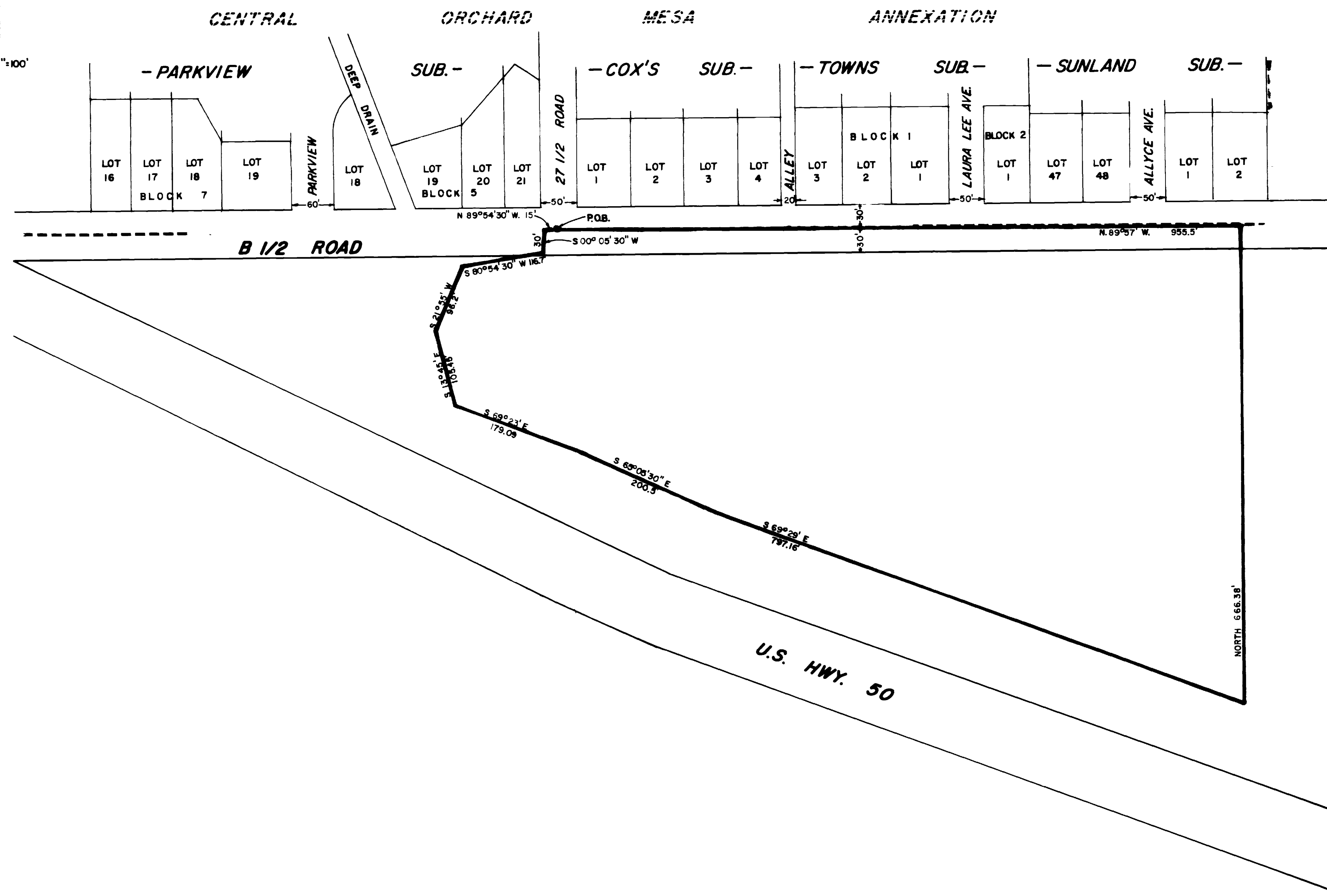
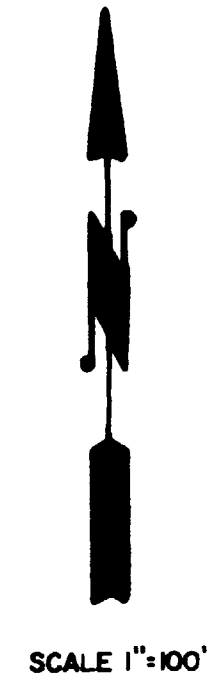


PHIPPS ANNEXATION

LEGAL DESCRIPTION

Part of the Northwest one quarter, Southeast one quarter of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian.

More particularly described as: Beginning at the Northwest corner of the Northwest one quarter Southeast one quarter of said Section 25; Thence North 89°54'30" West 15 feet; Thence South 00°05'30" West 30 feet; Thence South 80°54'30" West 116.7 feet; Thence South 21°55' West 96.2 feet; Thence South 13°45' East 105.45 feet; Thence South 69°23' East 179.09 feet; Thence South 65°05'30" East 200.5 feet; Thence South 69°29' East 797.16 feet; Thence due North 666.38 feet to the centerline of B 1/2 Road and the North Line of the said Northwest one quarter Southeast one quarter; Thence North 89°57' West along the North Line of the said Northwest one quarter Southeast one quarter 955.5 feet to the Point of Beginning, Together with the Right-of-Way for B 1/2 Road, Mesa County, Colorado.



LEGEND

Boundary of existing corporate limits _____
 Boundary of new corporate limits _____

AREA OF ANNEXATION

Existing boundary contiguous to corporate limits _____ 970.50 ft.
 Perimeter of area to be annexed _____ 3161.98 ft.
 Total annexed area in square feet _____ 498,705.22± sq. ft.
 Total annexed area in acres _____ 11.45± acres

ENGINEER'S CERTIFICATE

I, Ronald P. Rish a Registered Professional Engineer hereby certify that the accompanying plat and legal description of Phipps Annexation was compiled under my direct supervision from information contained on a property plat prepared by Western Engineers, Inc. dated Sept. 9, 1976, and other information secured from the Mesa County Clerk and Recorder's and Assessor's Office.

SIGNED Ronald P. Rish
 DATE March 17, 1977
 ORDINANCE NO 1665
 EFFECTIVE DATE 4-17-77

DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION, COLORADO		PHIPPS ANNEXATION	
CHECKED BY:	DATE:	FIELD BOOK NO:	SHEET:
APPROVED BY:	DATE:	PAGE NO:	DWG. NO: