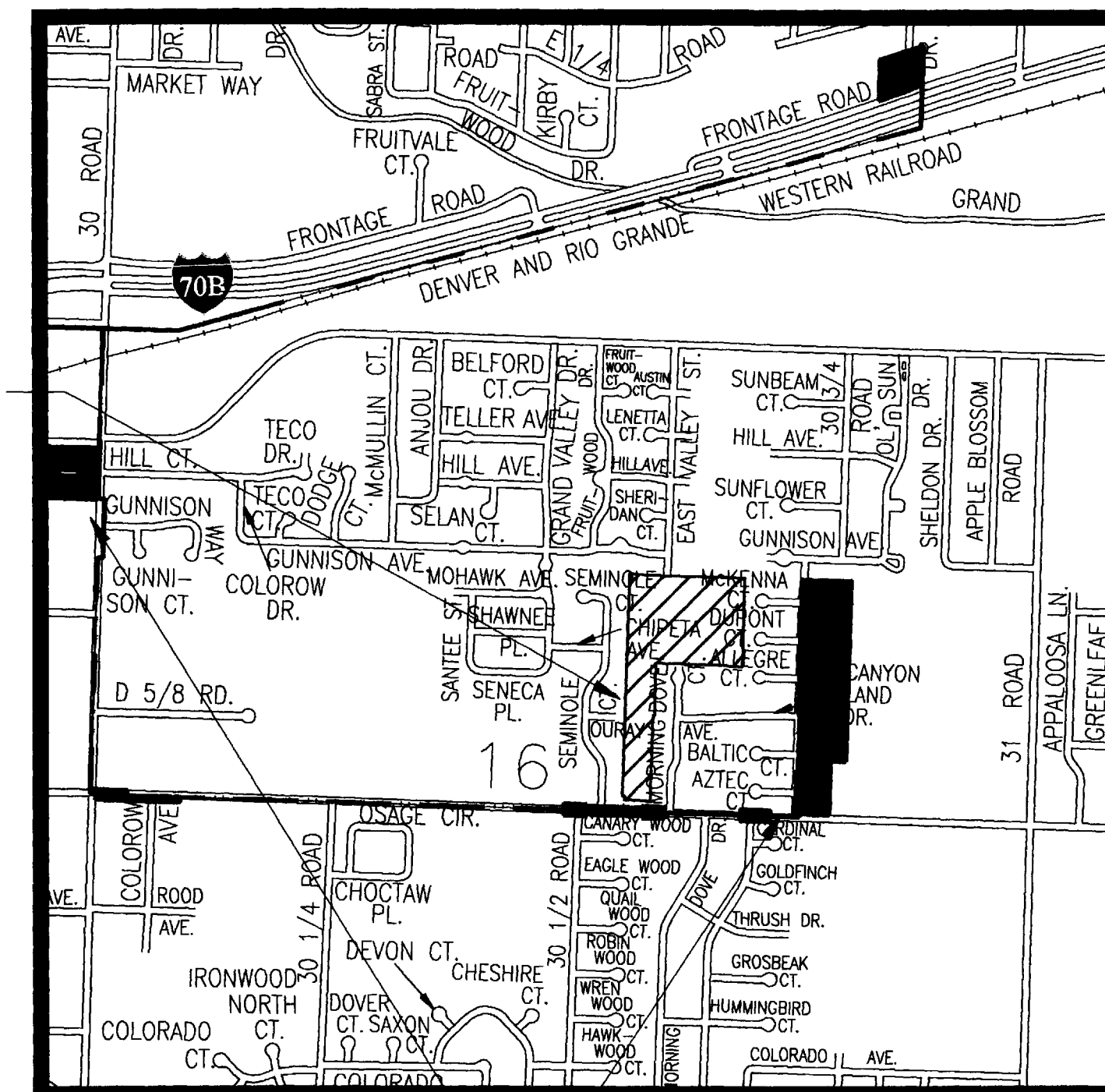


**CIMMARRON EAST ANNEXATION NO. 2**  
 SITUATE IN THE SW 1/4 NE 1/4 OF SECTION 16, T1S, R1E, U.M.  
 COUNTY OF MESA, STATE OF COLORADO

