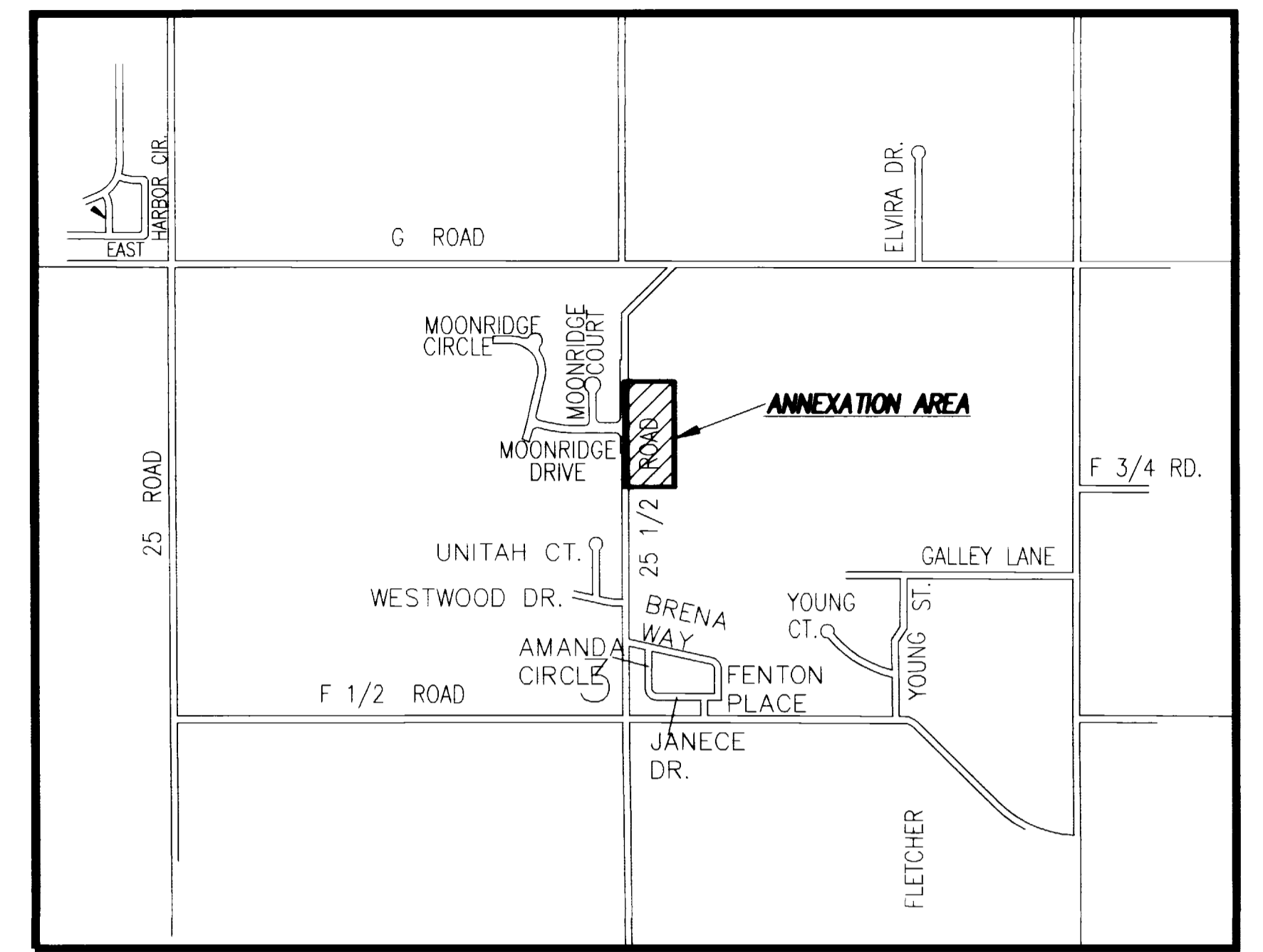
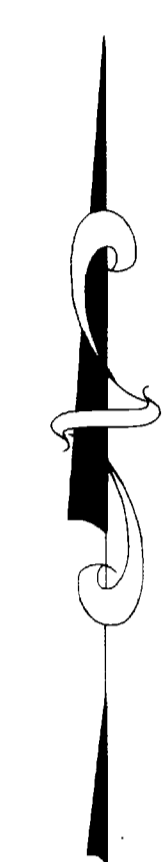
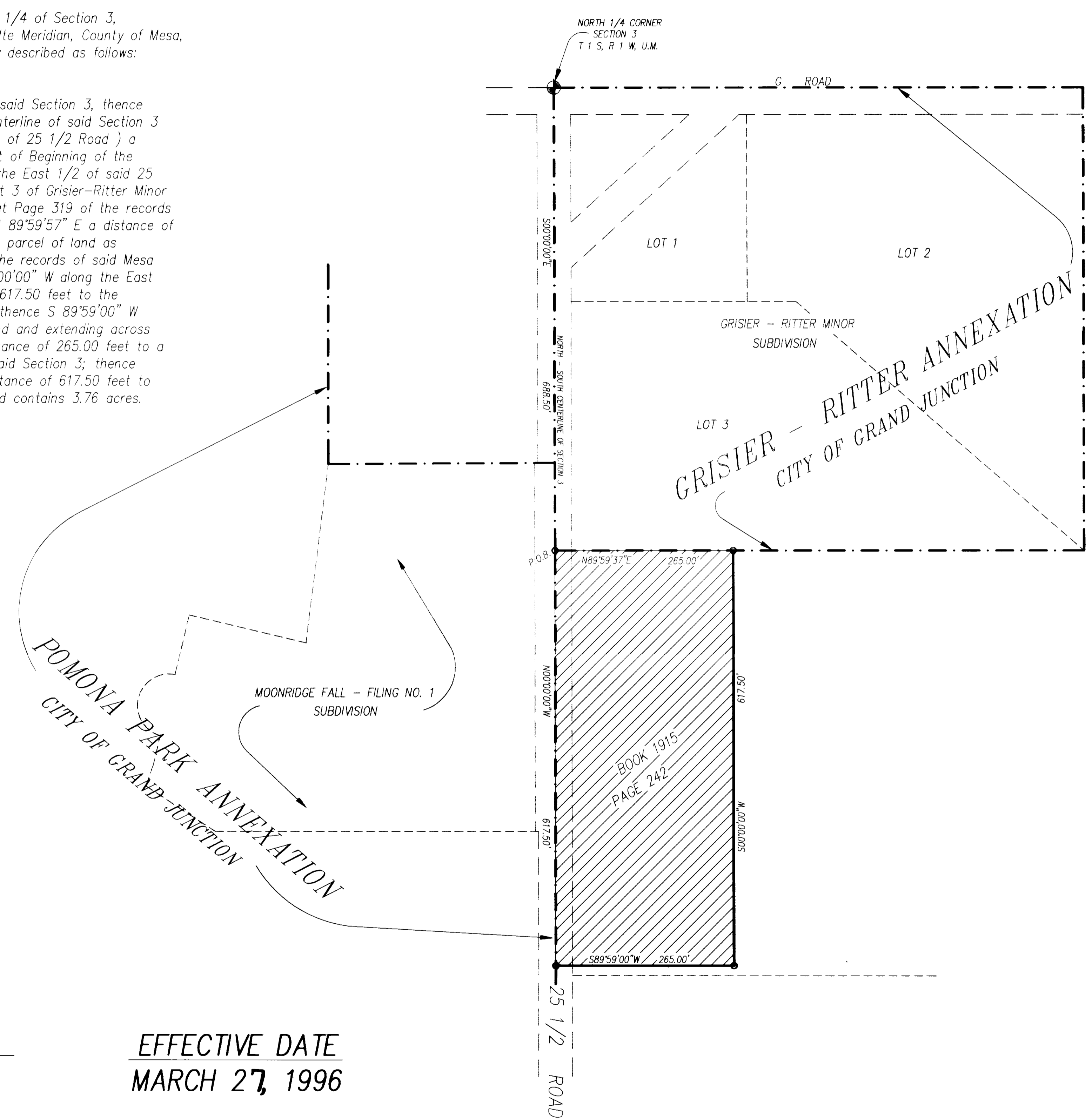


