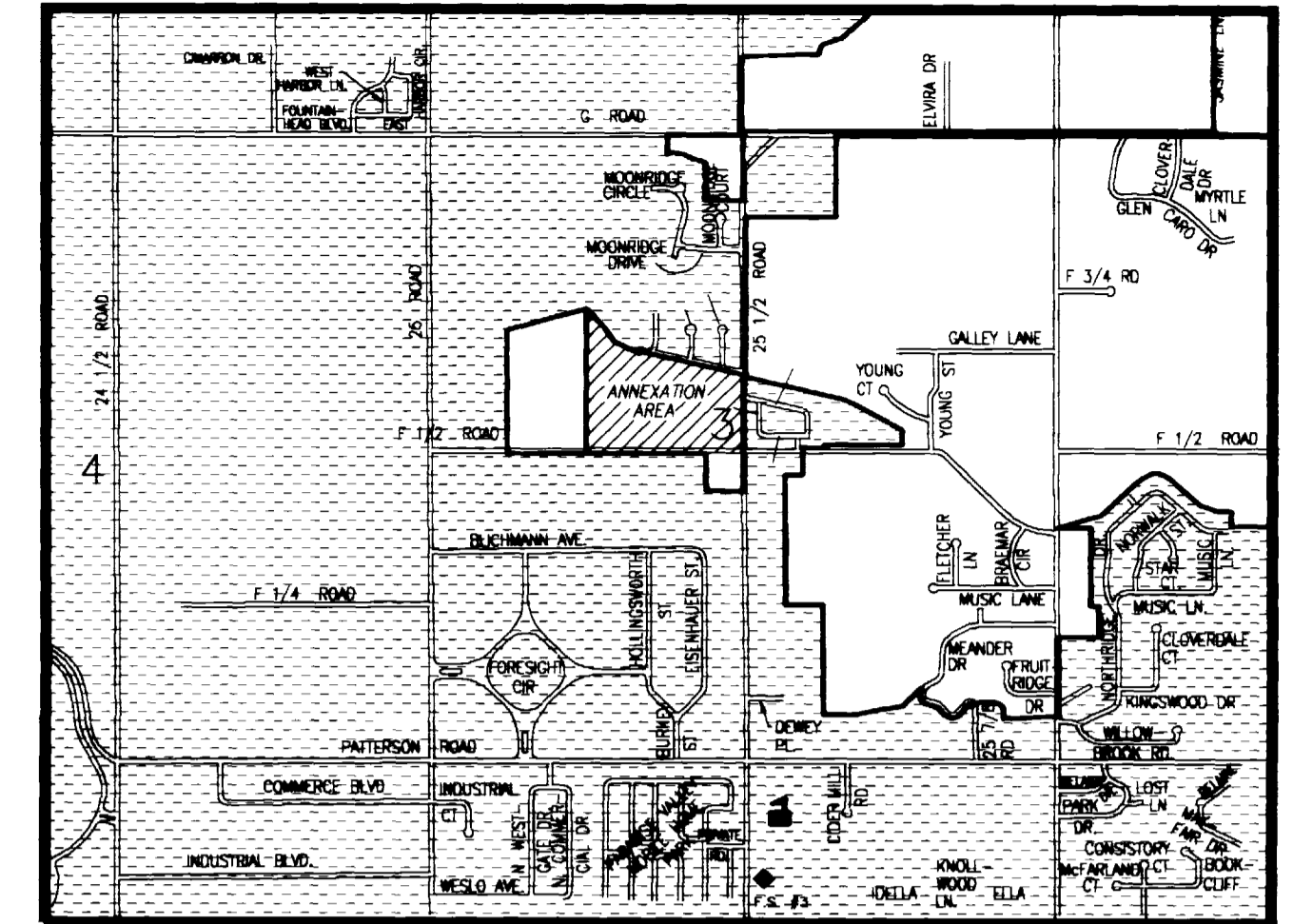


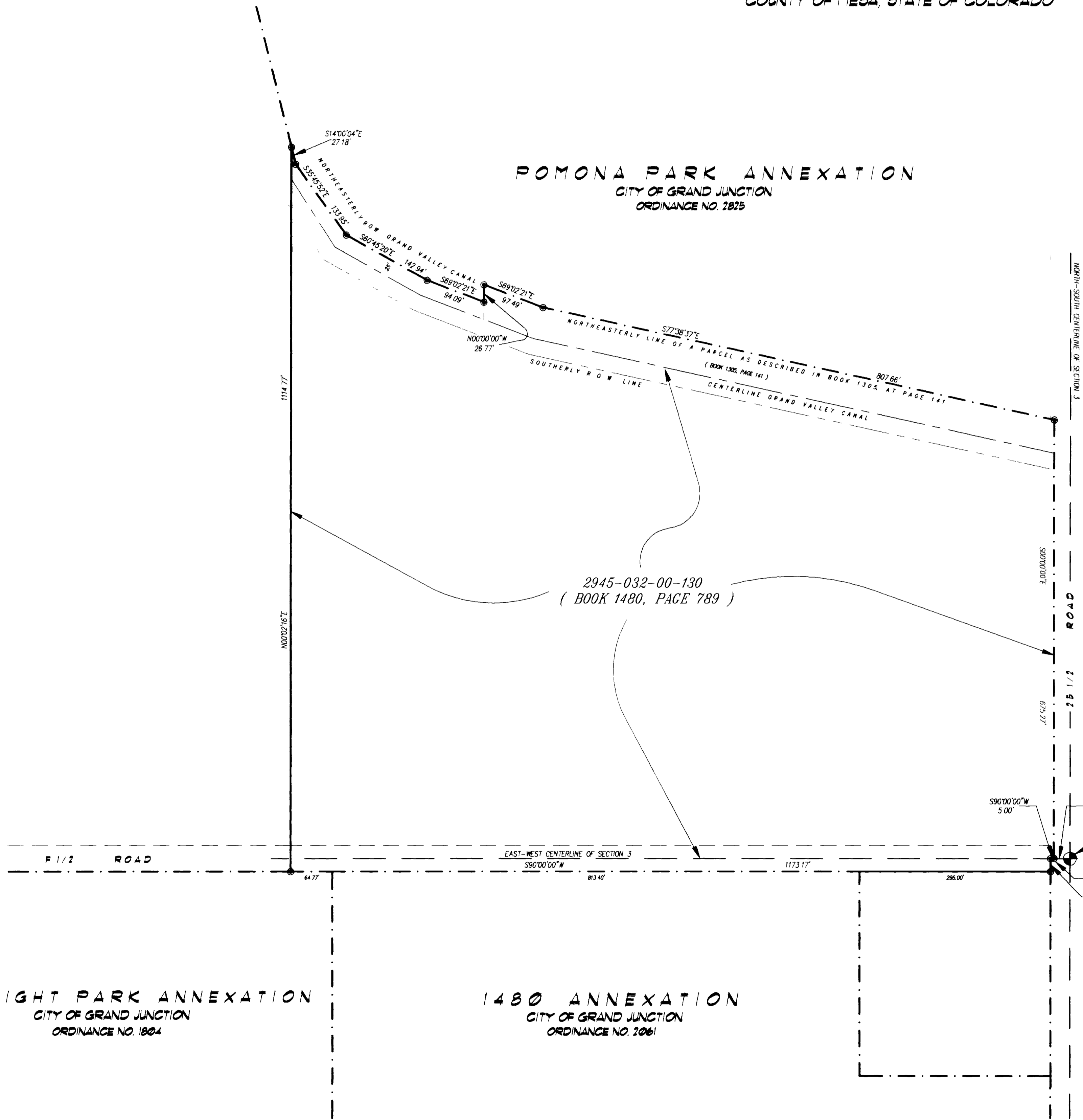
WESTWOOD RANCH ANNEXATION

SITUATE IN THE SE 1/4 NW 1/4 SECTION 3
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP
NTS

POMONA PARK ANNEXATION
CITY OF GRAND JUNCTION
ORDINANCE NO. 2825



LEGEND

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

DESCRIPTION

A parcel of land situate in the SE 1/4 NW 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

Commencing at the Center 1/4 corner of said Section 3, thence S 90°00'00" W along the east-west centerline of said Section 3 a distance of 25.00 feet to a point on the west right-of-way line for 25 1/2 Road, thence continuing along the east-west centerline of said Section 3 S 90°00'00" W a distance of 5.00 feet to a point on the west right-of-way line for said 25 1/2 Road, thence leaving said east-west centerline S 00°00'00" W along said west right-of-way line a distance of 20.00 feet to a point on the south right-of-way line for F 1/2 Road, thence S 90°00'00" W along the south right-of-way line for said F 1/2 Road a distance of 1173.17 feet to a point, thence crossing F 1/2 Road and along the west line of a parcel of land as described in Book 1480, at Page 789 of the records of the Mesa County Clerk and Recorder and extending to the northeasterly right-of-way line for the Grand Valley Canal N 00°02'16" E a distance of 1114.77 feet to a point on said northeasterly right-of-way line, thence along the northeasterly right-of-way line for said Grand Valley Canal the following 4 courses

