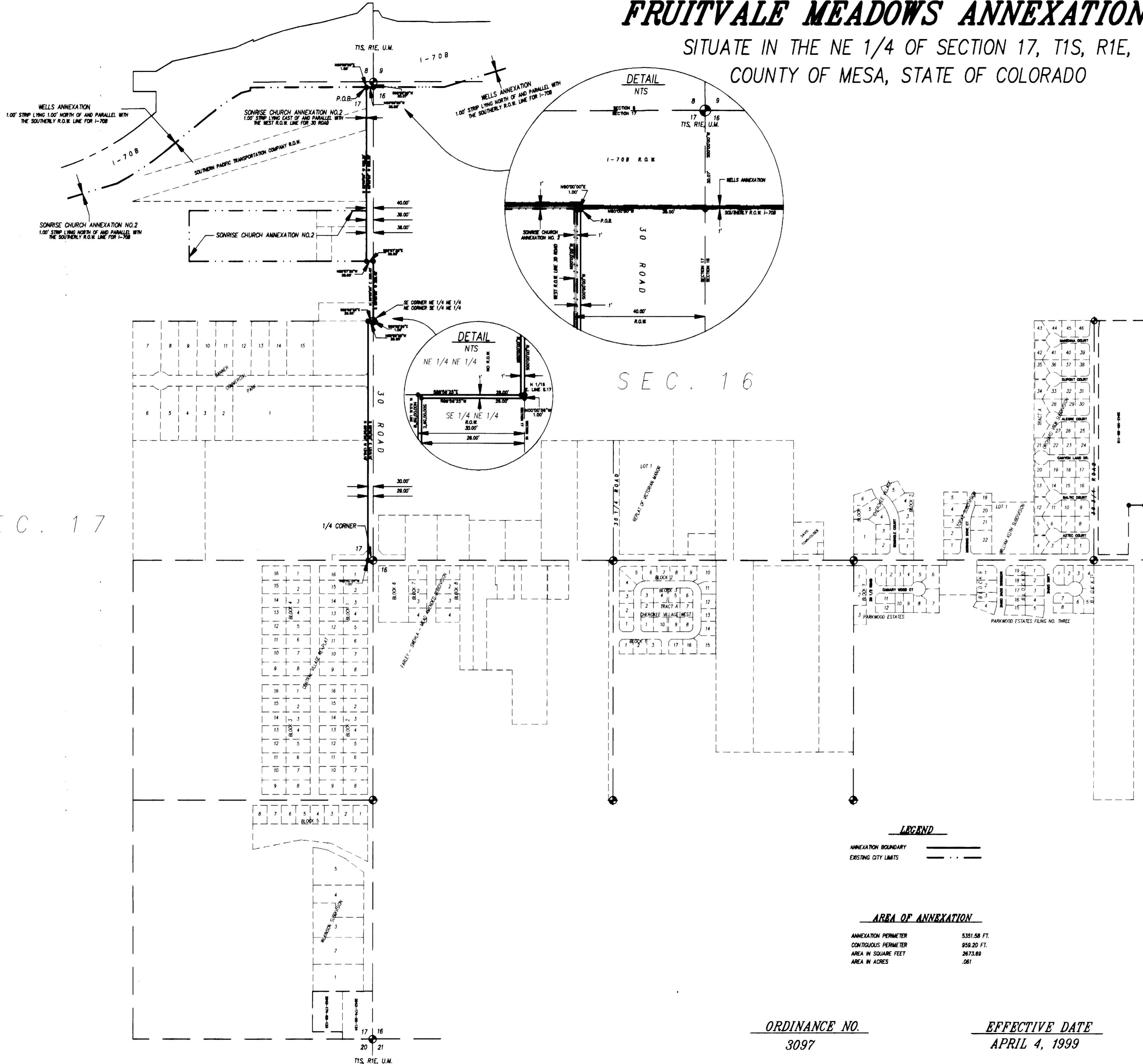
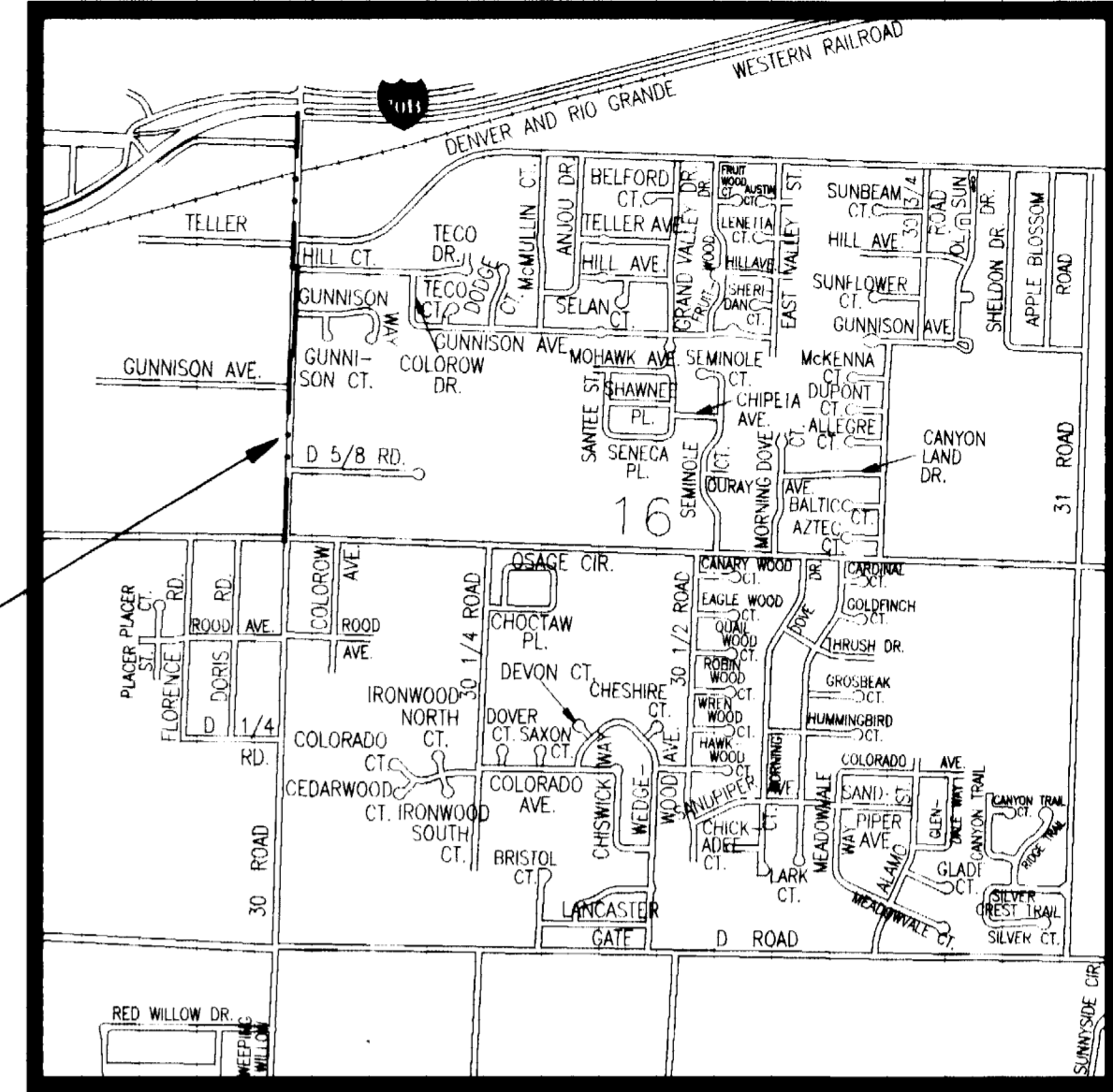