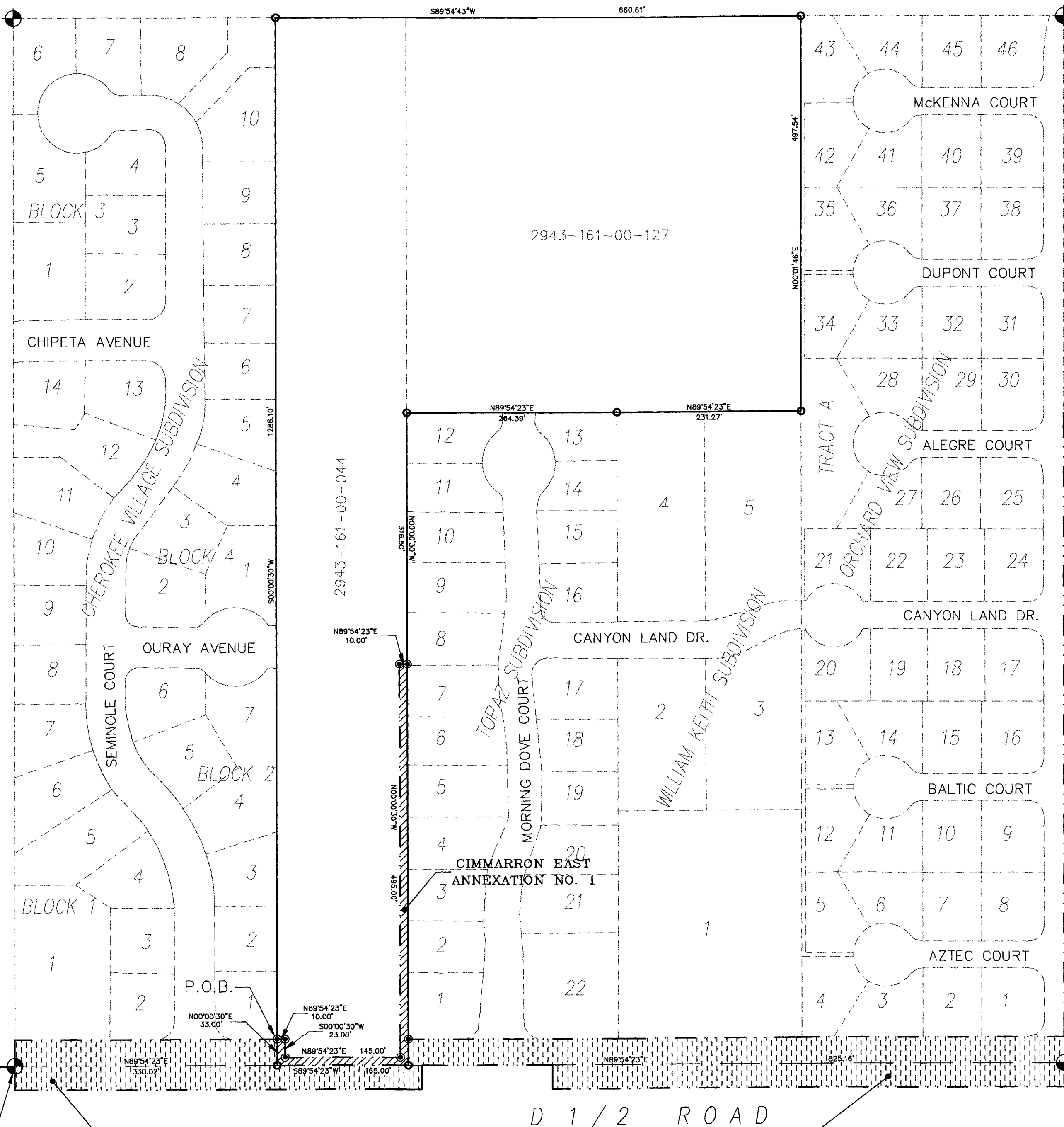
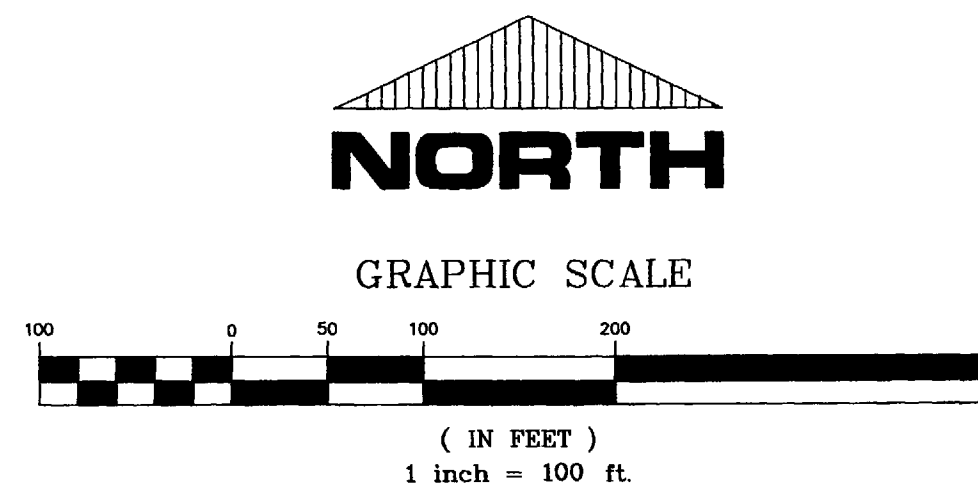
NW CORNER, SW 1/4 NE 1/4  
 SECTION 16, T1S, R1E, U.M.

