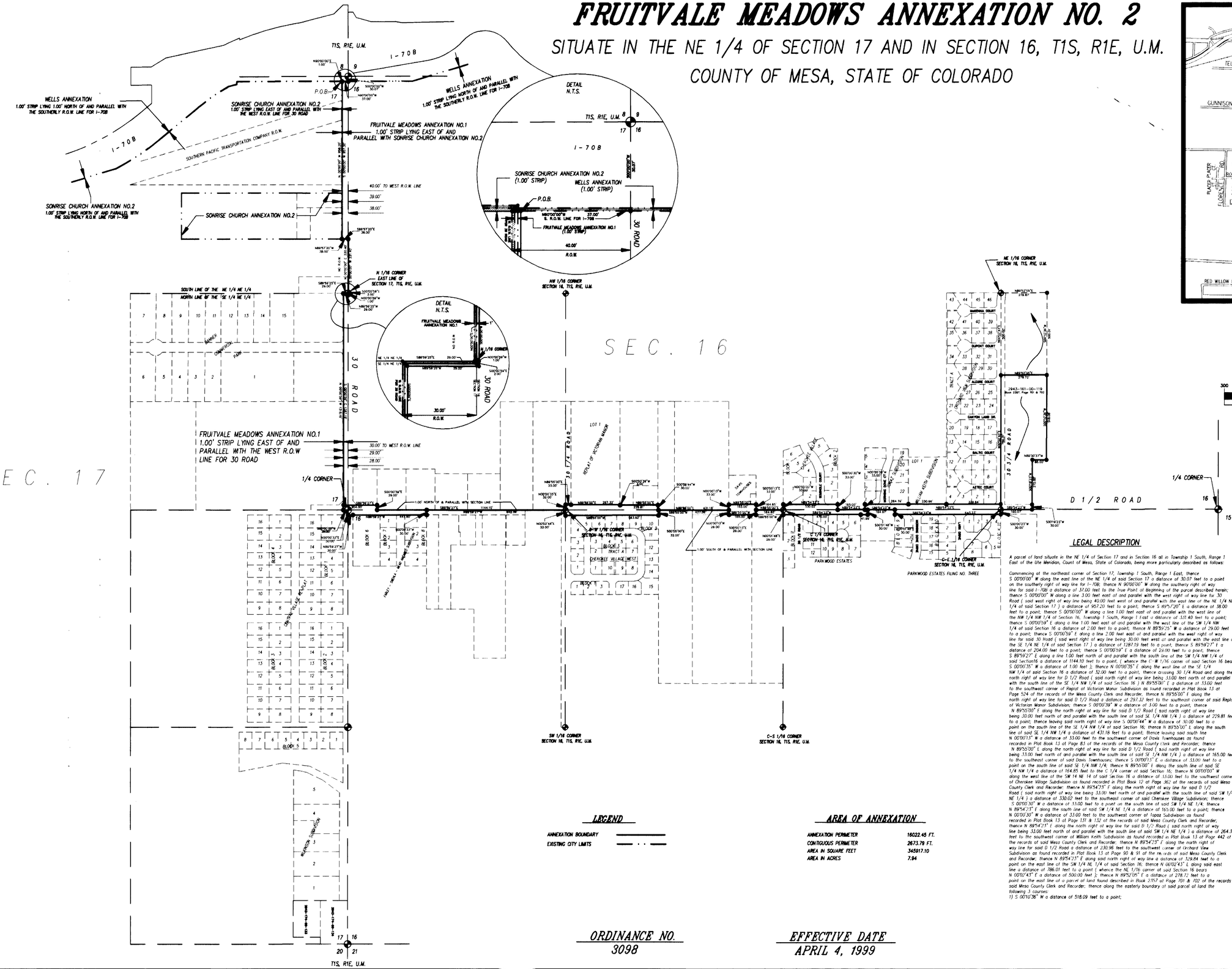
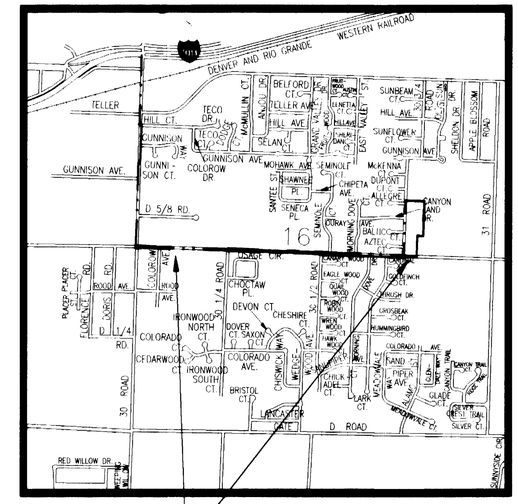
# FRUITVALE MEADOWS ANNEXATION NO. 2

