

CLIMAX MILL ENCLAVE

ANNEXATION # 1

DESCRIPTION

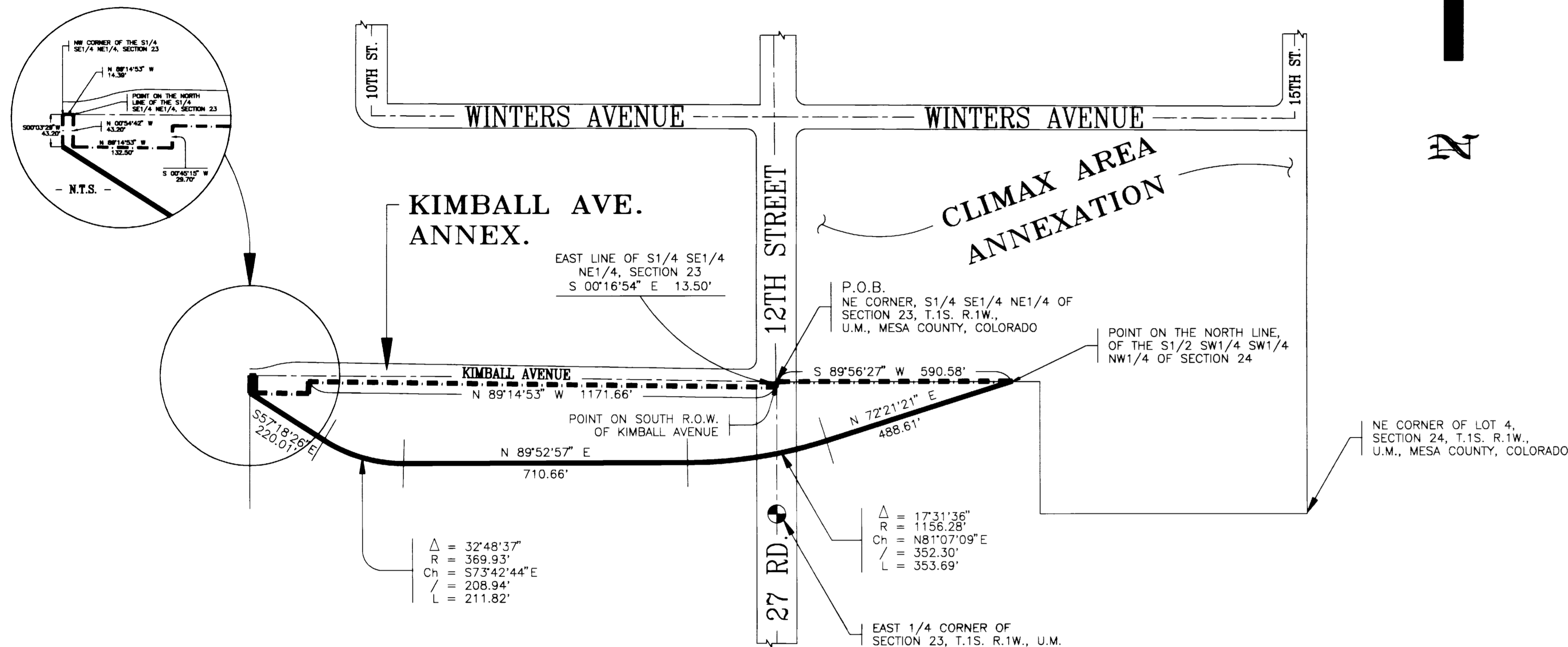
PARCEL NO. 1:

A tract of land situated in the South 1/4 of the SE1/4 NE1/4 of Section 23 and in the South 1/2 of the SW1/4 SW1/4 NW1/4 of Section 24, all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast Corner of the South 1/4 SE1/4 NE1/4 of said Section 23; thence S 00°16'54" E along the East line of the South 1/4 SE1/4 NE1/4 of said Section 23 a distance of 13.50 feet to a point on the South Right-of-Way for Kimball Avenue; thence along the South Right-of-Way for Kimball Avenue the following three (3) courses and distances:

1. N 89°14'53" W a distance of 1171.66 feet;
2. S 00°45'15" W a distance of 29.70 feet;
3. N 89°14'53" W a distance of 132.50 feet;

thence leaving said Right-of-Way, N 00°54'42" W a distance of 43.20 feet to a point on the North line of the South 1/4 SE1/4 NE1/4 of said Section 23; thence N 89°14'53" W along said North line a distance of 14.39 feet to the Northwest Corner of the South 1/4 SE1/4 NE1/4 of said Section 23; thence S 00°03'29" W along the West line of the South 1/4 SE1/4 NE1/4 of said Section 23 a distance of 43.20 feet; thence S 57°18'26" E a distance of 220.01 feet; thence 211.82 feet along the arc of a curve to the left having a radius of 369.93 feet, a central angle of 32°48'37", and a long chord which bears S 73°42'44" E a distance of 208.94 feet; thence N 89°52'57" E a distance of 710.66 feet; thence 353.69 feet along the arc of a curve to the left having a radius of 1156.28 feet, a central angle of 17°31'36", and a long chord which bears N 81°07'09" E a distance of 352.30 feet; thence N 72°21'21" E a distance of 488.61 feet to a point on the North line of the South 1/2 SW1/4 SW1/4 NW1/4 of Section 24; thence S 89°56'27" W along the North line of said South 1/2 SW1/4 SW1/4 NW1/4 a distance of 590.58 feet to the Point of Beginning.



ORDINANCE NUMBER

2766

EFFECTIVE DATE

10/9/94

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
 JAMES L. SHANKS, DIRECTOR OF PUBLIC WORKS & UTILITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE
					7/1/94
					7/6/94
					9/13/94

SCALE	PROFILE
HORIZ. 1"=200'	HORIZ. _____
VERT. _____	VERT. _____

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

CLIMAX MILL ENCLAVE ANNEXATION

SHEET NO. 1
OF 1
FILE NO. CLIMAX3.DWG