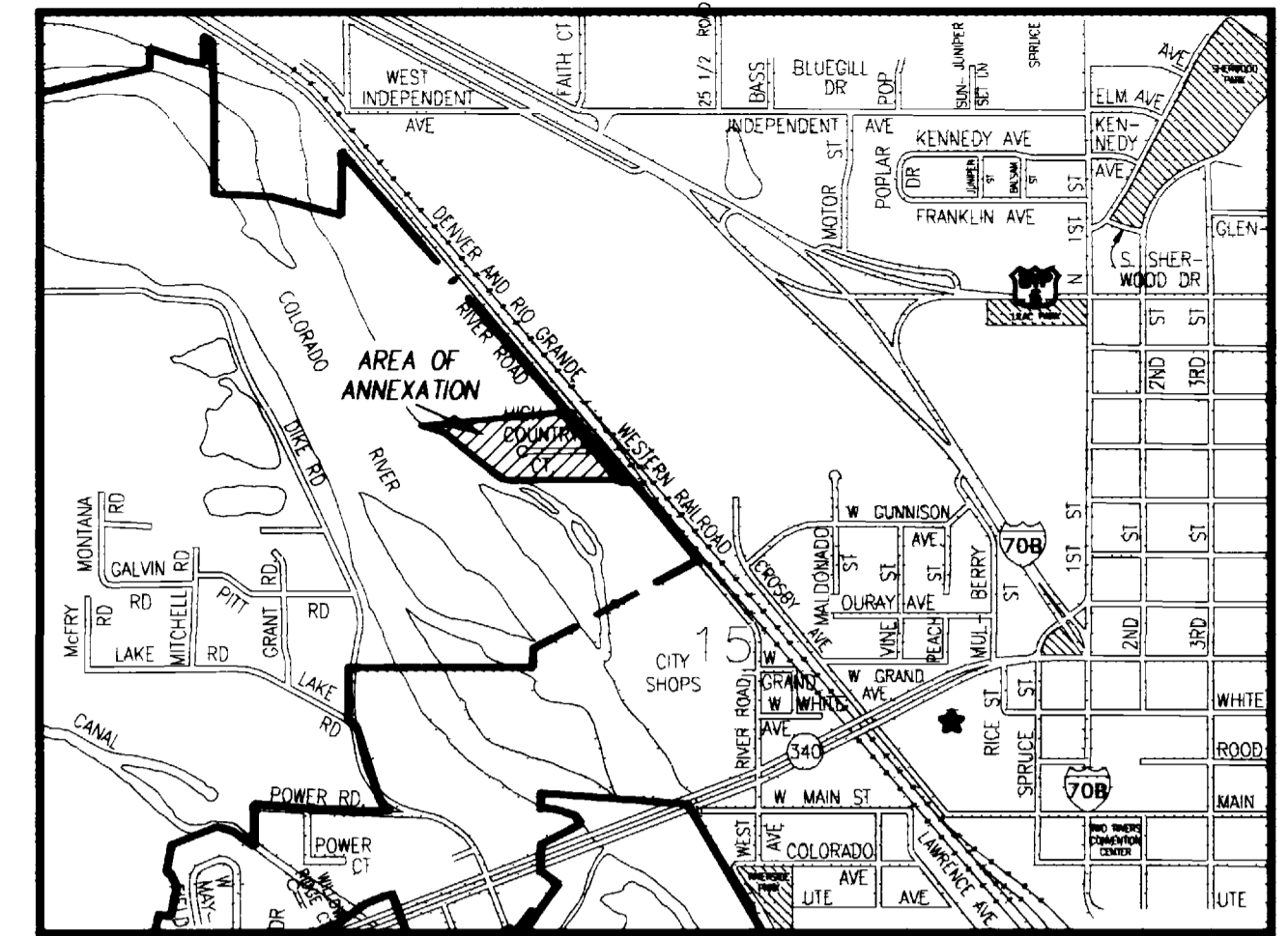


HIGH COUNTRY BUSINESS PARK ANNEXATION

NORTHWEST 1/4 OF SECTION 15, T1S, R1W, U.M.
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP
N.T.S.

