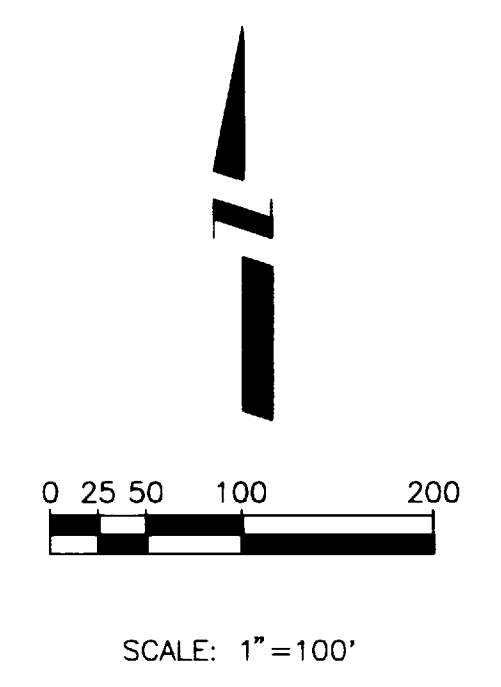
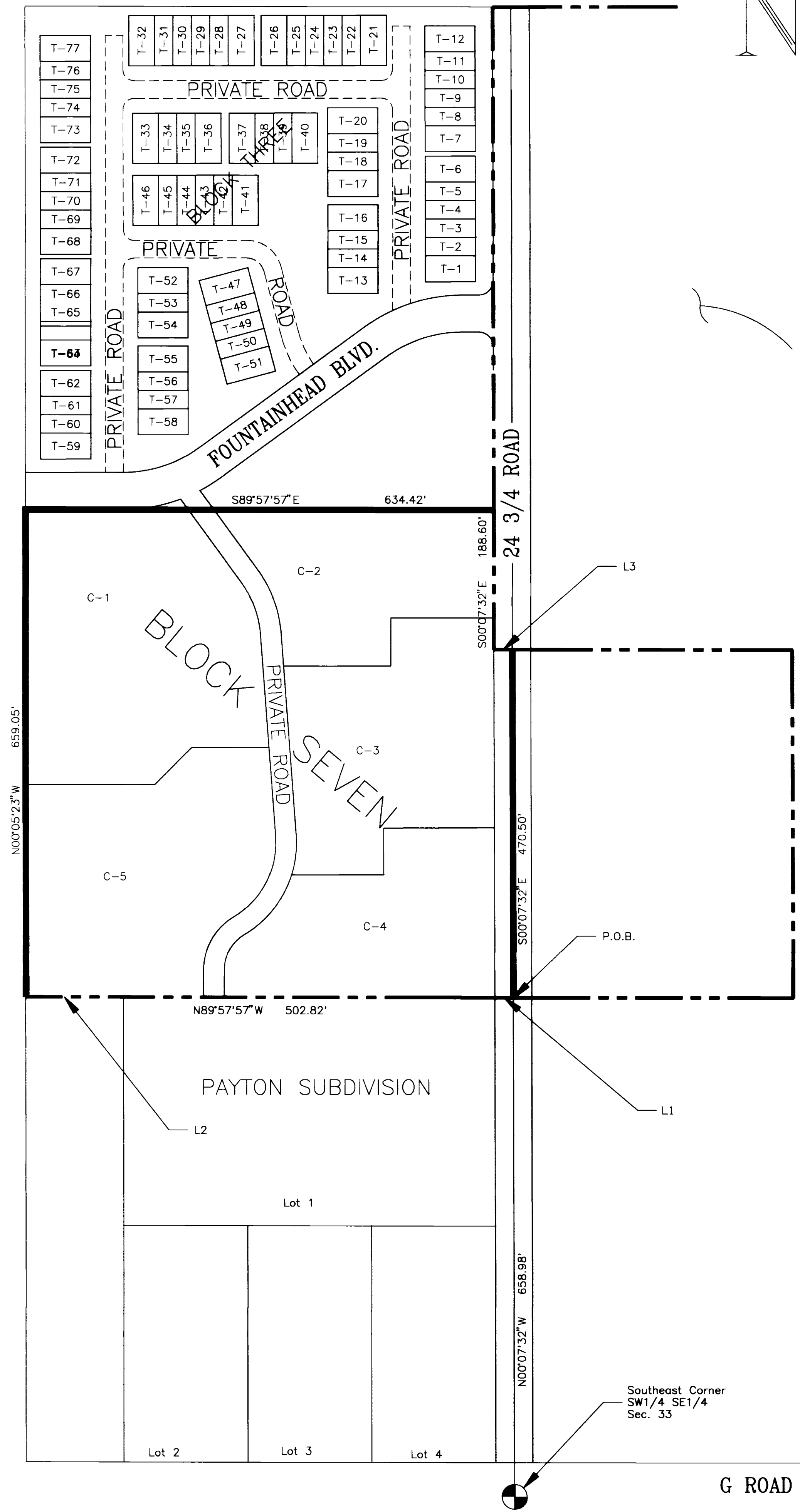


# NORTH VALLEY ANNEXATION



### DESCRIPTION

A tract of land being a part of Lot 49 of Pomona Park, situated in the Southwest 1/4 of the Southeast 1/4 (SW1/4 SE1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of the SW1/4 SE1/4 of said Section 33, and considering the East line of said SW1/4 SE1/4 to bear N 00°07'32" W with all bearings contained herein being relative thereto;

thence N 00°07'32" W along the East line of said SW1/4 SE1/4 a distance of 658.98 feet to the True Point of Beginning;

thence N 89°57'57" W a distance of 25.0 feet to a point on the West right-of-way line of 24-3/4 Road, said point also being the Northeast Corner of Payton Subdivision;

thence N 89°57'57" W along the North boundary line of Payton Subdivision a distance of 502.82 feet to the Northwest Corner of Payton Subdivision;

thence N 89°56'41" W a distance of 132.0 feet to the Southwest Corner of Lot 49 of Pomona Park;

thence N 00°05'23" W along the West boundary line of said Lot 49 a distance of 659.05 feet to the Northwest Corner of said Lot 49;

thence S 89°57'57" E along the North boundary line of said Lot 49 a distance of 634.42 feet to a point on the West right-of-way line of 24-3/4 Road;

thence S 00°07'32" E along the West right-of-way line of 24-3/4 Road a distance of 188.60 feet to a point;

thence S89°57'57"E a distance of 25.0 feet to the East line of the SW 1/4 SE 1/4 of Section 33;

thence S00°07'32"E along said East line a distance of 470.50 feet to the True Point of Beginning.

### LINE CHART

LINE	DIRECTION	DISTANCE
L1	N89°57'57"W	25.0'
L2	N89°56'41"W	132.0'
L3	S89°57'57"E	25.0'

### LEGEND

	Boundary of Existing City Limits
	Boundary of New City Limits

### AREA OF ANNEXATION

Annexation Perimeter	2,637.39 FT.
Contiguous Perimeter	873.42 FT.
Area in Square Feet	430,039.46
Area in Acres	9.87

ORDINANCE NUMBER: 2763  
EFFECTIVE DATE: 9/4/94

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 & UTILITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE	SCALE
REVISION A					7/8/94	PLAN
REVISION B					7/19/94	PROFILE
REVISION C					8/5/94	HORIZ. 1"=100'
REVISION D						HORIZ.
						VERT.

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

NORTH VALLEY ANNEXATION  
SHEET NO. 1 OF 1  
FILE NO. NORTHVAL.DWG