## SITUATE IN THE NE 1/4 OF SECTION 17 AND IN SECTION 16, T1S, R1E, U.M.

## COUNTY OF MESA, STATE OF COLORADO




NORTH

GRAPHIC SCALE

300 0 150 300 600 1200

( IN FEET )
1 inch = 300 ft.

### LEGAL DESCRIPTION

A parcel of land situate in the NE 1/4 of Section 17 and in Section 16 all in Township 1 South, Range 1 East of the Ute Meridian, Count of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northeast corner of Section 17, Township 1 South, Range 1 East; thence S 00°00'00" W along the east line of the 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 37.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" W along a line 3.00 feet east of and parallel with the west right of way line for 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 957.20 feet to a point, thence S 89°57'20" E a distance of 38.00 feet to a point; thence S 00°00'00" W along a line 1.00 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of Section 16, Township 1 South, Range 1 East a distance of 531.40 feet to a point; thence S 00°02'59" E along a line 1.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 16 a distance of 2.00 feet to a point; thence N 89°59'25" W a distance of 29.00 feet to a point; thence S 00°00'59" E along a line 2.00 feet east of and parallel with the west right of way line for said 30 Road ( said west right of way line being 30.00 feet west of and parallel with the east line of the SE 1/4 NE 1/4 of said Section 17 ) a distance of 1287.19 feet to a point, thence S 89°59'27" E a distance of 204.00 feet to a point; thence S 00°00'59" E a distance of 29.00 feet to a point, thence S 89°59'27" E along a line 1.00 feet north of and parallel with the south line of the SW 1/4 NW 1/4 of said Section( a distance of 1144.10 feet to a point, ( where the C 1/4 corner of said Section 16 bears N 00°00'35" W a distance of 1.00 feet ); thence N 00°00'35" E along the west line of the SE 1/4 NW 1/4 of said Section 16 a distance of 32.00 feet to a point; thence crossing 30 1/4 Road and along the north right of way line for D 1/2 Road ( said north right of way line being 33.00 feet north of and parallel with the south line of the SE 1/4 NW 1/4 of said Section 16 ) N 89°55'00" E a distance of 33.00 feet to the southwest corner of Replat of Victorian Manor Subdivision as found recorded in Plat Book 13 at Page 524 of the records of the Mesa County Clerk and Recorder, thence N 89°55'00" E along the north right of way line for said D 1/2 Road a distance of 297.32 feet to the southeast corner of said Replat of Victorian Manor Subdivision; thence S 00°00'59" W a distance of 3.00 feet to a point; thence N 89°55'00" E along the north right of way line for said D 1/2 Road ( said north right of way line being 30.00 feet north of and parallel with the south line of said SE 1/4 NW 1/4 ) a distance of 229.81 feet to a point; thence leaving said north right of way line S 00°01'44" W a distance of 30.00 feet to a point on the south line of the SE 1/4 NW 1/4 of said Section 16; thence N 89°55'00" E along the south line of said SE 1/4 NW 1/4 a distance of 431.18 feet to a point; thence leaving said south line N 00°00'31" W a distance of 33.00 feet to the southwest corner of Davis Townhouses as found recorded in Plat Book 13 at Page 83 of the records of the Mesa County Clerk and Recorder; thence N 89°55'00" E along the north right of way line for said D 1/2 Road ( said north right of way line being 33.00 feet north of and parallel with the south line of said SE 1/4 NW 1/4 ) a distance of 165.00 feet to the southeast corner of said Davis Townhouses; thence S 00°00'31" E a distance of 33.00 feet to a point on the south line of said SE 1/4 NW 1/4; thence N 89°55'00" E along the south line of said SE 1/4 NW 1/4 a distance of 164.85 feet to the C 1/4 corner of said Section 16; thence N 00°00'00" W along the west line of the SW 1/4 NE 1/4 of said Section 16 a distance of 33.00 feet to the southwest corner of Cherokee Village Subdivision as found recorded in Plat Book 12 at Page 362 of the records of said Mesa County Clerk and Recorder; thence N 89°54'23" E along the north right of way line for said D 1/2 Road ( said north right of way line being 33.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 ) a distance of 330.02 feet to the southeast corner of said Cherokee Village Subdivision; thence S 00°00'30" W a distance of 33.00 feet to a point on the south line of said SW 1/4 NE 1/4; thence N 89°54'23" E along the south line of said SW 1/4 NE 1/4 a distance of 165.00 feet to a point; thence N 00°00'48" E a distance of 33.00 feet to the southwest corner of Topaz Subdivision as found recorded in Plat Book 13 at Page 131 & 132 of the records of said Mesa County Clerk and Recorder; thence N 89°54'23" E along the north right of way line for said D 1/2 Road ( said north right of way line being 33.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 ) a distance of 264.39 feet to the southwest corner of William Keith Subdivision as found recorded in Plat Book 13 at Page 442 of the records of said Mesa County Clerk and Recorder; thence N 89°54'23" E along the north right of way line for said D 1/2 Road a distance of 230.96 feet to the southwest corner of Orchard View Subdivision as found recorded in Plat Book 13 at Page 90 & 91 of the records of said Mesa County Clerk and Recorder; thence N 89°54'23" E along said north right of way line a distance of 539.84 feet to a point on the east line of the SW 1/4 NE 1/4 of said Section 16; thence N 00°02'43" E along said east line a distance of 786.01 feet to a point ( where the NE 1/16 corner of said Section 16 bears N 00°02'43" E a distance of 500.00 feet ); thence N 89°52'05" E a distance of 278.72 feet to a point on the east line of a parcel of land found described in Book 2957 at Page 701 & 702 of the records of said Mesa County Clerk and Recorder; thence along the easterly boundary of said parcel of land the following 3 courses:

