

DESCRIPTION

A parcel of land situate in Sections 9, 16 & 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of Section 17; thence S 00°16'00" E along the west line of said Section 17 a distance of 1464.40 feet to a point on the northerly right-of-way line for I-70 B; thence continuing along the west line of said Section 17 S 00°16'00" E a distance of 257.05 feet to the True Point of Beginning of the parcel described herein; thence along a line 2.00 feet north of and parallel with the southerly right-of-way line for said I-70 B the following 10 courses:

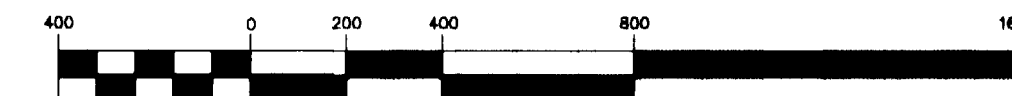
- 1) N 72°52'00" E a distance of 2072.52 feet to a point;
- 2) N 73°59'30" E a distance of 345.71 feet to a point;
- 3) N 73°13'30" E a distance of 1627.90 feet to a point;
- 4) 319.18 feet along a 1530.50 foot radius curve concave to the northwest, having a delta angle of 11°56'56" and a long chord bearing N 56°20'24" E a distance of 318.60 feet to a point;
- 5) N 50°22'00" E a distance of 306.90 feet to a point;
- 6) 221.10 feet along a 1334.50 foot radius curve concave to the southeast, having a delta angle of 09°29'34" and a long chord bearing N 55°06'47" E a distance of 220.85 feet to a point;
- 7) N 75°09'30" E a distance of 53.13 feet to a point;
- 8) N 00°00'00" E a distance of 14.77 feet to a point;
- 9) N 62°29'00" E a distance of 4.80 feet to a point;
- 10) N 89°51'00" E a distance of 634.49 feet to a point; thence S 00°00'00" W a distance of 1.00 feet to a point 1.00 feet north of the southerly right-of-way line for said I-70 B; thence along a line 1.00 feet north of and parallel with said southerly right-of-way line the following 3 courses:
 - 1) N 90°00'00" E a distance of 427.47 feet to a point;
 - 2) N 72°52'00" E a distance of 351.85 feet to a point;
 - 3) N 72°50'00" E a distance of 3989.53 feet to a point; thence N 00°18'27" W a distance of 237.05 feet to a point on the northerly right-of-way line for said I-70 B; thence S 68°45'00" W along said northerly right-of-way line a distance of 63.18 feet to the southeast corner of Lot 5 of 31 Road Business Park as found recorded in Plat Book 12 at Page 353 of the records of the Mesa County Clerk and Recorder; thence continuing along the northerly right-of-way line for said I-70 B S 68°45'00" W a distance of 193.19 feet to the southwest corner of said Lot 5; thence leaving said northerly right-of-way line N 00°23'19" W a distance of 230.91 feet to the northwest corner of said Lot 5; thence N 70°44'48" E a distance of 191.11 feet to the northeast corner of said Lot 5; thence crossing Hoover Drive N 70°44'48" E a distance of 63.44 feet to the northwest corner of Lot 6 of said 31 Road Business Park; thence S 00°18'27" E along the east right-of-way line for said Hoover Drive a distance of 221.54 feet to the southwest corner of said Lot 6 and northerly right-of-way line for said I-70 B; thence S 00°18'27" E a distance of 238.17 feet to a point on the southerly right-of-way line for said I-70 B; thence along the southerly right-of-way line for said I-70 B the following 3 courses:
 - 1) S 72°50'00" W a distance of 3990.27 feet to a point;
 - 2) S 72°52'00" W a distance of 352.00 feet to a point;
 - 3) S 90°00'00" W a distance of 428.62 feet to a point; thence N 00°00'00" E a distance of 1.00 feet to a point; thence along a line 1.00 feet north of and parallel with the southerly right-of-way line for said I-70 B the following 10 courses:
 - 1) S 89°51'00" W a distance of 633.25 feet to a point;
 - 2) S 62°29'00" W a distance of 3.95 feet to a point;
 - 3) S 00°00'00" W a distance of 14.94 feet to a point;
 - 4) S 75°09'30" W a distance of 53.76 feet to a point;
 - 5) 220.80 feet along the arc of a 1333.50 foot radius curve concave to the southeast, having a delta angle of 09°29'13" and a long chord bearing S 55°06'37" W a distance of 220.55 feet to a point;
 - 6) S 50°22'00" W a distance of 306.90 feet to a point;
 - 7) 319.48 feet along the arc of a 1531.50 radius curve concave to the northwest, having a delta angle of 11°57'09" and a long chord bearing S 56°20'31" W a distance of 318.91 feet to a point;
 - 8) S 73°13'30" W a distance of 1628.00 feet to a point;
 - 9) S 73°59'30" W a distance of 345.70 feet to a point;
 - 10) S 72°52'00" W a distance of 2072.81 feet to a point on the west line of said Section 17; thence N 00°16'00" W along the west line of said Section 17 a distance of 1.04 feet to the point of beginning, containing 1.49 acres more or less.

