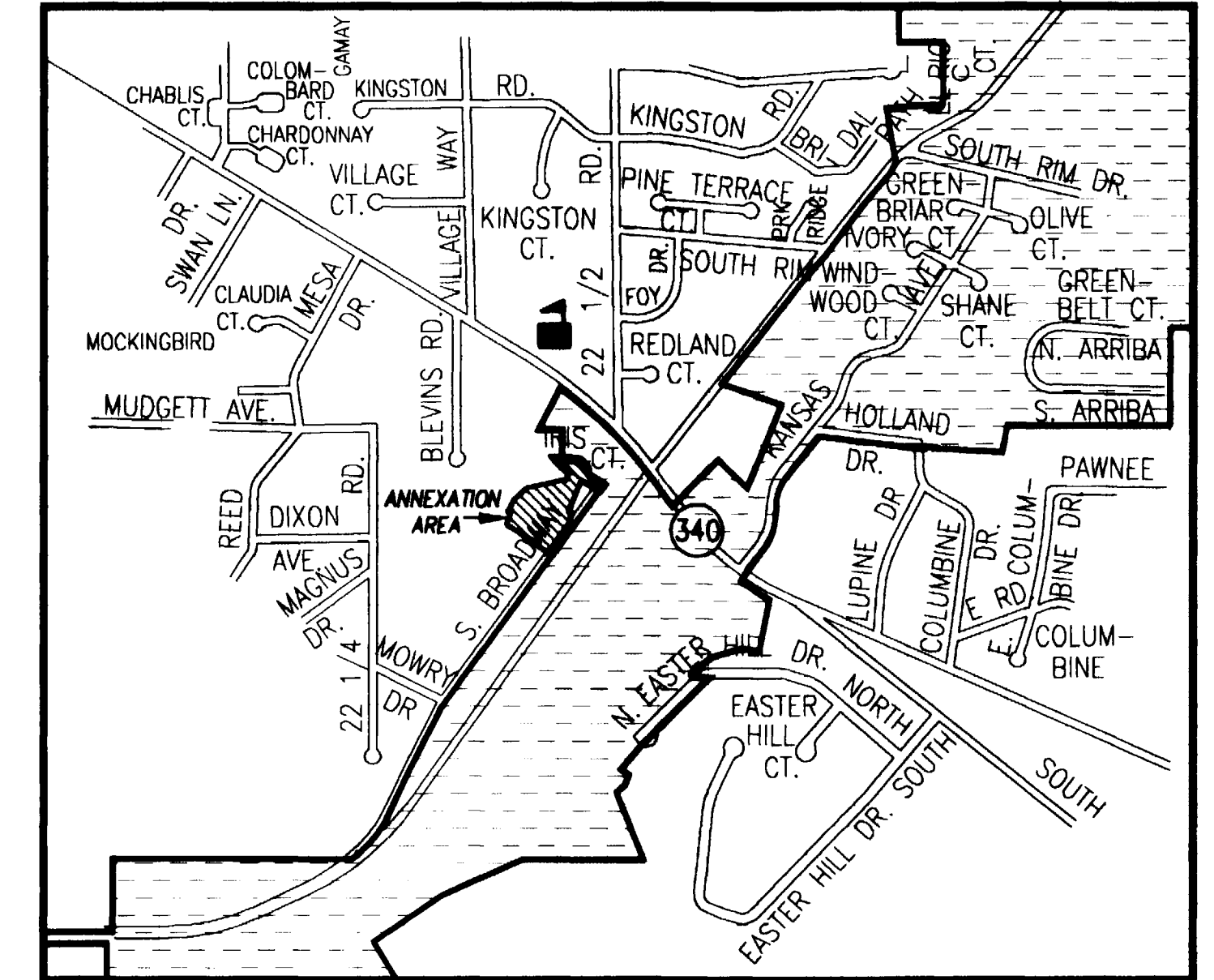
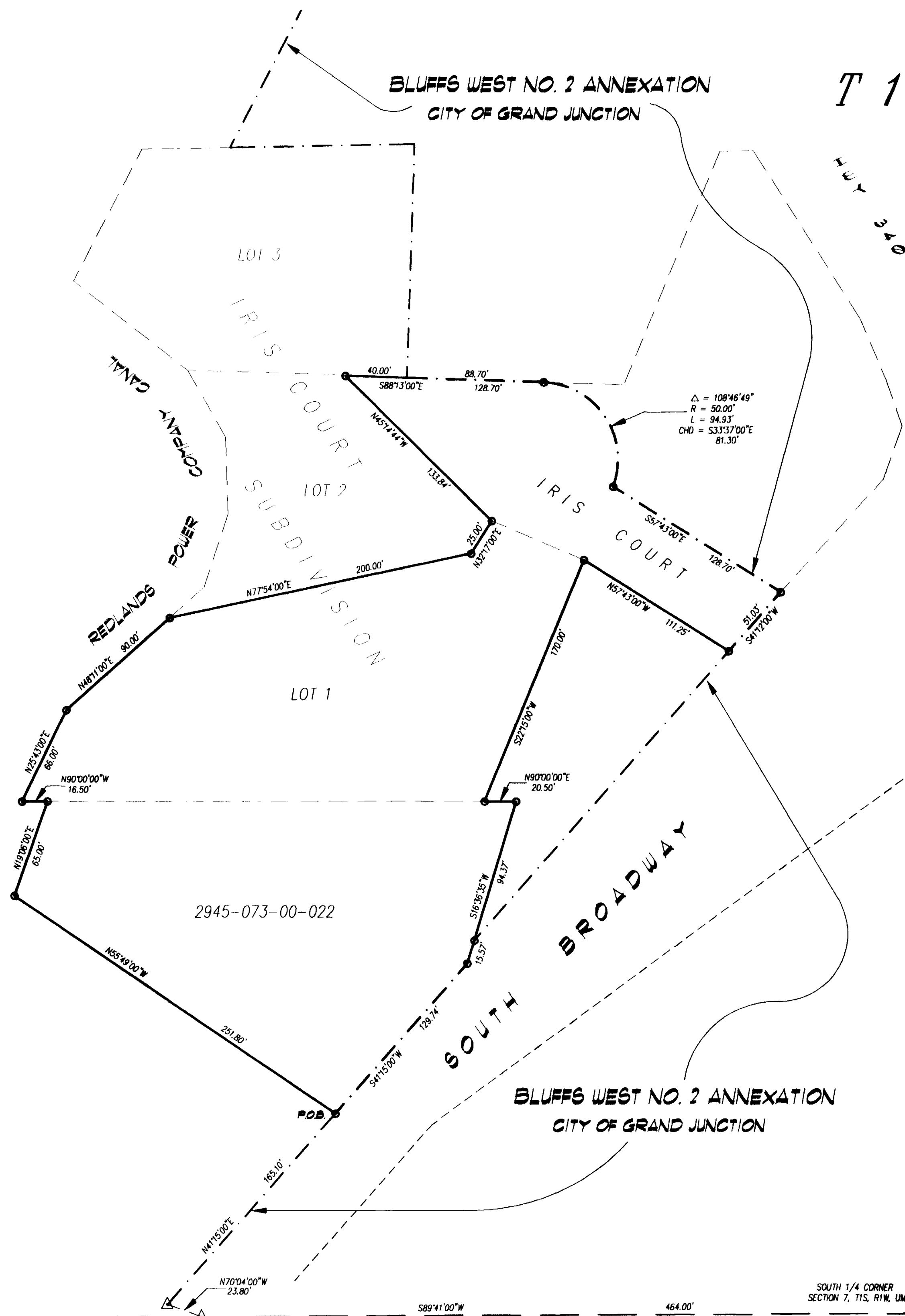
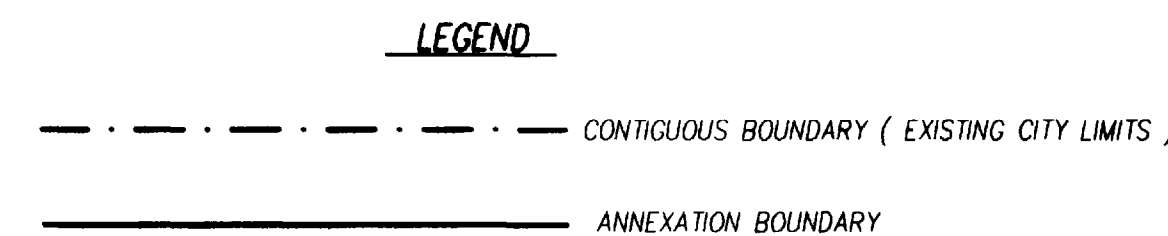


