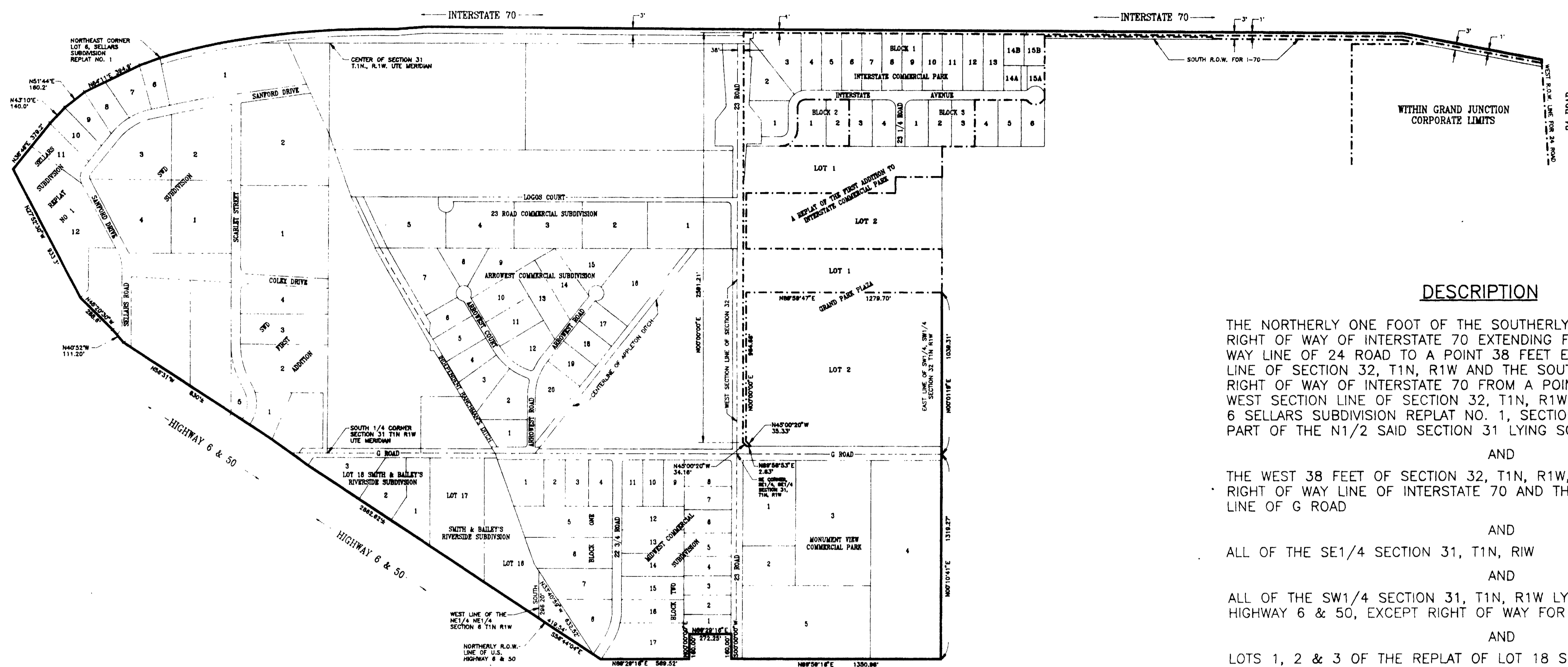


GRAND JUNCTION WEST ANNEXATION



DESCRIPTION

THE NORTHERLY ONE FOOT OF THE SOUTHERLY THREE FEET OF PUBLIC RIGHT OF WAY OF INTERSTATE 70 EXTENDING FROM THE WEST RIGHT OF WAY LINE OF 24 ROAD TO A POINT 38 FEET EAST OF THE WEST SECTION LINE OF SECTION 32, T1N, R1W AND THE SOUTHERLY 3 FEET OF PUBLIC RIGHT OF WAY OF INTERSTATE 70 FROM A POINT 38 FEET EAST OF THE WEST SECTION LINE OF SECTION 32, T1N, R1W TO THE NE CORNER LOT 6 SELLARS SUBDIVISION REPLAT NO. 1, SECTION 31, T1N, R1W AND THAT PART OF THE N1/2 SAID SECTION 31 LYING SOUTH OF THE I-70 R.O.W.

AND

THE WEST 38 FEET OF SECTION 32, T1N, R1W, LYING BETWEEN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70 AND THE NORTH RIGHT OF WAY LINE OF G ROAD

AND

ALL OF THE SE1/4 SECTION 31, T1N, R1W

AND

ALL OF THE SW1/4 SECTION 31, T1N, R1W LYING NORTHEASTERLY OF U.S. HIGHWAY 6 & 50, EXCEPT RIGHT OF WAY FOR INTERSTATE 70.

AND

LOTS 1, 2 & 3 OF THE REPLAT OF LOT 18 SMITH & BAILEY'S RIVERSIDE SUBDIVISION, SECTION 6, T1S, R1W INCLUDING ALL RIGHT OF WAY FOR G ROAD ABUTTING SAID LOTS

AND

THAT PART OF LOTS 16 & 17 SMITH & BAILEY'S RIVERSIDE SUBDIVISION SECTION 6, T1S, R1W LYING WEST OF THE INDEPENDENT RANCHMAN'S DITCH AND NORTH OF U.S. HWY 6 & 50

AND

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HWY 6 & 50 AND THE WEST LINE OF THE NE1/4, NE1/4 SECTION 6, T1S, R1W, THENCE S56°44'04"E 419.54 FT. THENCE N33°40'59"W 632.52 FT. THENCE SOUTH 296.20 FT. TO BEGINNING.

AND

ALL OF MIDWEST COMMERCIAL SUBDIVISION SECTION 6, T1S, R1W INCLUDING ALL PUBLIC RIGHT OF WAY FOR G ROAD ADJACENT TO SAID SUBDIVISION.

AND

LOT TWO GRAND PARK PLAZA SUBDIVISION SECTION 32, T1N, R1W.

AND

LOTS 1 THROUGH 5 OF MONUMENT VIEW COMMERCIAL PARK SUBDIVISION, INCLUDING ALL PUBLIC R.O.W. FOR G ROAD AND 23 ROAD ADJACENT TO SAID SUBDIVISION.

— Annexation Boundary
 - - - Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	30,193.94 FT.
Contiguous Perimeter	10,124.37 FT.
Area in Square Feet	16,552,082.18
Area in Acres	379.98

ORDINANCE NUMBER

2555

EFFECTIVE DATE

FEBRUARY 9, 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.

J. Don Newton
 J. Don Newton, City Engineer

REVISION	DESCRIPTION	DATE	DRAWN BY	KADEL	DATE	10/91	SCALE

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

GRAND JUNCTION WEST ANNEXATION

SHEET NO. _____
 OF _____
 DATE _____