

1ST AND PATTERSON ANNEXATION

DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE WEST SECTION LINE OF THE NE1/4 NE1/4 SECTION 10, T1S, R1W AND THE SOUTH RIGHT-OF-WAY LINE OF "F" ROAD; THENCE S 00°03'55" W TO EXISTING CITY LIMITS; THENCE EAST TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 26 ROAD; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF "F" ROAD; THENCE WEST TO BEGINNING; AND ALSO

LOTS 1 THROUGH 6 WILLOWDALE SUBDIVISION, SECTION 3, T1S, R1W; AND BEGINNING 245 FEET NORTH OF THE SOUTHEAST CORNER SECTION 3, T1S, R1W; THENCE NORTH 136.16 FEET; THENCE S 87°41' W 178.05 FEET; THENCE SOUTH 129.97 FEET; THENCE S 89°57' E 177.9 FEET TO BEGINNING; EXCEPT ROAD RIGHT-OF-WAY ON SOUTH AND EAST AS DESCRIBED IN BOOK 1737, PAGES 747 AND 748, OF MESA COUNTY RECORDS AND INCLUDING ALL ADJACENT RIGHT-OF-WAY OF 25 7/8 ROAD, AND ALSO

BEGINNING 203 FEET NORTH OF THE SOUTHEAST CORNER OF SW1/4, SE1/4, SECTION 3, T1S, R1W; THENCE EAST 7.5 FEET; THENCE NORTH 134 FEET; THENCE WEST 101.1 FEET; THENCE SOUTH 134 FEET; THENCE EAST 93; AND ALSO 6 FEET TO BEGINNING; AND ALSO

THE WEST 470 FEET OF SE1/4 SE1/4 SECTION 3, T1S, R1W, LYING SOUTH AND WEST OF THE SOUTHERLY BANK OF CANAL AND SOUTH AND EAST OF A LINE BEGINNING 462 FEET NORTH OF THE SOUTHWEST CORNER OF SE1/4, SE1/4; THENCE N 48°28' E 210 FEET TO THE CANAL; AND ALSO

BEGINNING 37 FEET WEST OF THE SOUTHEAST CORNER OF E1/2 SW1/4 SE1/4 SECTION 3, T1S, R1W; THENCE WEST 153 FEET; THENCE NORTH 376 FEET TO CENTER LINE OF CANAL; THENCE LEAVING SAID CANAL N 45°15' E 134 FEET; THENCE S 07° E 474 FEET TO POINT OF BEGINNING; EXCEPT THE RIGHT-OF-WAY FOR PATTERSON ROAD ALONG THE SOUTH END; AND ALSO

BEGINNING AT THE SE CORNER OF SECTION 3, T1S, R1W, THENCE NORTH 245 FEET; THENCE WEST 30 FEET; THENCE SOUTH TO THE SOUTH RIGHT-OF-WAY LINE OF PATTERSON ROAD; THENCE EAST 60 FEET; THENCE NORTH 50 FEET; THENCE WEST TO THE POINT OF BEGINNING AND THAT RIGHT-OF-WAY DEDICATED IN BOOK 1737, PAGES 747 AND 748; AND ALSO

BEGINNING 37 FEET WEST AND 191.66' N 07° W OF THE SOUTHEAST CORNER OF E1/2 SW1/4 SE1/4 SECTION 3 T1S R1W; THENCE N 07° W 287.44 FEET; THENCE N 37°08'00" E 7.66 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS N 63°31'15" E 33.33 FEET WITH A RADIUS OF 37.5 FEET; THENCE S 00°05'30" E 306.28 FEET TO BEGINNING.

