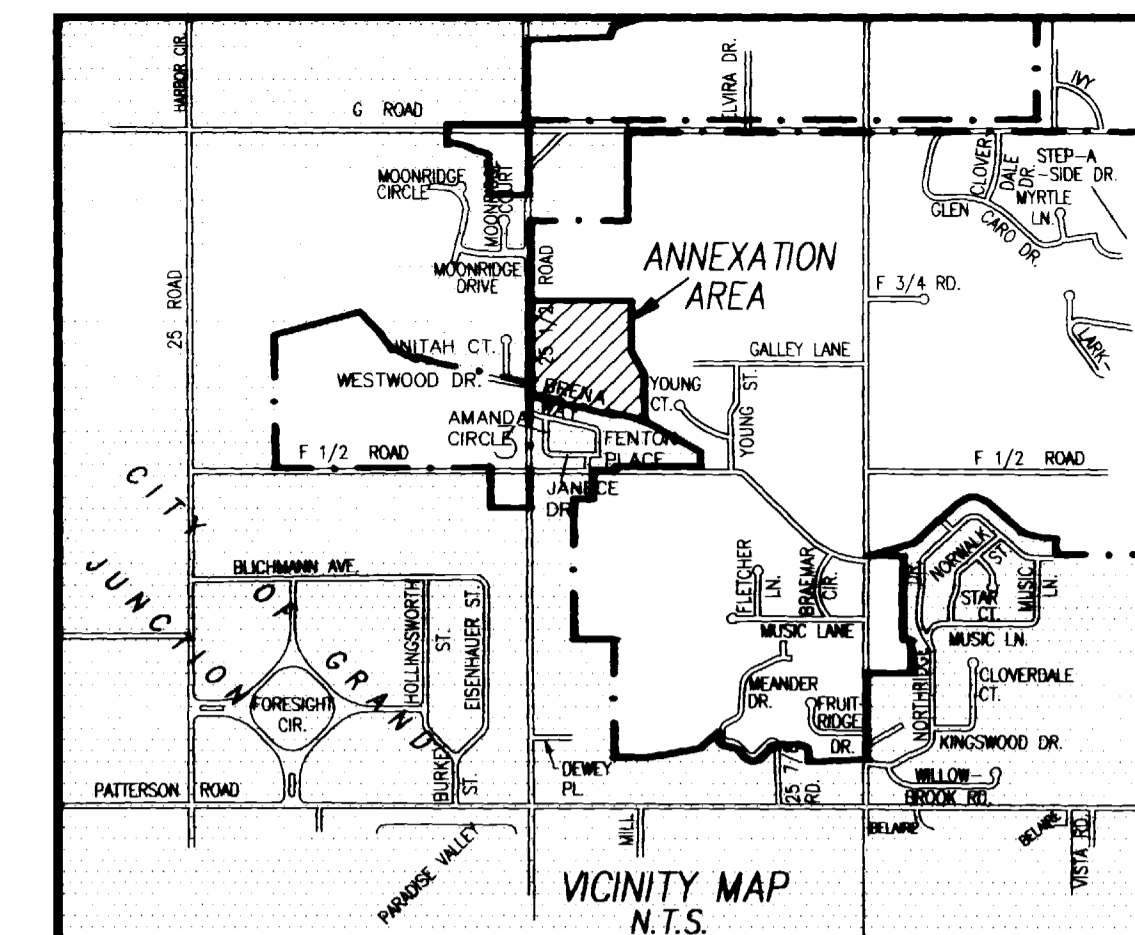
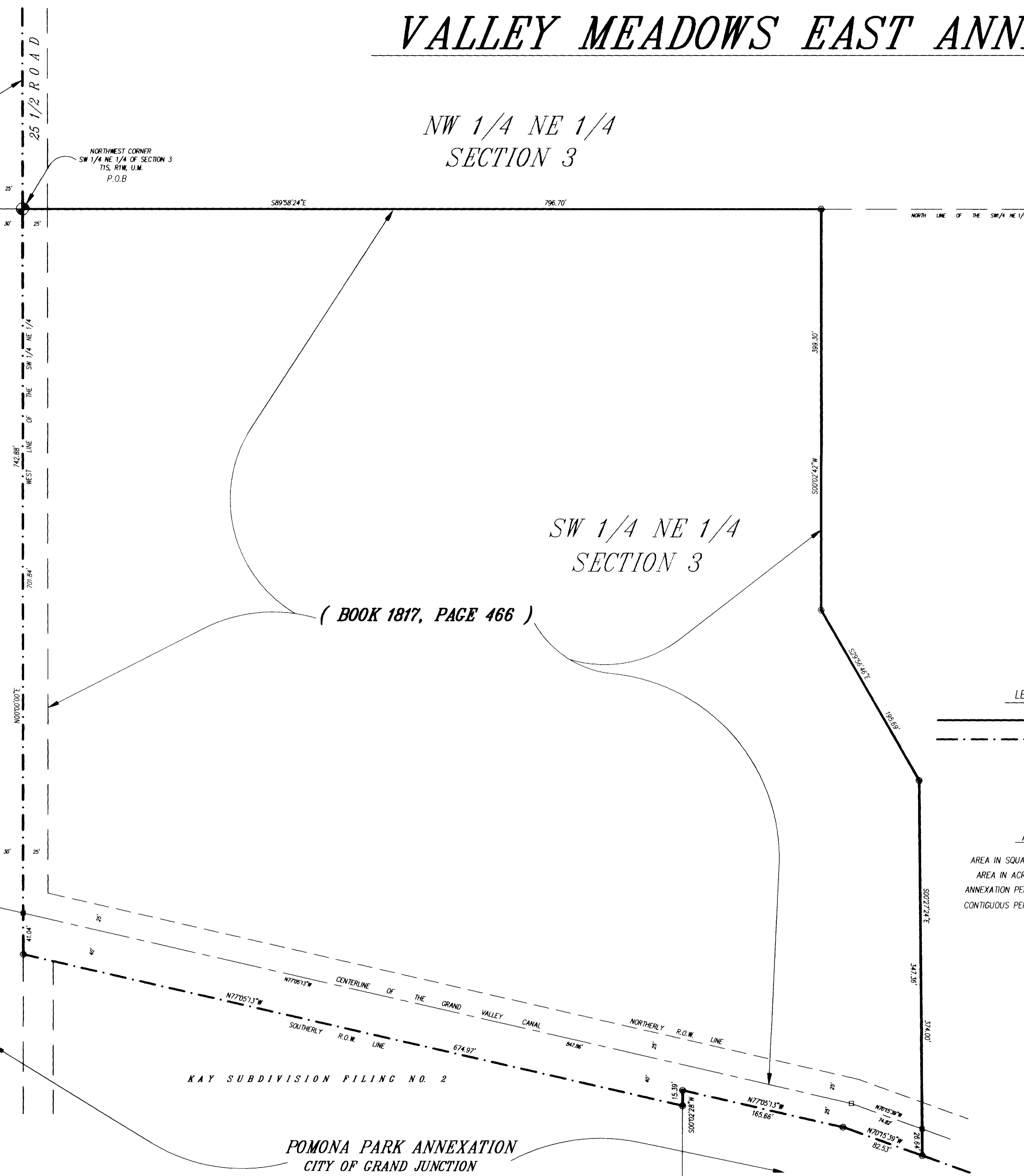