RITTER \ BALERIO ANNEXATION

SITUATE IN THE SW 1/4, SECTION 7
T 1 S, R 1 W, U.M., MESA COUNTY, COLORADO



VICINITY MAP
NTS



AREA OF ANNEXATION

ANNEXATION PERIMETER	1,792.93 FT.
CONTIGUOUS PERIMETER	508.67 FT.
AREA IN SQUARE FEET	101,353.82
AREA IN ACRES	2.33

A parcel situate in the Southwest 1/4 of Section 7, 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 South 1/4 corner of said Section 7, thence S 89°41'00" W a distance of 464.00 feet; thence N 70°04'00" W a distance of 23.80 feet; thence N 41°15'00" E a distance of 165.10 feet to the True Point of Beginning of the parcel described herein; thence N 55°49'00" W a distance of 251.80 feet; thence N 19°06'00" E a distance of 65.00 feet to a point on the south line of Lot 1 of Iris Court Subdivision; thence along the south, westerly and northwesterly perimeter of said Lot 1 the following 5 courses:

- 1) N 90°00'00" W a distance of 16.50 feet;
- 2) N 25°43'00" E a distance of 66.00 feet;
- 3) N 48°11'00" E a distance of 90.00 feet;
- 4) N 77°54'00" E a distance of 90.00 feet;
- 5) N 32°17'00" E a distance of 25.00 feet to a point on the southwesterly right-of-way for Iris Court; thence along the southwesterly, northerly and northeasterly right-of-way for said Iris Court the following 4 courses:

- 1) N 45°14'44" W a distance of 133.84 feet to a point on the south line of Lot 3 of said Iris Court Subdivision;
- 2) S 88°13'00" E a distance of 128.70 feet;
- 3) 94.93 feet along the arc of a curve concave to the southwest, having a radius of 50.00 feet and a long chord bearing S 33°37'00" E a distance of 81.30 feet;
- 4) S 57°43'00" E a distance of 128.70 feet to a point on the northwesterly right-of-way for said South Broadway; thence S 41°12'00" W along the northwesterly right-of-way for said South Broadway a distance of 51.03 feet; thence leaving said northwesterly right-of-way and along the southwesterly right-of-way for said Iris Court N 57°43'00" W a distance of 111.25 feet to the northeasterly corner of Lot 1 of said Iris Court Subdivision; thence S 22°15'00" W along the easterly line of said Lot 1 a distance of 170.00 feet to the southeast corner of said Lot 1; thence N 90°00'00" E a distance of 20.50 feet; thence S 16°36'35" W a distance of 94.37 feet to a point on the northwesterly right-of-way for said South Broadway; thence along the northwesterly right-of-way for said South Broadway the following 2 courses:

- 1) S 16°36'35" W a distance of 15.57 feet;
- 2) S 41°15'00" W a distance of 129.74 feet to the point of beginning.

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.
2997

EFFECTIVE DATE
MAY 4, 1997

DESCRIPTION DATE

REVISION	DATE
REVISION	DATE
REVISION	DATE
REVISION	DATE

DRAWN BY SRP	DATE 1-28-97
CHECKED BY	DATE
APPROVED BY JS	DATE 1-28-97
FIELD BOOK NO.	PAGE

SCALE
1" = 50'

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

RITTER \ BALERIO ANNEXATION

SHEET NO.	1
OF	1
FILE NO.	RITBAL.DWG