- 1) S 14°00'04" E a distance of 27.18 feet,
- 2) S 35°45'52" E a distance of 133.95 feet,
- 3) S 60°45'20" E a distance of 142.94 feet,
- 4) S 69°02'21" E a distance of 94.09 feet to a point on the west line of a parcel of land as described in Book 1305 at Page 141 of the records of said Mesa County Clerk and Recorder, thence N 00°00'00" W along the west line of said parcel of land a distance of 26.77 feet to the northwest corner of said parcel of land, thence S 69°02'21" E along the northeasterly line of said parcel of land a distance of 97.49 feet to a point, thence continuing along said northeasterly line S 77°38'37" E a distance of 807.66 feet to a point on the west right-of-way line for 25 1/2 Road, thence S 00°00'00" E along said west right-of-way line a distance of 675.27 feet to the point of beginning

AREA OF ANNEXATION

ANNEXATION PERIMETER	4,318.29 FT
CONTIGUOUS PERIMETER	2,909.61 FT
AREA IN SQUARE FEET	982,147.07
AREA IN ACRES	22.55

POMONA PARK ANNEXATION
CITY OF GRAND JUNCTION
ORDINANCE NO. 2825

ORDINANCE NO.
2987

EFFECTIVE DATE
APRIL 6, 1997

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

FORESIGHT PARK ANNEXATION
CITY OF GRAND JUNCTION
ORDINANCE NO. 1804

1480 ANNEXATION
CITY OF GRAND JUNCTION
ORDINANCE NO. 2061

REVISION	DESCRIPTION	DATE	DRAWN BY	SRP	DATE	11-25-96
REVISION			CHECKED BY		DATE	
REVISION			APPROVED BY	JS	DATE	11-27-96
REVISION			FIELD BOOK NO.		PAGE	

SCALE
1" = 100'

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

WESTWOOD RANCH ANNEXATION

SHEET NO	1
OF	1
FILE NO.	WESTW DWG