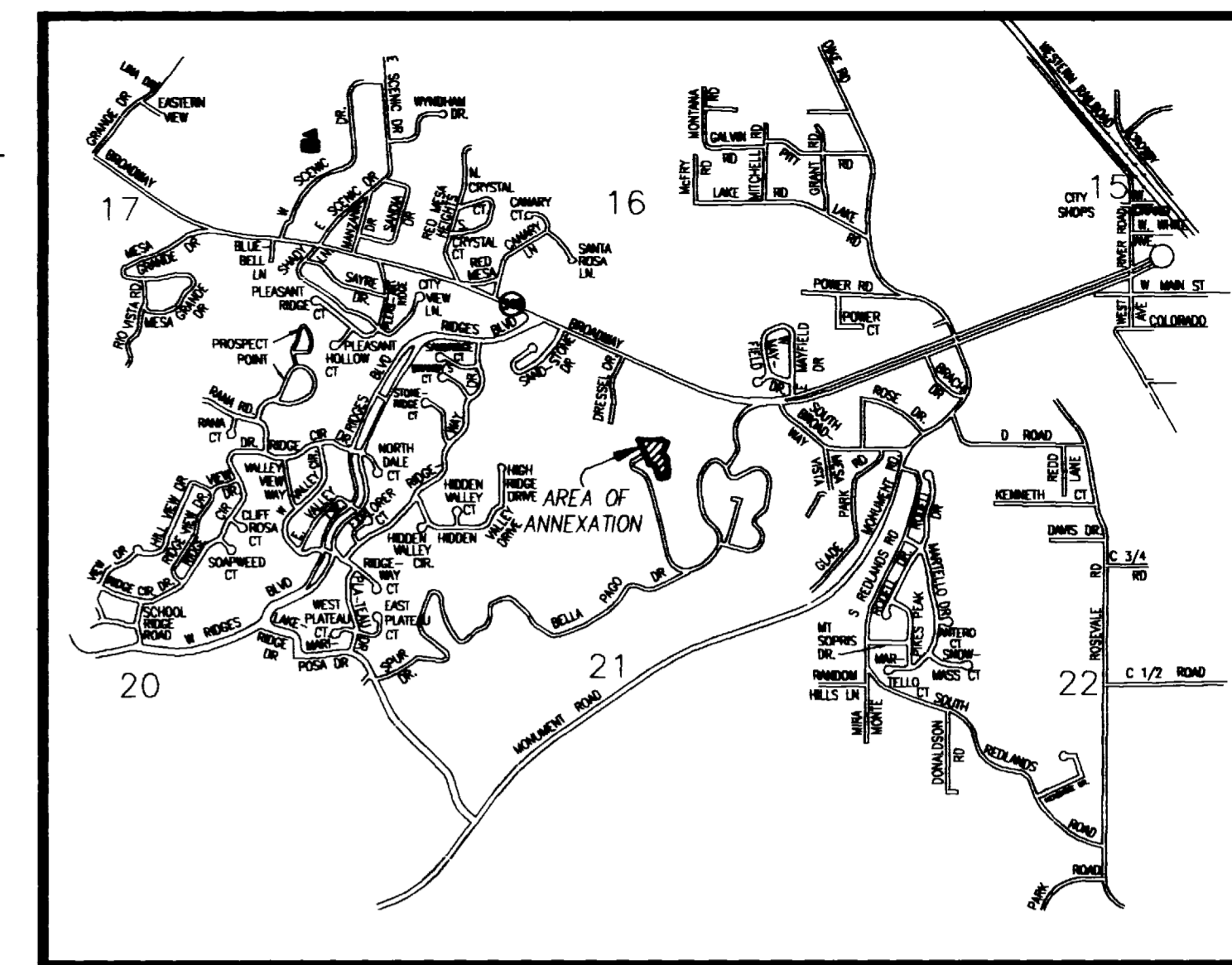


COUNTRY CLUB PARK WEST ANNEXATION NO.2



VICINITY MAP
N.T.S.