— Annexion Boundary
 - - - - - Existing City Limits

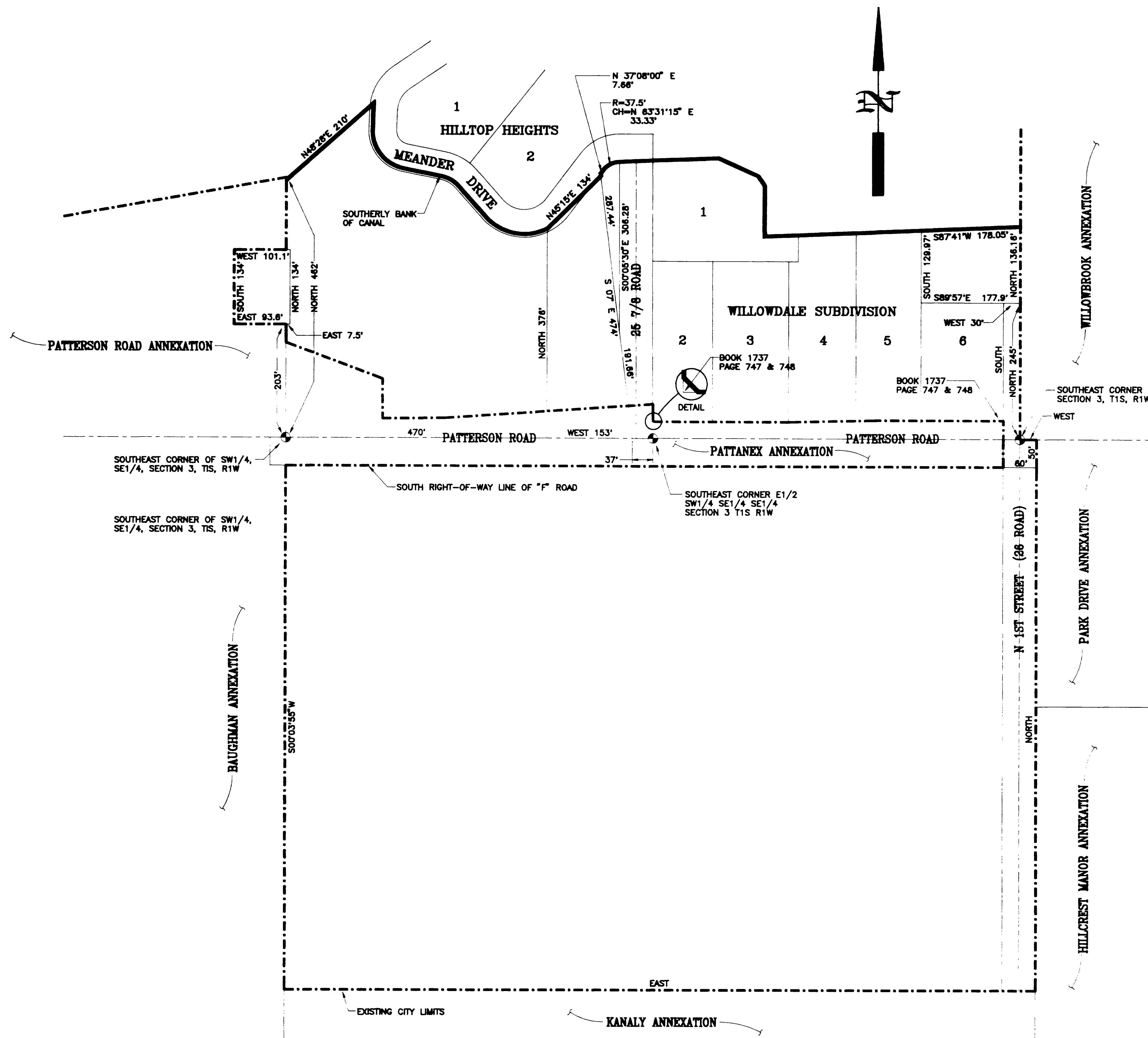
AREA OF ANNEXATION

Annexion Perimeter	8612.92 FT.
Contiguous Perimeter	6949.75 FT.
Area in Square Feet	1,796,335.75
Area in Acres	41.24

ORDINANCE NUMBER 2530 EFFECTIVE DATE OCTOBER 8, 1991

The Description(s) contained herein have been derived from subdivision plats and deed description 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 means for establishing or verifying property boundary lines.

Don Newton
 Don Newton, City Engineer



DESCRIPTION	DATE	DRAWN BY	KADEL	DATE	7/91	SCALE	
REVISION		CHECKED BY		DATE		PLAN	PROFILE
REVISION		APPROVED BY		DATE		HORIZ. 1"=100'	HORIZ.
REVISION		FIELD BOOK NO.		PAGE			VERT.

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

1ST AND PATTERSON ANNEX.
 SHEET NO. 1
 OF 1
 FILE NO. 1STANNEX.DWG