# FRUITVALE MEADOWS ANNEXATION NO. 1

SITUATE IN THE NE 1/4 OF SECTION 17, T1S, R1E, U.M.  
 COUNTY OF MESA, STATE OF COLORADO



SITE



**NORTH**  
 GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 300 ft.

### LEGAL DESCRIPTION

A parcel of land situate in the NE 1/4 of Section 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 NE corner of said Section 17; thence S 00°00'00" W along the east line of the NE 1/4 NE 1/4 of said Section 17 a distance of 30.07 feet to a point on the southerly right of way line for I-70B; thence N 90°00'00" W along the southerly right of way line for said I-70B a distance of 38.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" W along a line 2.00 feet east of and parallel with the west right of way line for 30 Road a distance of 958.20 feet to a point; thence S 89°57'20" E a distance of 38.00 feet to a point on the east line of said NE 1/4 NE 1/4 of said Section 17; thence S 00°00'00" W along the east line of said NE 1/4 NE 1/4 a distance of 330.40 to the northeast corner of the SE 1/4 NE 1/4 of said Section 17; thence S 00°00'59" E along the east line of said SE 1/4 NE 1/4 a distance of 1.00 feet to a point; thence N 89°59'25" W along a line 1.00 feet south of and parallel with the north line of said SE 1/4 NE 1/4 a distance of 29.00 feet to a point; thence S 00°00'59" E along a line 1.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 1318.19 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 17; thence S 90°00'00" W along the south line of said SE 1/4 NE 1/4 a distance of 1.00 feet to a point on the west right of way line for said 30 Road; thence N 00°00'59" W along said west right of way line ( said west right of way line being 30.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 ) a distance of 1319.19 feet to a point on the north line of said SE 1/4 NE 1/4; thence S 89°59'25" E along the north line of said SE 1/4 NE 1/4 a distance of 29.00 feet to a point; thence N 00°00'00" E along a line 1.00 feet west of and parallel with the east line of the NE 1/4 NE 1/4 of said Section 17 a distance of 329.40 feet to a point; thence N 89°57'20" W a distance of 38.00 feet to a point; thence N 00°00'00" E along a line 1.00 feet east of and parallel with the west right of way line for said 30 Road ( said west right of way line being 40.00 feet west of and parallel with the east line of the NE 1/4 NE 1/4 of said Section 17 ) a distance of 959.20 feet to a point on the southerly right of way line for said I-70B; thence N 90°00'00" E along said southerly right of way line a distance of 1.00 feet to the point of beginning, containing 0.061 acres more or less.

**LEGEND**

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

**AREA OF ANNEXATION**

ANNEXATION PERIMETER	5,351.58 FT.
CONTIGUOUS PERIMETER	958.20 FT.
AREA IN SQUARE FEET	2673.69
AREA IN ACRES	.061

**ORDINANCE NO.**  
 3097

**EFFECTIVE DATE**  
 APRIL 4, 1999

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 boundaries.

*Stu R. Pace*  
 SENIOR REAL ESTATE TECHNICIAN, PLS # 22580

Notice: According to Colorado law you have 60 days from the effective date shown herein 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 12-23-98  
 DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE  
 1" = 300'

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
 ENGINEERING AND TECHNICAL SERVICES DIVISIONS  
 CITY OF GRAND JUNCTION, COLORADO

FRUITVALE MEADOWS ANNEXATION NO. 1 OF 1  
 FRUITMED.DWG  
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