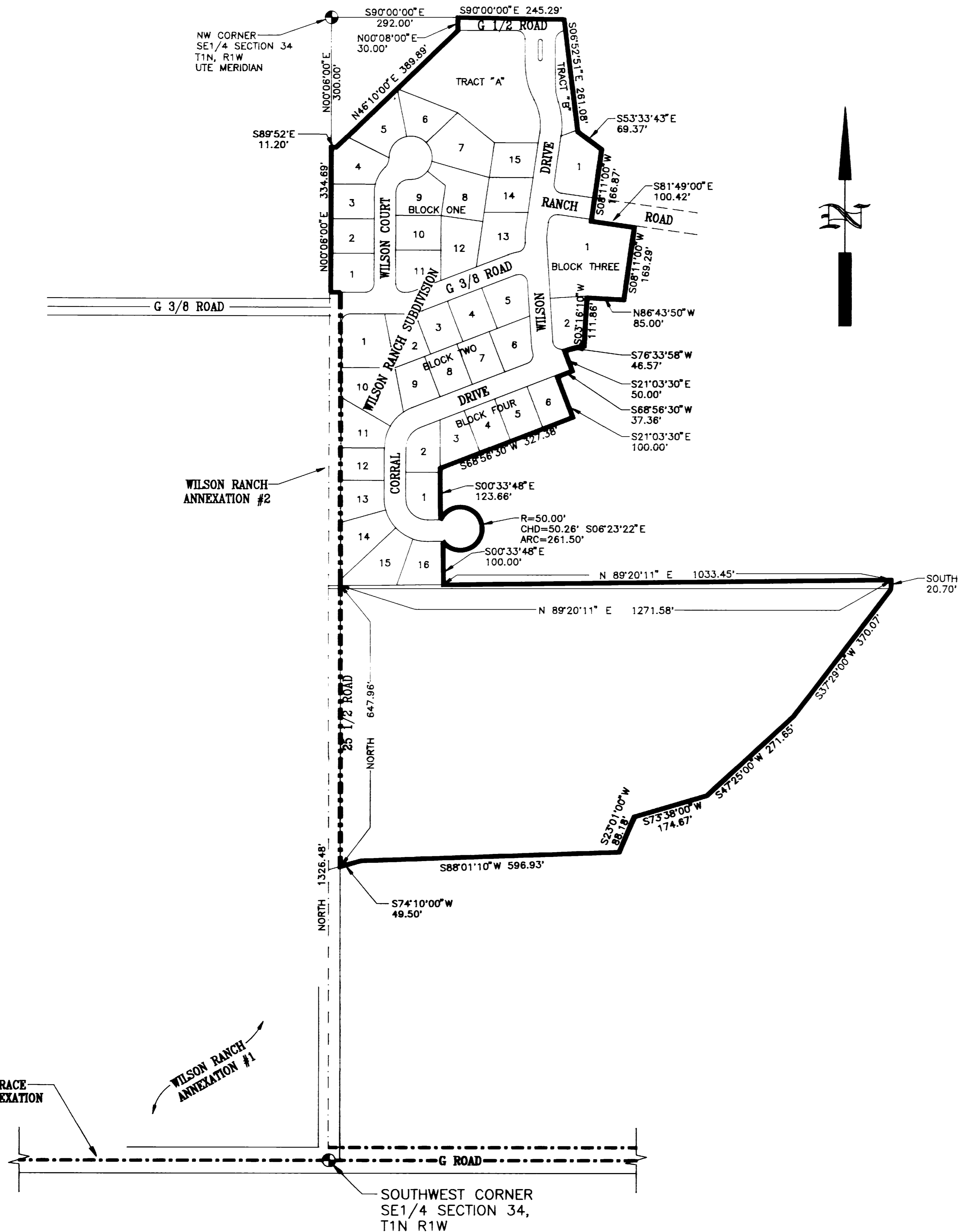


WILSON RANCH ANNEXATION #3



DESCRIPTION

A TRACT OF LAND IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

ALL OF WILSON RANCH FILING NO. ONE AS RECORDED IN PLAT BOOK 13 AT PAGES 282 & 283 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER;

AND ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4 OF SAID SECTION 34, AND CONSIDERING THE WEST LINE OF THE SE1/4 OF SAID SECTION 34 TO BEAR DUE NORTH AS A BASIS OF BEARINGS; THENCE NORTH A DISTANCE OF 1326.48 FEET; THENCE N 89°20'11" E A DISTANCE OF 25.0 FEET TO THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD FOR A POINT OF BEGINNING; THENCE N 89°20'11" E A DISTANCE OF 1271.58 FEET; THENCE SOUTH A DISTANCE OF 20.7 FEET TO A POINT ON THE EAST BANK OF THE DRAIN SITUATED ON THE NORTH LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34; THENCE ALONG THE EAST BANK OF THE DRAIN THE FOLLOWING FOUR COURSES AND DISTANCES:

- 1) S 37°29'00" W A DISTANCE OF 370.07 FEET;
- 2) S 47°25'00" W A DISTANCE OF 271.65 FEET;
- 3) S 73°38'00" W A DISTANCE OF 174.67 FEET;
- 4) S 23°01'00" W A DISTANCE OF 88.18 FEET;

THENCE S 88°01'10" W A DISTANCE OF 596.93 FEET; THENCE S 74°10'00" W A DISTANCE OF 49.50 FEET TO THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD A DISTANCE OF 647.96 FEET TO THE POINT OF BEGINNING.

- Annexation Boundary
- - - - - Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	6,976.83 FT.
Contiguous Perimeter	1,350.54 FT.
Area in Square Feet	1,236,550.19
Area in Acres	28.39

ORDINANCE NUMBER

2570

EFFECTIVE DATE

MAY 17, 1992

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.

James L. Shanks
 JAMES L. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	N.O.P.	DATE	2/92	SCALE

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

WILSON RANCH ANNEXATION #3		SHEET NO. 1
		OF 1
		FILE NO. WILSON3.DWG