WELLS ANNEXATION

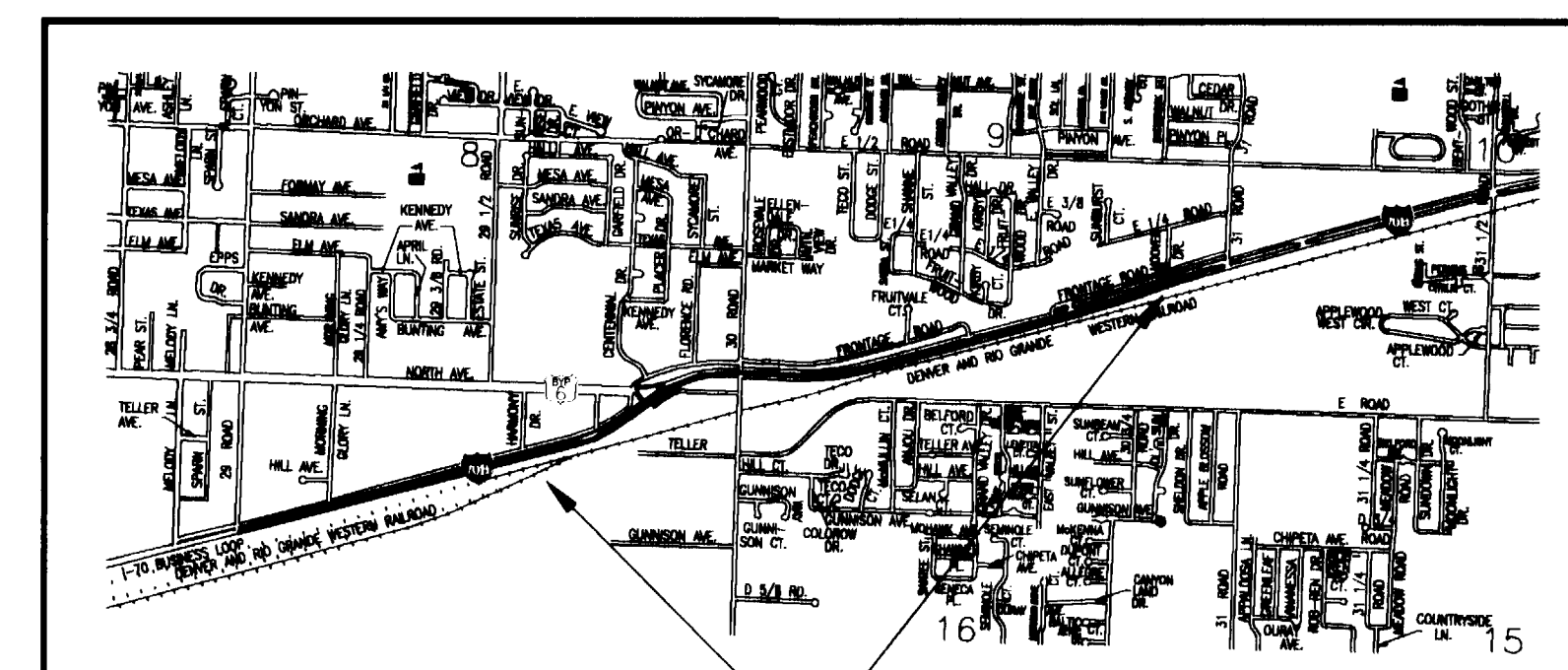
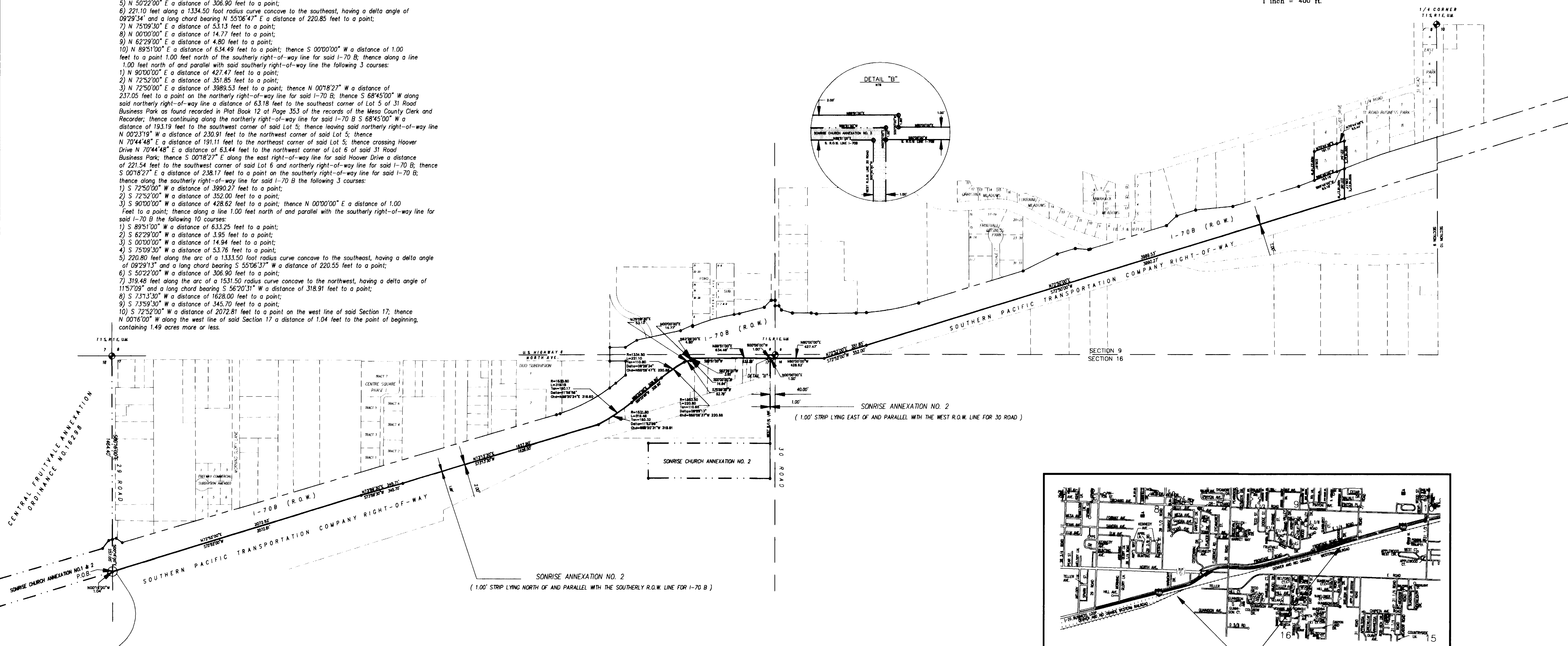
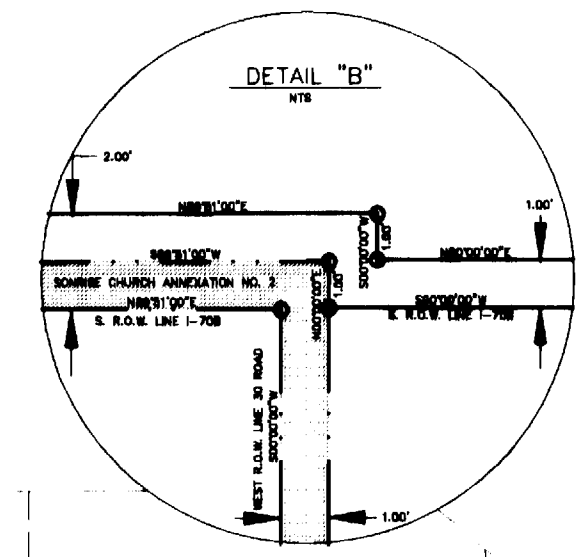
SITUATE IN SECTION 9, 16 & 17, T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO



GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.



AREA OF ANNEXATION

ANNEXATION PERIMETER	22181.47 FT.
CONTIGUOUS PERIMETER	5601.60 FT.
AREA IN SQUARE FEET	65034.18
AREA IN ACRES	1.49

LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	—————

ORDINANCE NO.
3092

EFFECTIVE DATE
3-21-99

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 to be used as a means for establishing or verifying boundary lines.

Stu R. Pace
SENIOR REAL ESTATE TECHNICIAN, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
22580

Notice: According to Colorado law you have 60 days from the effective date shown hereon to file a complaint based upon any defect on this plat. If no complaint is filed within said 60 days then said plat stands despite of defects and or errors.	DRAWN BY SRP DATE 12-09-98 DESIGNED BY DATE CHECKED BY DATE APPROVED BY DATE	SCALE 1" = 400'
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DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING AND TECHNICAL SERVICES DIVISIONS
CITY OF GRAND JUNCTION, COLORADO

WELLS ANNEXATION

1 OF 1
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