NE CORNER, SW 1/4 NE 1/4  
 SECTION 16, T1S, R1E, U.M.

SITE



EXISTING CITY LIMITS



**LEGAL DESCRIPTION**

A parcel of land situate in the SW 1/4 NE 1/4 of Section 16, 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 C 1/4 corner of said Section 16; thence N 89°54'23" E along the south line of the SW 1/4 NE 1/4 of said Section 16 a distance of 330.02 feet to a point; thence leaving the south line of said SW 1/4 NE 1/4 N 00°00'30" E a distance of 33.00 feet to the southeast corner of Cherokee Village Subdivision as found recorded in Plat Book 12 at Page 362 of the records of the Mesa County Clerk and Recorder and the True Point of Beginning of the parcel described herein; thence N 89°54'23" E a distance of 10.00 feet to a point; thence S 00°00'30" W a distance of 23.00 feet to a point; thence N 89°54'23" E along a line 10.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 a distance of 145.00 feet to a point; thence N 00°00'30" W a distance of 495.00 feet to a point; thence N 89°54'23" E a distance of 10.00 feet to a point on the west boundary line of Topaz Subdivision as found recorded in Plat Book 13 at Page 131 of the records of said Mesa County Clerk and Recorder; thence N 00°00'30" W along the west boundary line of said Topaz Subdivision a distance of 316.50 feet to the northwest corner of said Topaz Subdivision; thence N 89°54'23" E along the north boundary line of said Topaz Subdivision a distance of 284.39 feet to the northeast corner of said Topaz Subdivision ( said northeast corner also being the northwest 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 boundary line of said William Keith Subdivision a distance of 231.27 feet to a point on the west boundary line 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 00°01'46" E along the west boundary line of said Orchard View Subdivision a distance of 497.54 feet to the northwest corner of said Orchard View Subdivision; thence S 89°54'43" W along the north line of the SW 1/4 NE 1/4 of said Section 16 a distance of 660.61 feet to the northeast corner of said Cherokee Village Subdivision; thence S 00°00'30" W along the east boundary line of said Cherokee Village Subdivision a distance of 1286.10 feet to the point of beginning, containing 10.50 acres more or less.

**LEGEND**

ANNEXATION BOUNDARY ———  
 EXISTING CITY LIMITS - - -

**AREA OF ANNEXATION**

ANNEXATION PERIMETER 3939.41 FT.  
 CONTIGUOUS PERIMETER 683.00 FT.  
 AREA IN SQUARE FEET 457278.57  
 AREA IN ACRES 10.50

C 1/4 CORNER  
 SECTION 16, T1S, R1E, U.M.

SE CORNER, SW 1/4 NE 1/4  
 SECTION 16, T1S, R1E, U.M.

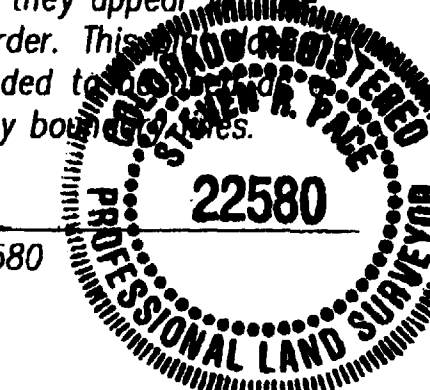
FRUITVALE MEADOWS ANNEXATION NO. 2

**ORDINANCE NO.**  
 3154

**EFFECTIVE DATE**  
 7-19-99

The Description(s) contained herein have been derived from subdivision plats as they appear in the office of the Mesa County Clerk and Recorder. This constitutes a legal survey, and is not intended to be a means for establishing or verifying property boundaries.

*Star R. Pace*  
 SENIOR REAL ESTATE TECHNICIAN, PLS 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 all defects and errors.

DRAWN BY SRP DATE 4-28-99  
 DESIGNED BY DATE  
 CHECKED BY DATE  
 APPROVED BY DATE

SCALE  
 1" = 100'

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

CIMMARRON EAST ANNEXATION NO.2