SUNSET VILLAGE ANNEXATION

DESCRIPTION

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

Commencing at the North 1/4 corner of said Section 3, thence S 00°00'00" W along the North-South centerline of said Section 3 (said centerline also being the centerline of 25 1/2 Road) a distance of 688.50 feet to the True Point of Beginning of the parcel described herein; thence crossing the East 1/2 of said 25 1/2 Road and along the South line of Lot 3 of Grisier-Ritter Minor Subdivision as recorded in Plat Book 14 at Page 319 of the records of the Mesa County Clerk and Recorder N 89°59'57" E a distance of 265.00 feet to the Northeast corner of a parcel of land as described in Book 1915 at Page 242 of the records of said Mesa County Clerk and Recorder; thence S 00°00'00" W along the East line of said parcel of land a distance of 617.50 feet to the Southeast corner of said parcel of land; thence S 89°59'00" W along the South line of said parcel of land and extending across the East 1/2 of said 25 1/2 Road a distance of 265.00 feet to a point on the North-South centerline of said Section 3; thence N 00°00'00" E along said centerline a distance of 617.50 feet to the point of beginning. Said parcel of land contains 3.76 acres.



VICINITY MAP
N.T.S.

LEGEND

- CONTIGUOUS BOUNDARY (EXISTING CITY LIMITS)
- ANNEXATION BOUNDARY

AREA OF ANNEXATION

ANNEXATION PERIMETER	1,765.00 FT.
CONTIGUOUS PERIMETER	882.50 FT.
AREA IN SQUARE FEET	163,637.50
AREA IN ACRES	3.76

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

ORDINANCE NO.
2895

EFFECTIVE DATE
MARCH 27, 1996

DESCRIPTION	DATE	DRAWN BY SRP	DATE 12-07-95	SCALE
REVISION ▲		CHECKED BY	DATE	1" = 100'
REVISION ▲		APPROVED BY	DATE	
REVISION ▲		FIELD BOOK NO.	PAGE	

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

SUNSET VILLAGE ANNEXATION	SHEET NO. 1
	OF 1
	FILE NO. SUNSET.DWG