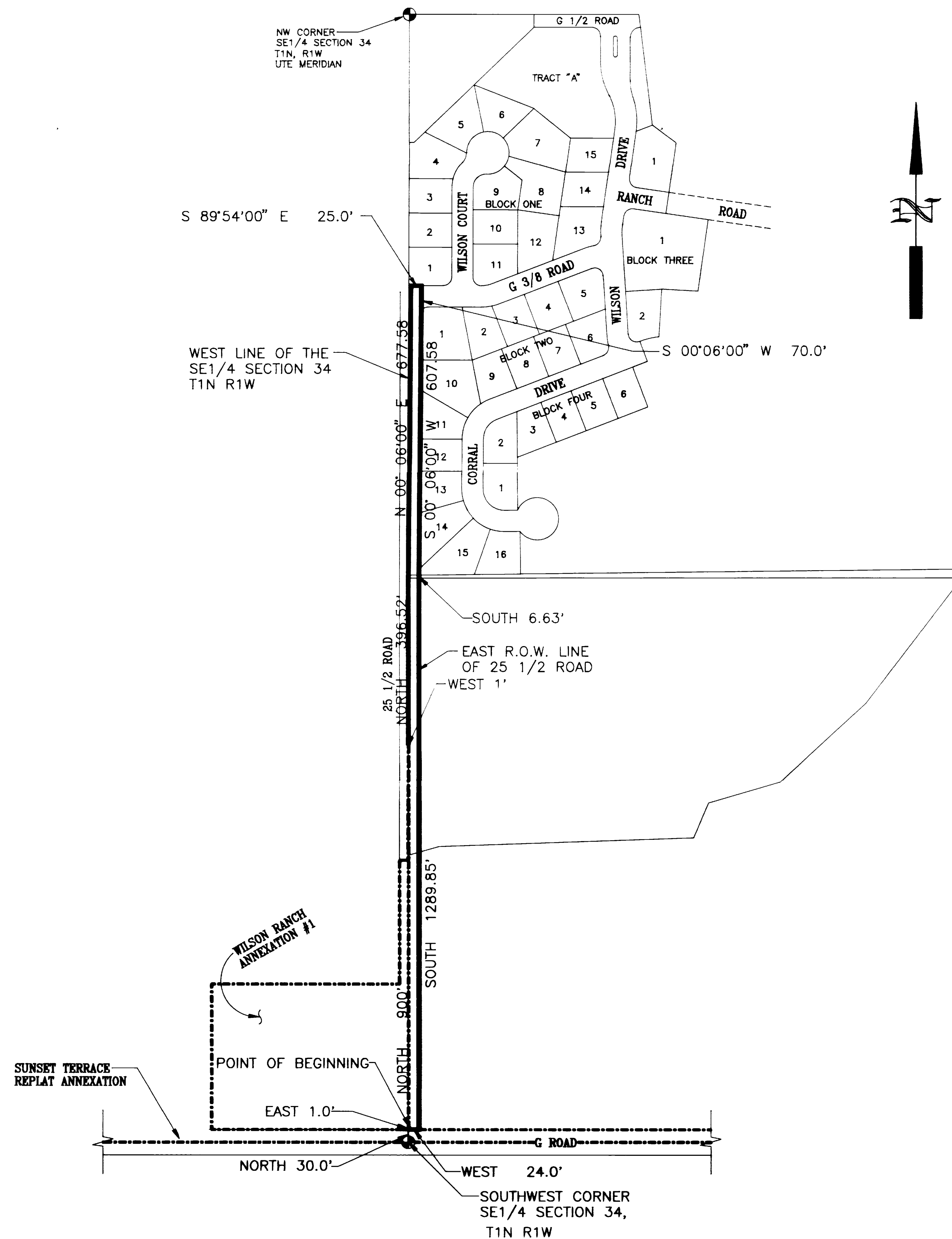


WILSON RANCH ANNEXATION #2



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:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4 OF SAID SECTION 34, AND CONSIDERING THE WEST LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34 TO BEAR DUE NORTH AS A BASIS OF BEARINGS; THENCE NORTH ALONG THE WEST LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34 A DISTANCE OF 30.0 FEET; THENCE EAST A DISTANCE OF 1.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 900.0 FEET; THENCE WEST A DISTANCE OF 1.0 FEET TO THE WEST LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34, SAID LINE BEING COMMON WITH THE WEST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD; THENCE ALONG THE WEST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD THE FOLLOWING TWO COURSES AND DISTANCES:

- 1) NORTH A CALCULATED DISTANCE OF 396.52 FEET TO THE NORTHWEST CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 34;
- 2) N 00°06'00" E A DISTANCE OF 677.58 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR G 3/8 ROAD AS DESCRIBED ON THE SUBDIVISION PLAT FOR WILSON RANCH FILING NO. ONE AND RECORDED IN PLAT BOOK 13 AT PAGES 282 & 283 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER;

THENCE S 89°54'00" E ALONG THE NORTH RIGHT-OF-WAY LINE FOR G 3/8 ROAD A DISTANCE OF 25.0 FEET; THENCE S 00°06'00" W A DISTANCE OF 70.0 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD, SAID POINT BEING COMMON WITH THE NORTHWEST CORNER OF LOT 1, BLOCK 2, WILSON RANCH FILING NO. ONE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD THE FOLLOWING THREE COURSES AND DISTANCES:

- 1) S 00°06'00" W A DISTANCE OF 607.58 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 2, WILSON RANCH FILING NO. ONE;
- 2) SOUTH A DISTANCE OF 6.63 FEET TO A POINT ON THE NORTH LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34;
- 3) SOUTH A DISTANCE OF 1289.85 FEET;

THENCE WEST A DISTANCE OF 24.0 FEET TO THE POINT OF BEGINNING.

————— Annexation Boundary
 - - - - - Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	3,998.16 FT.
Contiguous Perimeter	925.00 FT.
Area in Square Feet	49,351.54
Area in Acres	1.13

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

DESCRIPTION	DATE	DRAWN BY	N.O.P.	DATE	2/92	SCALE	PLAN	PROFILE
REVISION		CHECKED BY	T.W.	DATE	2/92	HORIZ.	N.T.S.	HORIZ.
REVISION		APPROVED BY	J.L.S.	DATE	2/92	VERT.		
REVISION		FIELD BOOK NO.		PAGE				

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

WILSON RANCH ANNEXATION #2

SHEET NO. 1
 OF 1
 FILE NO.
 WILSON2.DWG