1) S 00°10'36" W a distance of 518.09 feet to a point;

2) N 89°30'37" W a distance of 86.00 feet to a point;

3) S 00°19'23" W a distance of 272.00 feet to the southeast corner of said parcel of land; thence S 00°19'23" W a distance of 30.00 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 16; thence S 89°54'23" W along said south line a distance of 190.07 feet to the C1 1/16 corner of said Section 16; thence S 00°00'23" W a distance of 30.00 feet to the northeast corner of Parkwood Estates Filing No. Three Subdivision as found recorded in Plat Book 12 at Page 468 & 469 of the records of said Mesa County Clerk and Recorder; thence S 89°54'23" W along the south right of way line for said D 1/2 Road ( said south right of way line being 30.00 feet south of and parallel with the north line of the NW 1/4 SE 1/4 of said Section 16 ) a distance of 643.23 feet to the northwest corner of Lot 1, Block 9 of said Parkwood Estates Filing No. Three Subdivision; thence N 00°01'48" E a distance of 30.00 feet to a point on the north line of said NW 1/4 SE 1/4; thence S 89°54'23" W along said north line a distance of 164.97 feet to a point; thence S 00°01'48" W a distance of 30.00 feet to a point on the south right of way line for said D 1/2 Road; thence S 89°54'23" W along the south right of way line for said D 1/2 Road ( said south right of way line being 30.00 feet south of and parallel with the north line of said NW 1/4 SE 1/4 ) a distance of 41.99 feet to the northwest corner of Parkwood Estates Subdivision as found recorded in Plat Book 12 at Page 285 of the records of said Mesa County Clerk And Recorder; thence S 89°54'23" W along said south right of way line a distance of 470.00 feet to the northwest corner of said Parkwood Estates Subdivision; thence N 00°01'48" E a distance of 29.00 feet to a point ( whence the C 1/4 corner of said Section 16 bears N 00°01'48" E a distance of 1.00 feet ); thence S 89°55'00" W along a line 1.00 feet south of and parallel with the north line of the NE 1/4 SW 1/4 of said Section 16 a distance of 164.85 feet to a point; thence S 00°00'13" E a distance of 29.00 feet to a point; thence S 89°55'00" W along the south right of way line for said D 1/2 Road ( said south right of way line being 30.00 feet south of and parallel with the north line of said NE 1/4 SW 1/4 ) a distance of 165.00 feet to a point; thence leaving said south right of way line N 00°01'13" W a distance of 29.00 feet to a point; thence S 89°55'00" W along a line 1.00 feet south of and parallel with the north line of said NE 1/4 SW 1/4 a distance of 427.56 feet to a point; thence S 00°15'00" E a distance of 32.00 feet to the northeast corner of Cherokee Village West Subdivision as found recorded in Plat Book 13 at Page 193 & 194 of the records of said Mesa County Clerk and Recorder; thence S 89°55'00" W along the south right of way line for said D 1/2 Road ( said south right of way line being 33.00 feet south