LEGEND

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

AREA OF ANNEXATION

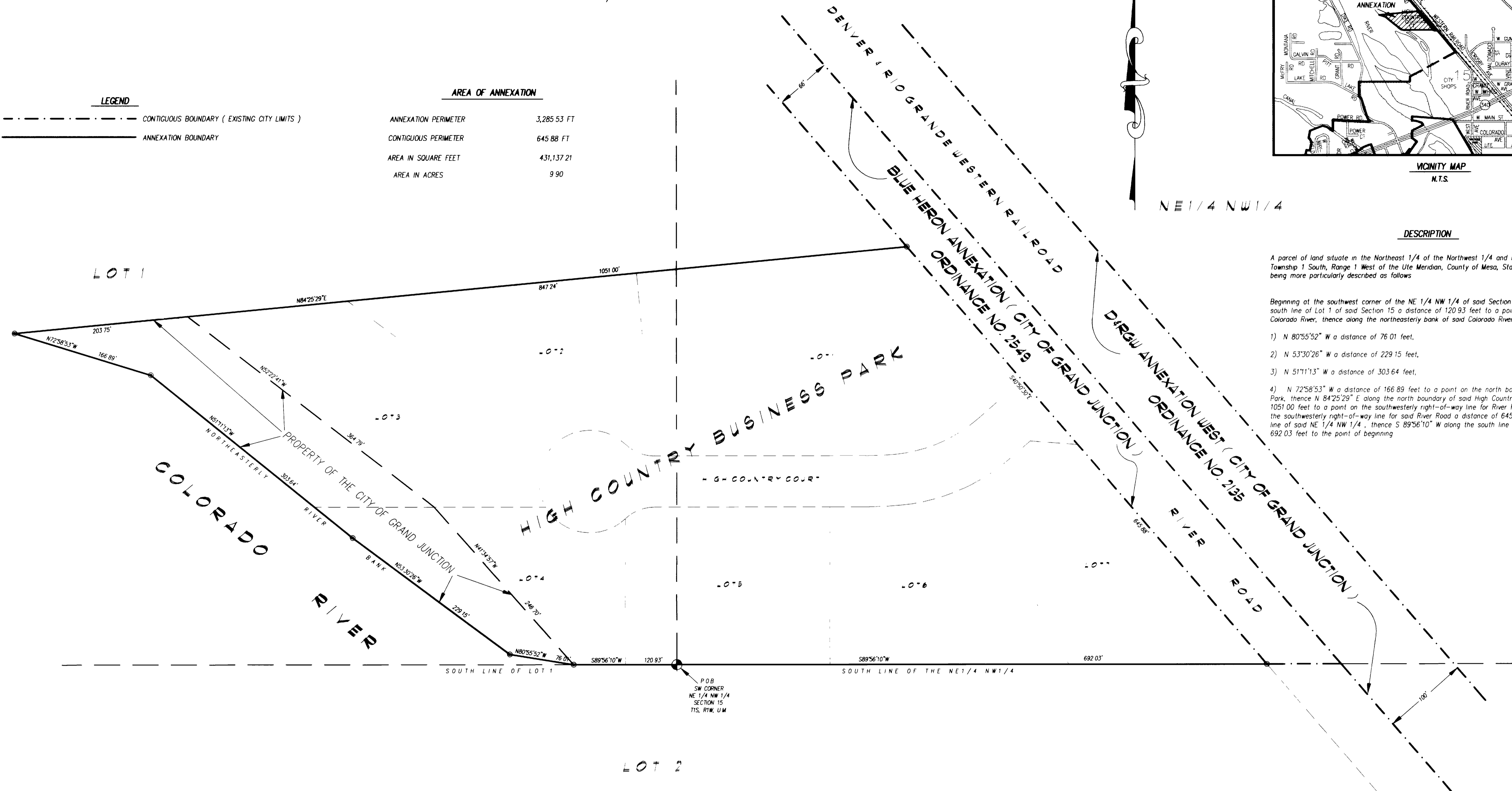
ANNEXATION PERIMETER	3,285.53 FT
CONTIGUOUS PERIMETER	645.88 FT
AREA IN SQUARE FEET	431,137.21
AREA IN ACRES	9.90

NE 1/4 NW 1/4

DESCRIPTION

A parcel of land situate in the Northeast 1/4 of the Northwest 1/4 and in Lot 1 of Section 15 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 southwest corner of the NE 1/4 NW 1/4 of said Section 15, thence S 89°56'10" W along the south line of Lot 1 of said Section 15 a distance of 120.93 feet to a point on the northeasterly bank of the Colorado River, thence along the northeasterly bank of said Colorado River the following 4 courses:
- 1) N 80°55'52" W a distance of 76.01 feet.
 - 2) N 53°30'26" W a distance of 229.15 feet.
 - 3) N 51°11'13" W a distance of 303.64 feet.
 - 4) N 72°58'53" W a distance of 166.89 feet to a point on the north boundary of High Country Business Park, thence N 84°25'29" E along the north boundary of said High Country Business Park a distance of 1051.00 feet to a point on the southwesterly right-of-way line for River Road, thence S 40°50'31" E along the southwesterly right-of-way line for said River Road a distance of 645.88 feet to a point on the south line of said NE 1/4 NW 1/4, thence S 89°56'10" W along the south line of said NE 1/4 NW 1/4 a distance of 692.03 feet to the point of beginning.



ORDINANCE NO.
2956

EFFECTIVE DATE
12-08-96

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	DATE
1			SRP	8-8-96
2			IW	8-14-96
3			JS	8-14-96
4				
5				

SCALE	1" = 60'
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DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION
CITY OF GRAND JUNCTION, COLORADO

HIGH COUNTRY BUSINESS PARK ANNEXATION

SHEET NO.	1
OF	1
FILE NO.	HCBPANN DWG