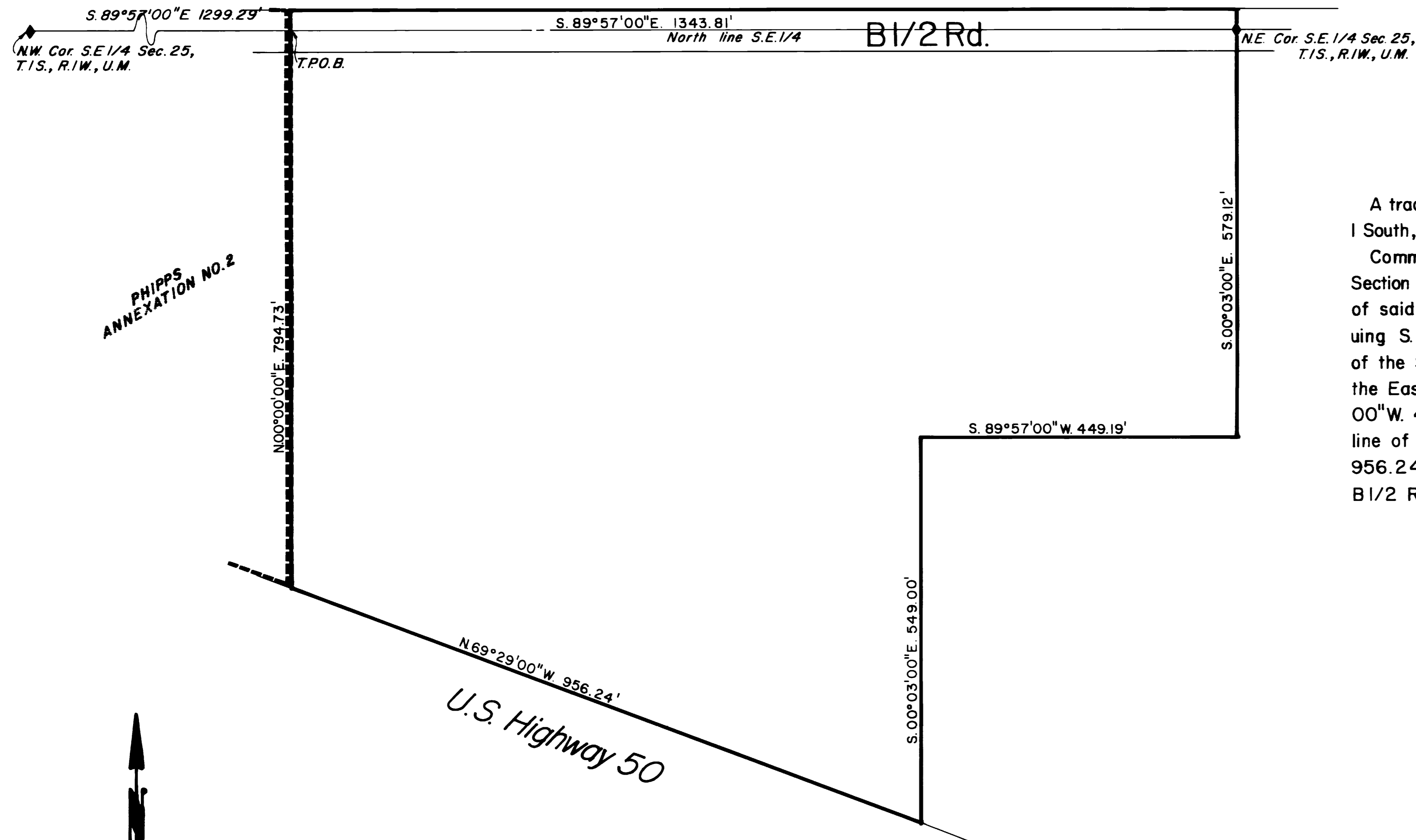


PHIPPS ANNEXATION #3



DESCRIPTION

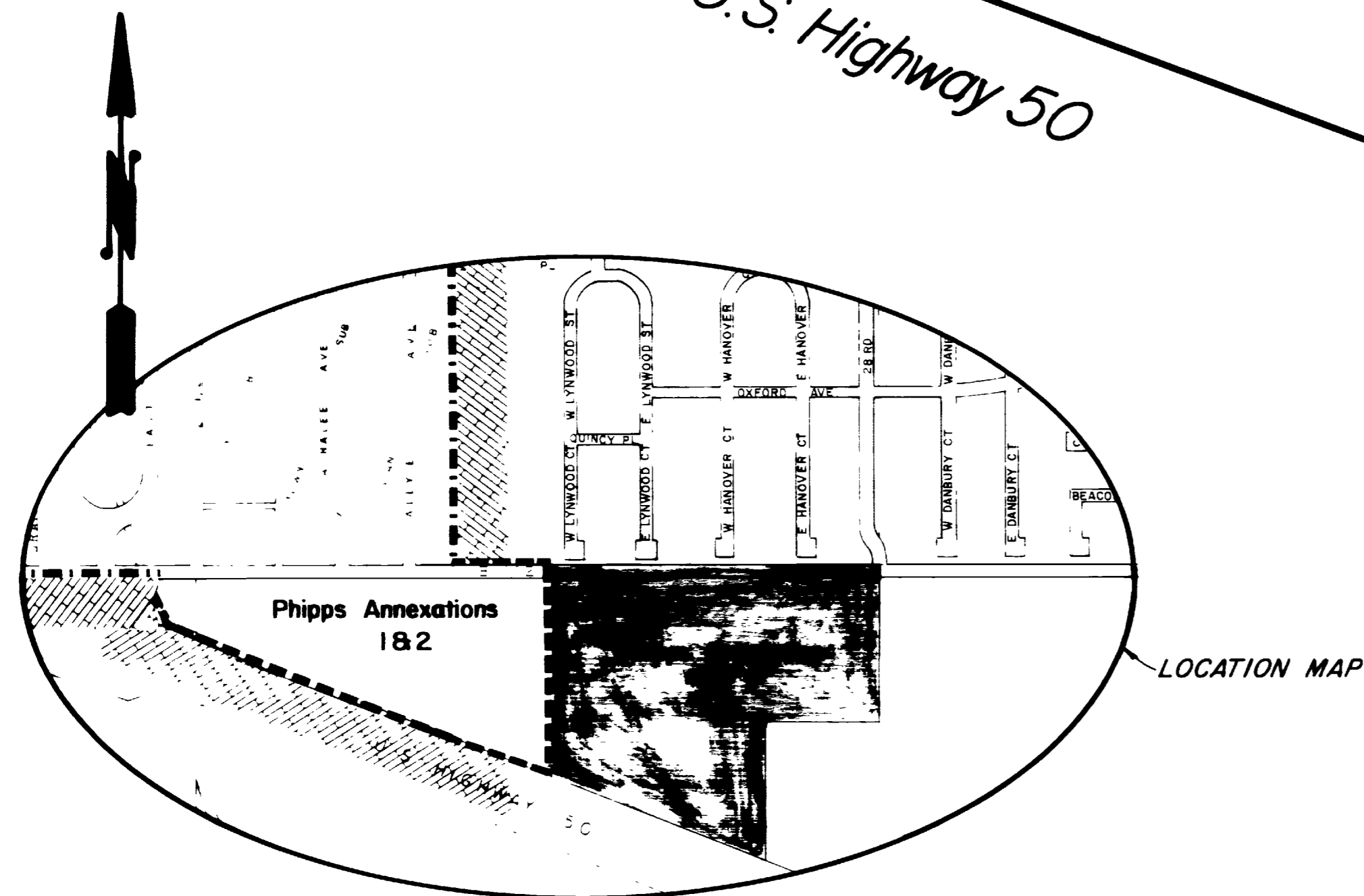
A tract of land located in a part of the Southeast quarter (S.E. 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Meridian being more particularly described as follows:
 Commencing at the Northwest corner of the Southeast quarter (N.W. cor. S.E. 1/4) of said Section 25; thence S. 89°57'00"E. along the North line of the Southeast quarter (S.E. 1/4) of said Section 25 a distance of 1299.29' to the True Point of Beginning; thence continuing S. 89°57'00"E. along said North line a distance of 1343.81' to the Northeast corner of the Southeast quarter (N.E. cor. S.E. 1/4) of said Section 25, thence S. 00°03'00"E. along the East line of the S.E. 1/4 of said Section 25 a distance of 579.12'; thence S. 89°57'00"W. 449.19'; thence S. 00°03'00"E. 549.00', more or less, to the North right-of-way line of U.S. Highway 6 & 50; thence N. 69°29'00"W. along said North right-of-way line 956.24'; thence N. 00°00'00"E. 794.73' to the True Point of Beginning. Together with BI/2 Rd. right-of-way on the North.

LEGEND

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

AREA OF ANNEXATION

Boundary contiguous to existing corporate limits _____ approx. 795 ft.
 Perimeter of area to be annexed _____ approx. 4730 ft.
 Total annexed area in acres _____ approx. 26



ORDINANCE NO. 1964 EFFECTIVE DATE: 6-7-1981

REVISION Δ	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION Δ			CHECKED BY <u>D.W.</u>	DATE <u>5-27-81</u>	PLAN
REVISION Δ			APPROVED BY	DATE	HORIZ. <u>1"=100'</u>
REVISION Δ			FIELD BOOK NO.	PAGE	VERT.

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION
CITY OF GRAND JUNCTION, COLORADO

PHIPPS ANNEXATION # 3

SHEET NO. _____
OF _____
FILE NO. <u>01-690</u>