DESCRIPTION

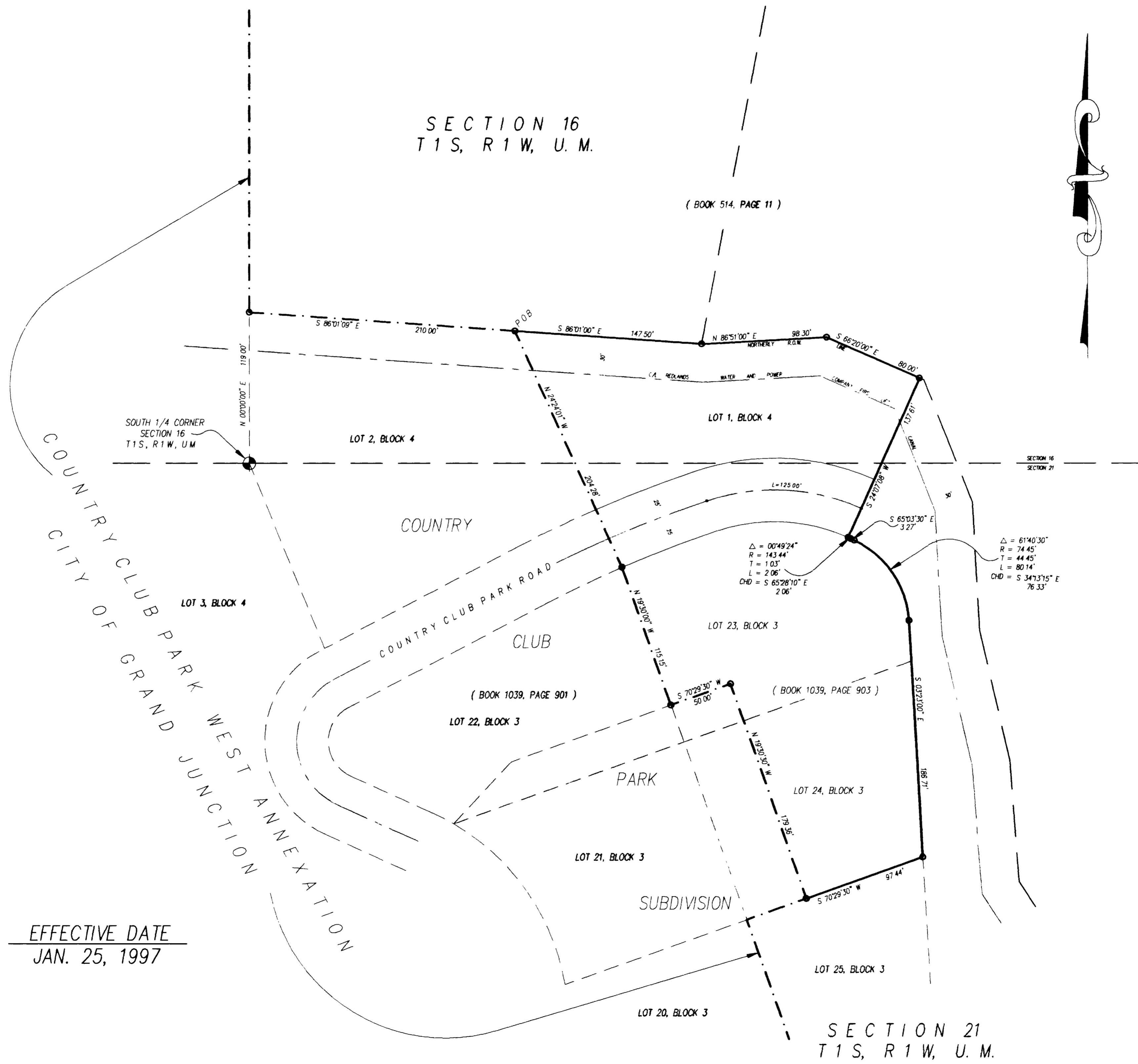
A parcel of land situate in the SE 1/4 of Section 16 and in the NE1/4 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows

