

PARCEL III

Annexation Perimeter	46,929.40 FT.
Contiguous Perimeter	9133.11 FT.
Area in Square Feet	5,521,903.71
Area in Acres	126.77



DATE	DRAWN BY	N.O.P.	DATE	6/1/94	SCALE
	CHECKED BY	J.L.S.	DATE	8/9/94	PLAN
	APPROVED BY	J.L.S.	DATE	8/10/94	PROFILE
	FIELD BOOK NO.		PAGE		HORIZ. 1"=600'
					VERT.

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

SOUTH CAMP ANNEXATION
PARCEL 3

SHEET NO.	3
OF	3
FILE NO.	STHCAMP3.DWG

SOUTH CAMP ANNEXATION

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 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.

PARCEL NO. 2:

A tract of land situated in Lot 3 of Section 23 and in Lot 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 a point on the East Line of Lot 4 in Section 24 from whence the Northeast Corner of said Lot 4 bears N 00°23'20" W a distance of 686.77 feet; thence S 74°18'00" W a distance of 262.46 feet; thence N 83°56'00" W a distance of 192.50 feet; thence S 80°23'00" W a distance of 521.30 feet; thence N 78°24'00" W a distance of 662.60 feet; thence S 87°31'00" W a distance of 404.40 feet; thence S 73°37'00" W a distance of 187.60 feet; thence S 89°21'00" W a distance of 463.96 feet to a point on the West line of Lot 3 in Section 23; thence S 00°12'33" W along the West Line of said Lot 3 a distance of 949.38 feet to a point on the Southerly Line of the Colorado River; thence Northerly and Easterly along the Southerly Line of the Colorado River a distance of 2755.0 feet, more or less, to a point on the East Line of Lot 4 in Section 24; thence N 00°23'20" W along the East Line of said Lot 4 a distance of 350.0 feet, more or less, to the Point of Beginning.

ORDINANCE NUMBER

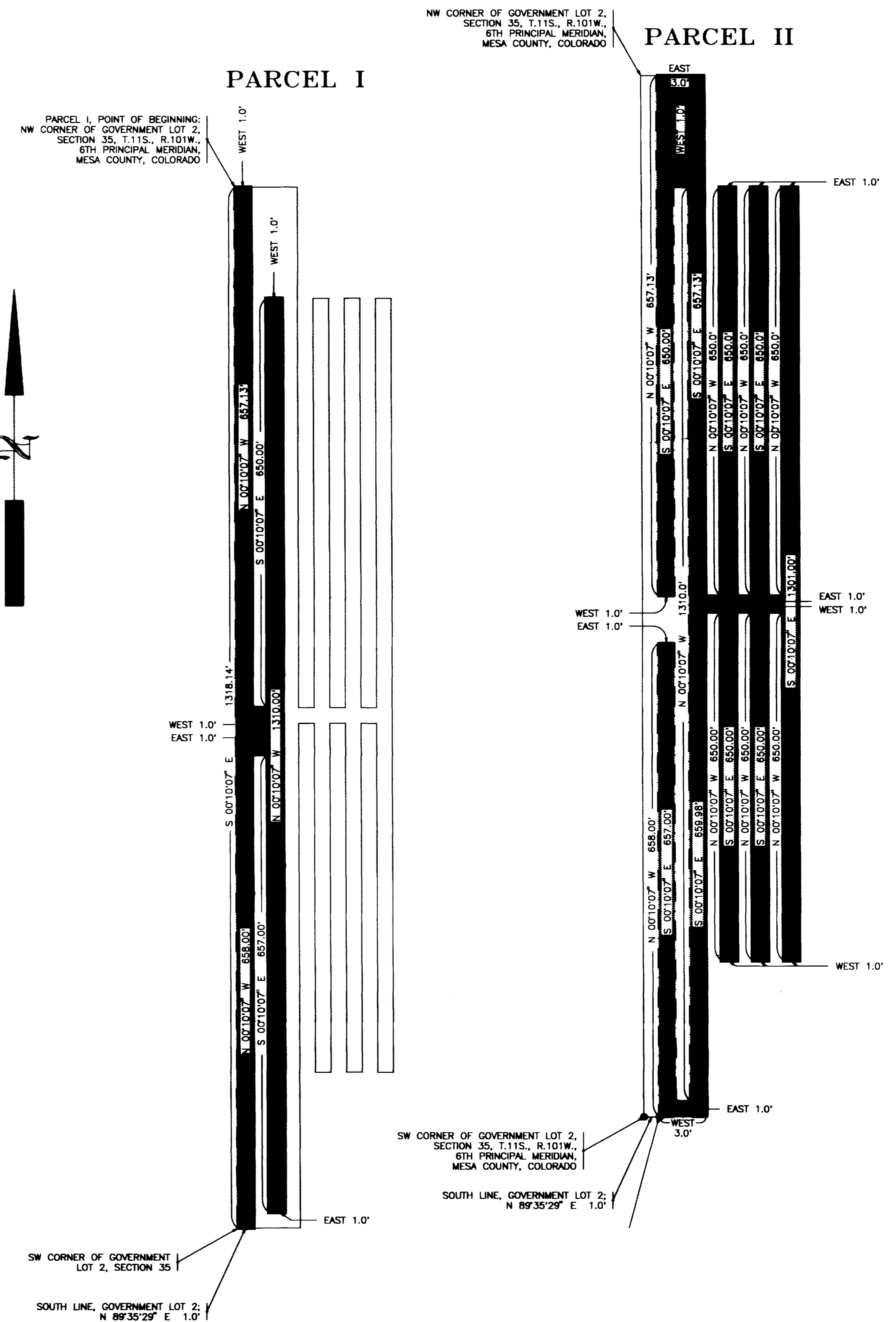
2759

EFFECTIVE DATE

8/21/94

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



PARCEL I

Annexation Perimeter	5,256.28 FT.
Contiguous Perimeter	1318.14 FT.
Area in Square Feet	2,631.13
Area in Acres	.0604

PARCEL II

Annexation Perimeter	13,072.24 FT.
Contiguous Perimeter	3,938.13 FT.
Area in Square Feet	6,547.36
Area in Acres	.1503

REVISION	DESCRIPTION	DATE	DRAWN BY	N.O.P.	DATE	6/1/94	SCALE	PLAN	PROFILE
REVISION			CHECKED BY	J.L.S.	DATE	8/9/94		HORIZ.	N.T.S.
REVISION			APPROVED BY	J.L.S.	DATE	8/10/94		HORIZ.	
REVISION			FIELD BOOK NO.		PAGE			VERT.	

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ENGINEERING DIVISION
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SOUTH CAMP ANNEXATION
PARCELS 1 & 2

SHEET NO. 1
OF 3
FILE NO. STHCAMP3.DWG