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

date of the certification shown hereon.

action based upon any defect in this survey be commenced more than ten years from the

POMONA 24 ROAD ANNEXATION SITUATE IN THE NE 1/4 NE 1/4 OF SECTION 32 AND THE NW 1/4 NW 1/4 OF SECTION 33, T1N, R1W, U.M. COUNTY OF MESA, STATE OF COLORADO NE1/4 NE1/4 SECTION 32 T 1N, R 1W, U.M. NORTH LINE NE 1/4 NE 1/4 SECTION 32 NORTH LINE NW 1/4 NW 1/4 SECTION 33 589°48'32"E 1316.16' HROAD BK 1730 PAGE 177 2701-332-00-080 (BOOK 3557, PAGE 963) 2701-332-00-079 LOT 2 2701-321-00-087 589°48'32"E LOCATION MAP: NOT-TO-SCALE APPLETON RANCHETTES APPLETON CORNERS VETERINARY PLAT BK 13, PG 464 CLINIC ANNEXATION NO. 3 2701-332-00-145 ORDINANCE NO. 3370 LEGAL DESCRIPTION (BK 2922, PG 595) 2701-332-00-091 POMONA PARK A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter PLAT BK 1, PG 24 POMONA PARK (NE 1/4 NE 1/4) of Section 32 and the Northwest Quarter of the Northwest BOUNDARY AGREEMENT 59.00' PLAT BK 1, PG 24 Quarter (NW 1/4 NW 1/4) of Section 33, all in Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, lying entirely within BK 4132 , PG'S 607-615 the right of way for 24 Road, being more particularly described as follows: 2701-321-00-025 COMMENCING at the Southeast corner of the NE 1/4 NE 1/4 of said Section 32, thence S 89°50'33" E, assuming the East line of the NE 1/4 NE 1/4 of said Section 32 bears N 00°03'00" E with all bearings contained herein being relative thereto, 2701-332-00-143 along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°03'00" E along a line 30.00 feet East of and parallel with, the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 330.29 feet; thence N 89°57'56" W, a distance of 30.00 feet; thence N 00°03'00" E along the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 330.22 feet; thence N 89°58'07" W, a distance of 29.00 feet; thence N 00°03'00" E along a line 29.00 feet West of and parallel 2701-321-00-057 with the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 330.21 feet; thence N 89°58'16" W, a distance of 59.00 feet; thence N 00°03'00" E along a line 30.00 feet East of and parallel with the East line of the NE 1/4 NE 1/4 of said ARBOGAST ANNEXATION NO. 2 N89°58'07"W Section 32, a distance of 88.15 feet to a point on the South line of that certain ORDINANCE NO. 3901 2701-321-00-027 parcel of land described in Book 3557, Page 963, Public Records of Mesa County, (BK 4187, PG 34) Colorado; thence S 89°48'32" E, along the South line of said parcel, a distance of 20.00 feet; thence 5 00°03'00" W, along a line 50.00 feet East of and parallel with 2701-332-00-142 the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 1,078.86 feet to ARBOGAST ANNEXATION NO. 1 a point on the South line of the NW 1/4 NW 1/4 of said Section 33; thence ORDINANCE NO. 3900 N 89°50'33" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a (BK 4187, PG 31) distance of 20.00 feet, more or less, to the Point of Beginning. LOT 5 POMONA PARK PLAT BK 1, PG 24 LOT 6 POMONA PARK APPLETON CORNERS VETERINARY PLAT BK 1, PG 24 CLINIC ANNEXATION NO. 3 ORDINANCE NO. 3370 (BK 2922, PG 595) 2701-332-00-148 2701-332-00-094 **ABREVIATIONS** POINT OF COMMENCEMENT POINT OF BEGINNING R.O.W. RIGHT OF WAY APPLETON CORNERS VETERINARY CLINIC ANNEXATION NO. 2 SECTION ETCHEVERRY SIMPLE LAND DIVISION PLAT BK 16, PG 301 ORDINANCE NO. 3369 **TOWNSHIP** (BK 2922, PG 592) RANGE UTE MERIDIAN NUMBER SQUARE FEET APPLETON CORNERS VETERINARY PARCEL A CLINIC ANNEXATION NO. 1 ORDINANCE NO. 3368 PARCEL B The Description(s) contained herein have been derived from (BK 2922, PG 589) subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a N89°50'33"W SE CORNER means for establishing or verifying property boundary lines. 20.001 SOUTH LINE NE 1/4 NE 1/4 SECTION 32 SOUTH LINE OF LOT 5, POMONA PARK NE1/4 NE1/4 SECTION 32 1318.18' SOUTH LINE NW 1/4 NW 1/4 SECTION 33 T 1N, R 1W, U.M. 30.00' POMONA PARK ANNEXATION, ORDINANCE NO. 2825 (BK 2138, PG 814) AREA OF ANNEXATION POMONA PARK ANNEXATION, ORDINANCE NO. 2825 (BK 2138, PG 814) EFFECTIVE DATE ORDINANCE NO. PETER T. KRICK, PLS No. 32824 2,315.73 FT ANNEXATION PERIMETER May 20th, 2011 4465 Professional Land Surveyor for the 1,196.87 FT. CONTIGUOUS PERIMETER ANNEXATION BOUNDARY City of Grand Junction 50,966*** AREA IN SQUARE FEET 1.17 AREA IN ACRES EXISTING CITY LIMITS THIS IS NOT A BOUNDARY SURVEY 1 inch = 80 ft.DATE: 4-22-2011 U.S. SURVEY FOOT ***(LIES ENTIRELY WITHIN PUBLIC RIGHTS OF WAY)

Grand Junction

PUBLIC WORKS

AND UTILITIES

ENGINEERING DIVISION

P.T.K. DATE 02-28-2011

DATE

P.T.K. DATE

DESIGNED BY

APPROVED BY

SCALE

1" = 80'