of and parallel with the north line of said NE 1/4 SW 1/4 ) a distance of 563.82 feet to a point on the west line of the NE 1/4 SW 1/4 of said Section 16; thence N 00°02'48" E along said west line a distance of 33.00 feet to the CW 1/16 corner of said Section 16; thence N 89°59'27" W along the north line of the NW 1/4 SW 1/4 of said Section 16 a distance of 842.59 feet to a point; thence S 00°00'33" W a distance of 30.00 feet to the northeast corner of Farley-Swehlo-Mead Amended Subdivision as found recorded in Plat Book 8 at Page 53 of said Mesa County Clerk and Recorder, thence N 89°59'27" W along the south right of way line for said D 1/2 Road ( said south right of way line being 30.00 feet south of and parallel with the north line of the NW 1/4 SW 1/4 of said Section 16 ) a distance of 447.50 feet to the northwest corner of said Farley-Swehlo-Mead Amended Subdivision; thence N 89°59'27" W a distance of 30.00 feet to a point on the west line of said NW 1/4 SW 1/4; thence N 00°00'33" E along the west line of said NW 1/4 SW 1/4 a distance of 30.00 feet to the W 1/4 corner of said Section 16; thence S 90°00'00" W along the south line of the SE 1/4 NE 1/4 of Section 17 a distance of 29.00 feet to a point; thence N 00°00'59" W 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; thence S 89°59'27" E 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 on the east line of said SE 1/4 NE 1/4; thence N00°00'59" W along said east line a distance of 1.00 feet to the N 1/16 corner of said Section 17; thence N 00°00'00" E along the east line of the NE 1/4 NE 1/4 of said Section 17 a distance of 330.40 feet to a point; thence N 89°57'20" W a distance of 38.00 feet to a point; thence N 00°00'00" W along a line 2.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 958.20 feet to a point on the southerly right of way line for said I-70B; thence N 90°00'00" E along the southerly right of way line for said I-70B a distance of 1.00 feet to the point of beginning, containing 7.94 acres more or less

*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.*

Steven R. Poos 22580

SENIOR REAL ESTATE TECHNICIAN, PLS 22580

STEVEN R. POOS 22580 PROFESSIONAL LAND SURVEYOR

### LEGEND

| | |
|---|---|
| ANNEXATION BOUNDARY | ———— |
| EXISTING CITY LIMITS | — · — · — |

### AREA OF ANNEXATION

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| ANNEXATION PERIMETER | 18022.45 FT. |
| CONTIGUOUS PERIMETER | 2673.79 FT. |
| AREA IN SQUARE FEET | 345917.10 |
| AREA IN ACRES | 7.94 |

**ORDINANCE NO.** 3098

**EFFECTIVE DATE** APRIL 4, 1999

*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.*

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| DRAWN BY SRP | DATE 12-23-98 | SCALE |
| DESIGNED BY | DATE | 1" = 300' |
| CHECKED BY | DATE | |
| APPROVED BY | DATE | |

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

FRUITVALE MEADOWS ANNEXATION NO. 2

1 OF 1

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