Commencing at the South 1/4 corner of Section 16, Township 1 South, Range 1 West, thence North a distance of 119.00 feet to a point on the Northerly Right-of-Way line of the Redlands Water and Power Company First Lift Canal (said Northerly, Right-of-Way line being described in Book 514 at Page 11 of the records of the Mesa County Clerk and Recorder and also being the Northerly line of Lot 2, Block 4 of Country Club Park Subdivision as recorded in Plat Book 6 at Page 15 of the records of said Mesa County Clerk and Recorder), thence S 86°01'09" E along said Northerly Right-of-Way line 210.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along said Northerly Right-of-Way line the following three courses:

- 1) S 86°01'00" E a distance of 147.50 feet,
- 2) N 86°51'00" E a distance of 98.30 feet,
- 3) S 66°20'00" E a distance of 80.00 feet, thence leaving said Northerly Right-of-Way line S 24°07'08" W a distance of 137.61 feet to a point on the Northeasterly line of a parcel of land as described in said Book 1039 at Page 903 of the records of the Mesa County Clerk and Recorder, thence along the Northeasterly and Easterly lines of said parcel of land (said lines also being the Northeasterly and Easterly lines of Lots 23 and 24 Block 3 of said Country Club Park Subdivision) the following four courses:

- 1) 2.06 feet along the arc of a curve concave to the Southwest having a radius of 143.44 feet and a chord bearing S 65°28'10" E a distance of 2.06 feet,
- 2) S 65°03'30" E a distance of 3.27 feet,
- 3) 80.14 feet along the arc of a curve concave to the Southwest having a radius of 74.45 feet and a chord bearing S 34°13'15" E a distance of 76.33 feet,
- 4) S 03°23'00" E a distance of 186.71 feet to the Southeast corner of said parcel of land (said Southeast corner also being the Southeast corner of said Lot 24, Block 3), thence S 70°29'30" W along the Southerly line of said parcel of land as described in said Book 1039 at Page 903 a distance of 97.44 feet to the Southwest corner of said parcel of land, thence along the Westerly lines of said parcel of land the following three courses:

- 1) N 19°30'30" W a distance of 179.36 feet,
- 2) S 79°29'30" W a distance of 50.00 feet,
- 3) N 19°30'00" W a distance of 115.15 feet to the Northwest corner of said parcel of land (said corner also being the Northwest corner of Lot 23, Block 3 of said Country Club Park Subdivision, thence crossing Country Club Park Road and along the West line of Lot 1, Block 4 of said Country Club Park Subdivision N 24°24'01" W a distance of 204.28 feet to the Northwest corner of said Lot 1, Block 4 and Point of Beginning. Said parcel of land contains 1.89 acres more or less.



LEGEND

- CONTIGUOUS BOUNDARY (EXISTING CITY LIMITS)
- ANNEXATION BOUNDARY

AREA OF ANNEXATION

ANNEXATION PERIMETER	1381.82 FT.
CONTIGUOUS PERIMETER	548.79 FT
AREA IN SQUARE FEET	82,182.96
AREA IN ACRES	1.89

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.
2969

EFFECTIVE DATE
JAN. 25, 1997

DESCRIPTION	DATE	DRAWN BY SRP	DATE 09-01-95	SCALE
REVISION		CHECKED BY TW	DATE 09-12-95	1" = 50'
REVISION		APPROVED BY	DATE	
REVISION		FIELD BOOK NO.	PAGE	

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

COUNTRY CLUB PARK WEST ANNEXATION NO.2	SHEET NO. 1
	OF 1
	FILE NO. CCPW2.DWG