VALLEY MEADOWS EAST ANNEXATION

NE 1/4 NW 1/4
SECTION 3

NW 1/4 NE 1/4
SECTION 3

SE 1/4 NW 1/4
SECTION 3



DESCRIPTION

A parcel of land situate in the SW 1/4 NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at the Northwest corner of the SW 1/4 NE 1/4 of said Section 3; thence S 89°58'24" E along the North line of said SW 1/4 NE 1/4 a distance of 796.70 feet to the Northeast corner of a parcel of land as described in Book 1817 at Page 466 of the records of the Mesa County Clerk and Recorder; thence along the East boundary of said parcel of land the following 3 courses:

- 1) S 00°02'42" W a distance of 399.30 feet;
- 2) S 29°56'46" E a distance of 195.69 feet;
- 3) S 00°27'24" E a distance of 347.36 feet to a point on the centerline for the existing Main Line Grand Valley Canal; thence S 00°27'24" E a distance of 26.64 feet to a point on the Southerly right-of-way line for said existing Main Line Grand Valley Canal; thence along the Southerly right-of-way line for said Grand Valley Canal the following 4 courses:
 - 1) N 70°15'39" W a distance of 82.53 feet;
 - 2) N 77°05'13" W a distance of 165.66 feet;
 - 3) S 00°02'28" W a distance of 15.39 feet;
 - 4) N 77°05'13" W a distance of 674.97 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 3; thence North along said West line (said West line also being the centerline for 25 1/2 Road) a distance of 742.88 feet to the point of beginning.

LEGEND

- ANNEXATION BOUNDARY
- - - - - CONTIGUOUS BOUNDARY (EXISTING CITY LIMITS)

AREA OF ANNEXATION

AREA IN SQUARE FEET	705,697.39
AREA IN ACRES	16.20
ANNEXATION PERIMETER	3447.12 FT.
CONTIGUOUS PERIMETER	1681.43 FT.

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 E. Shanks
JAMES E. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

ORDINANCE NO.
2920

EFFECTIVE DATE
JUNE 2, 1996

DESCRIPTION	DATE	DRAWN BY SRP	DATE 02-29-96	SCALE
REVISION ▲		CHECKED BY IW	DATE 02-29-96	1" = 60'
REVISION ▲		APPROVED BY	DATE	
REVISION ▲		FIELD BOOK NO.	PAGE	

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

VALLEY MEADOWS EAST ANNEXATION

SHEET NO. 1
OF
FILE NO. VALEAST.DWG