcel of land as described in Book 2202 at Page 963 of the records of the Mesa County Clerk and Recorder; thence S 89°57'12" E along a line common with the South line of said parcel of land and the North line of Lot 3, Golden Meadows Estates Subdivision a distance of 353.50 feet to the Southeast corner of said parcel of land; thence N 00°07'32" W along a line common with the East line of said parcel of land and the West line of Lots C-4 and C-2, Block 5, Replat of Fountainhead Subdivision Except Lot 1, Block 3 a distance of 470.52 feet to the Northeast corner of said parcel of land as described in said Book 2202 at Page 963; thence N 89°56'52" W along a line common with the North line of said parcel of land and the South line of Lots C-2 and C-1, Block 5 of said Replat of Fountainhead Subdivision Except Lot 1, Block 3 and extending across the East 1/2 of 24 3/4 Road a distance of 378.50 feet to a point on the West line of the SE 1/4 SE 1/4 of said Section 33; thence S 00°07'32" E along the West line of said SE 1/4 SE 1/4 ( said West line also being the centerline of 24 3/4 Road ) a distance of 470.50 feet to the point of beginning.

EDWARDS ANNEXATION  
DESCRIPTION

A parcel of land situate in the NW 1/4 of the NW 1/4 of Section 22, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of said Section 22; thence S 00°07'00" W along the West line of said Section 22 a distance of 841.79 feet to a point; thence N 89°29'00" E a distance of 239.72 feet to a point on the Easterly right-of-way line for Monument Road and True Point of Beginning of the parcel described herein; thence leaving said Easterly right-of-way line and along the South line of a parcel of land described as Parcel 2 in Book 2108 at Page 229 of the records of the Mesa County Clerk and Recorder N 89°29'00" E a distance of 181.12 feet to a point on the Westerly right-of-way line for South Redlands Road and Southeast corner of said Parcel 2; thence along the Westerly right-of-way line for said South Redlands Road the following 3 courses:

1) N 16°53'00" E a distance of 178.50 feet to the Northeast corner of said Parcel 2;

2) S 89°29'00" W a distance of 13.55 feet to the Southeast corner of a parcel of land as described as Parcel 1 in said Book 2108 at Page 229;

3) N 10°45'00" E a distance of 207.22 feet to the Northeast corner of said Parcel 1; thence continuing along said Westerly right-of-way line N 48°27'29" W a distance of 114.81 feet to a point on the Easterly right-of-way line for said Monument Road; thence 485.19 feet along said Easterly right-of-way line and curve concave to the West having a radius of 1939.86 feet and whose chord bears S 20°50'36" W a distance of 483.95 feet to the point of beginning.

3D Systems Annexation  
Description

A parcel of land situate in the Southeast 1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Section 25, Township 1 North, Range 1 West of the Ute Meridian, thence N 01°57'20" E along the east line of the southeast 1/4 of said Section 25 a distance of 1317.39 feet to the northeast corner of a parcel of land as described in Book 2182 at Page 559 of the records of the Mesa County Clerk and Recorder; thence N 52°54'21" W along the north line of said parcel of land a distance of 713.66 feet to the northwest corner of said parcel of land; thence S 01°57'20" W along the west line of said parcel of land a distance of 1698.33 feet to the southwest corner of said parcel of land; thence crossing H Road S 01°57'20" W a distance of 60.00 feet to a point on the south right-of-way line for said H Road; thence S 88°03'49" E along said south right-of-way line a distance of 583.60 feet to a point; thence leaving said south right-of-way line and crossing the south 1/2 of said H Road N 01°57'20" E a distance of 30.00 feet to the point of beginning.

Bookcliff Technological Park Annexation  
Description

A parcel of land situate in the SE 1/4 SW 1/4, SW 1/4 SE 1/4, NW 1/4 SE 1/4 and the NE 1/4 SW 1/4 of Section 25, Township 1 North, Range 1 East of the

Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 25; thence N 88°03'37" W along the south line of the SE 1/4 SW 1/4 of said Section 25 (said south line also being the centerline for H Road) a distance of 1317.97 feet to the southwest corner of said SE 1/4 SW 1/4; thence N 01°53'25" E along the west line of said SE 1/4 SW 1/4 (said west line also being the centerline for 27 1/4 Road) a distance of 1320.13 feet to the northwest corner of said SE 1/4 SW 1/4; thence N 01°52'33" E along the west line of the NE 1/4 SW 1/4 of said Section 25 (said west line also being the centerline for 27 1/4 Road) a distance of 61.00 feet to a point; thence crossing the east 1/2 of said 27 1/4 Road and along the north line of a parcel of land as described in Book 2226 at Page 418 to 419 of the records of the Mesa County Clerk and Recorder N 82°38'16" E a distance of 1706.80 feet to the northeast corner of said parcel of land; thence S 08°40'02" W along the east line of said parcel of land a distance of 1668.50 feet to a point on the south line of the SW 1/4 SE 1/4 of said Section 25; thence N 88°03'49" W along the south line of said SW 1/4 SE 1/4 (said south line also being the centerline for said H Road) a distance of 169.72 feet to the point of beginning. Said parcel contains 55.00 acres more or less.

Floral Annexation  
DESCRIPTION

A parcel of land situate in the Southeast ¼ of the Northwest ¼ of Section 26, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of the SE ¼ NW ¼ of said Section 26, thence South along the west line of said SE ¼ NW ¼ a distance of 663.63 feet to the True Point of Beginning of the parcel described herein; thence crossing the east ½ of 26 ¼ Road and along the north line of a parcel of land as described in Book 2040 at Page 585 of the records of the Mesa County Clerk and Recorder S 88°45'56" E a distance of 358.07 feet to the northeast corner of said parcel of land; thence S 00°00'01" E along the east line of said parcel of land a distance of 351.21 feet to the southeast corner of said parcel of land; thence along the south line of said parcel of land and extending to the west line of said SE ¼ NW ¼ N 89°35'40" W a distance of 358.00 feet to a point on said west line; thence North along the west line of said SE ¼ NW ¼ a distance of 356.39 feet to the point of beginning.

High Country Business Park  
DESCRIPTION

A parcel of land situate in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and in Lot 1 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 15, thence S  $89^{\circ}56'10''$  W along the south line of Lot 1 of said Section 15 a distance of 120.93 feet to a point on the northeasterly bank of the Colorado River; thence along the northeasterly bank of said Colorado River the following 4 courses:

- 1) N  $80^{\circ}55'52''$  W a distance of 76.01 feet;
- 2) N  $53^{\circ}30'26''$  W a distance of 229.15 feet;
- 3) N  $51^{\circ}11'13''$  W a distance of 303.64 feet;
- 4) N  $72^{\circ}58'53''$  W a distance of 166.89 feet to a point on the north boundary of High Country Business Park; thence N  $84^{\circ}25'29''$  E along the north boundary of said High Country Business Park a distance of 1051.00 feet to a point on the southwesterly right-of-way line for River Road; thence S  $40^{\circ}50'31''$  E along the southwesterly right-of-way line for said River Road a distance of 645.88 feet to a point on the south line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; thence S  $89^{\circ}56'10''$  W along the south line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  a distance of 692.03 feet to the point of beginning.

(96legals.dan)