

BLUE HERON II ANNEXATION

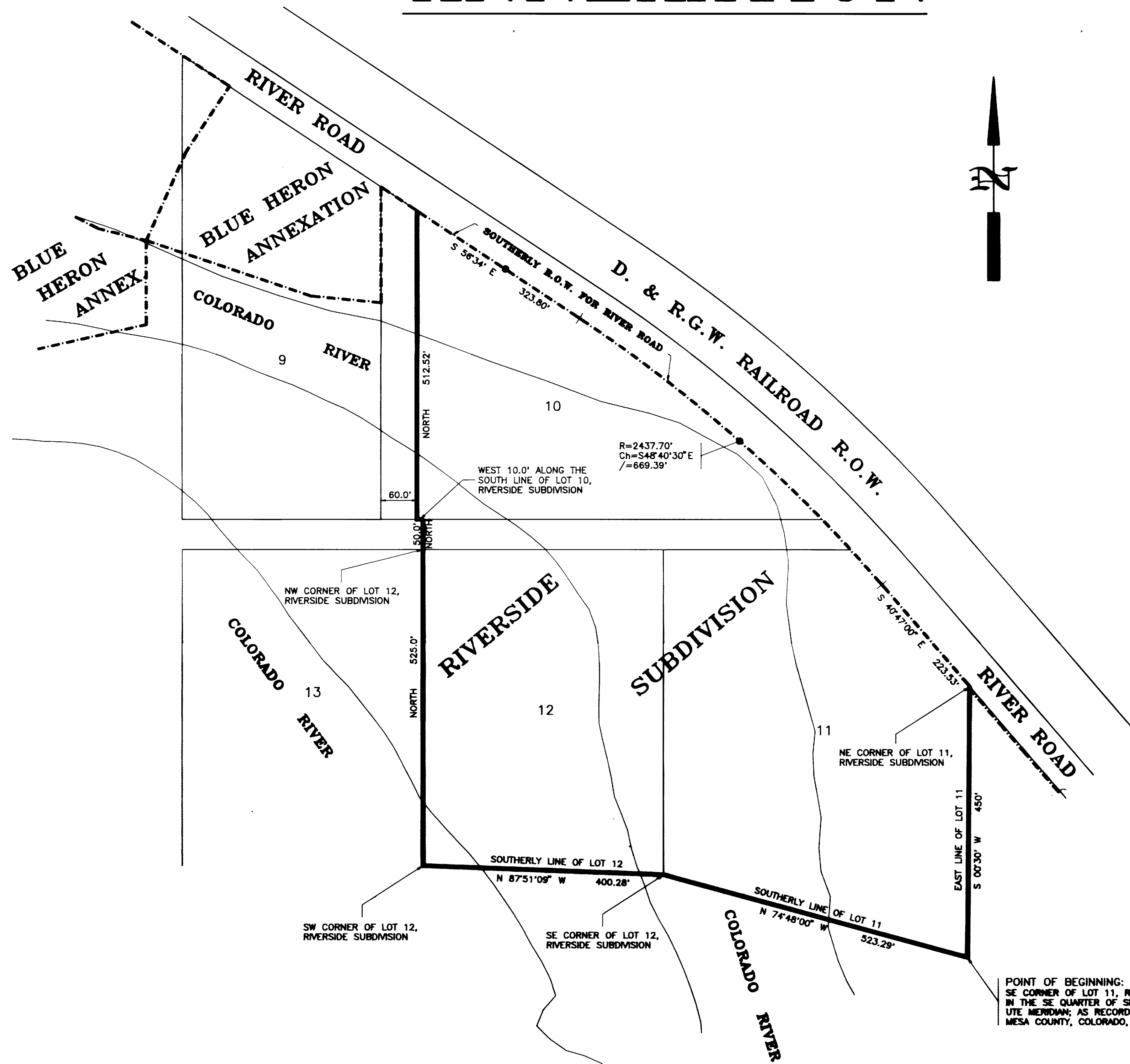
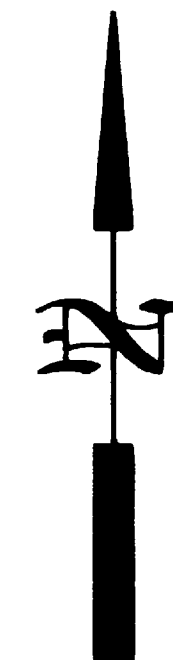
DESCRIPTION

A tract of land situated in the Southeast Quarter of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being a portion of Riverside Subdivision as recorded in Plat Book 1 at Page 28 in the office of the Mesa County Clerk and Recorder, said tract being more particularly described as follows:

Beginning at the Southeast Corner of Lot 11 of Riverside Subdivision; thence N 74°48' W along the Southerly line of said Lot 11 a distance of 523.29 feet to the Southeast Corner of Lot 12 of Riverside Subdivision; thence N 87°51'09" W along the Southerly line of said Lot 12 a distance of 400.28 feet to the Southwest Corner of said Lot 12; thence North a distance of 525.0 feet to the Northwest Corner of said Lot 12; thence North a distance of 50.0 feet to a point on the South line of Lot 10 of Riverside Subdivision; thence West a distance of 10.0 feet; thence North a distance of 512.52 feet to a point on the North line of said Lot 10, said line being common with the Southerly Right-of-Way for River Road; thence along the Southerly Right-of-Way for River Road the following three (3) courses and distances:

- 1) S 56°34' E a distance of 323.80 feet;
- 2) 671.52 feet along the arc of a curve to the right having a radius of 2437.70 feet and a long chord which bears S 48°40'30" E a distance of 669.39 feet;
- 3) S 40°47' E a distance of 223.53 feet to the Northeast Corner of Lot 11 of Riverside Subdivision;

thence S 00°30' W along the East line of said Lot 11 a distance of 450.0 feet to the Point of Beginning.



LEGEND

- Annexation Boundary
- Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	4,692.42 FT.
Contiguous Perimeter	1,808.29 FT.
Area in Square Feet	1,090,320.28
Area in Acres	25.03

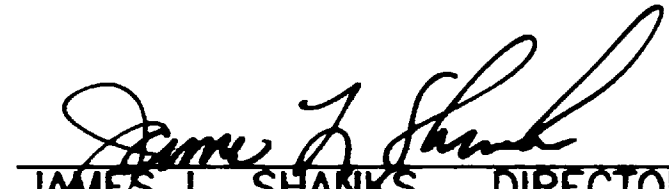
ORDINANCE NUMBER

2685

EFFECTIVE DATE

JULY 17, 1993

The Description(s) contained herein have been derived from subdivision plats and deed descriptions 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, DIRECTOR OF PUBLIC WORKS & UTILITIES

POINT OF BEGINNING:
SE CORNER OF LOT 11, RIVERSIDE SUBDIVISION
IN THE SE QUARTER OF SECTION 9, T.1S., R.1W.,
UTE MERIDIAN; AS RECORDED IN PLAT BOOK 1, PAGE 28
MESA COUNTY, COLORADO, CLERK AND RECORDER

DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION		McCUTCHEN	4/12/93	
REVISION		T.W.	4/14/93	
REVISION		J.L.S.	6/15/93	
REVISION		FIELD BOOK NO.	PAGE	

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

BLUE HERON II ANNEXATION

SHEET NO.	1
OF	1
FILE NO.	HERON 2.DWG