

SOUTHERN PACIFIC RAILROAD ANNEXATION NO. 2

SITUATE IN SECTION 9, 10 & 16, T1S, R1E, U.M.

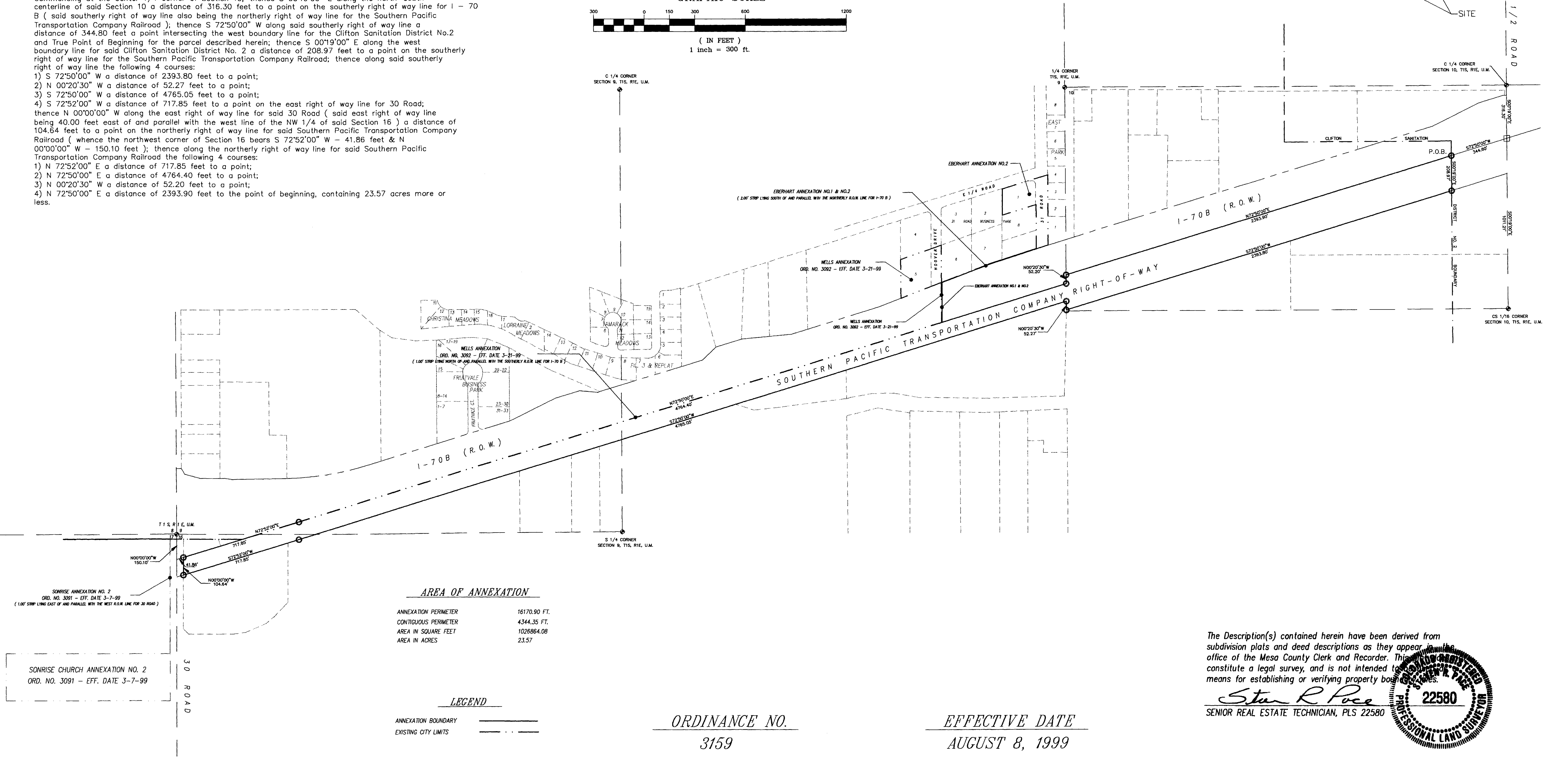
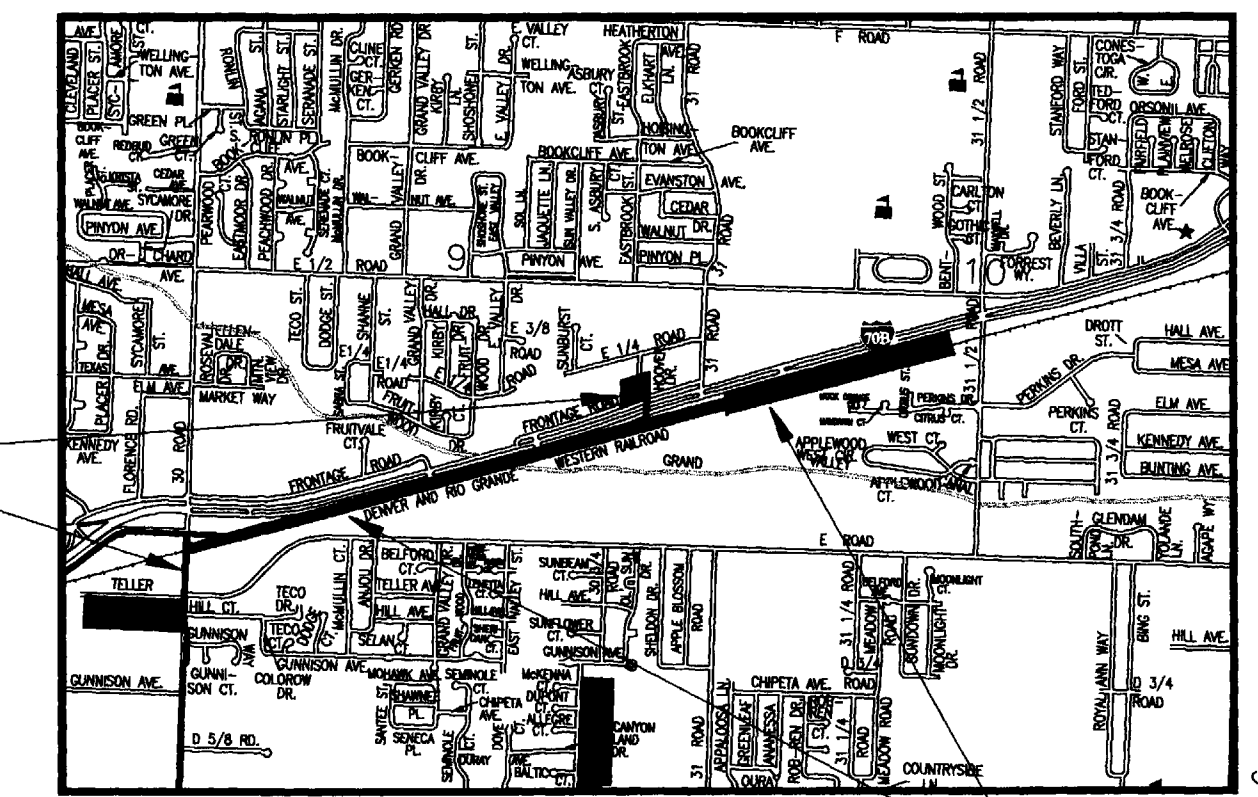
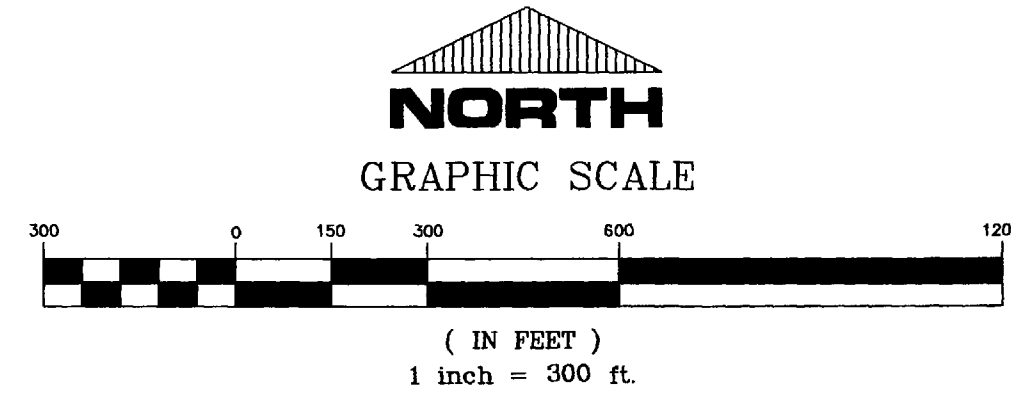
COUNTY OF MESA, STATE OF COLORADO

LEGAL DESCRIPTION

A parcel of land situate in Sections 9, 10 and 16 all in 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 Center 1/4 corner of Section 10; thence S 00°19'00" E along the north-south centerline of said Section 10 a distance of 316.30 feet to a point on the southerly right of way line for 1 - 70 B (said southerly right of way line also being the northerly right of way line for the Southern Pacific Transportation Company Railroad); thence S 72°50'00" W along said southerly right of way line a distance of 344.80 feet to a point intersecting the west boundary line for the Clifton Sanitation District No.2 and True Point of Beginning for the parcel described herein; thence S 00°19'00" E along the west boundary line for said Clifton Sanitation District No. 2 a distance of 208.97 feet to a point on the southerly right of way line for the Southern Pacific Transportation Company Railroad; thence along said southerly right of way line the following 4 courses:

- 1) S 72°50'00" W a distance of 2393.80 feet to a point;
- 2) N 00°20'30" W a distance of 52.27 feet to a point;
- 3) S 72°50'00" W a distance of 4765.05 feet to a point;
- 4) S 72°52'00" W a distance of 717.85 feet to a point on the east right of way line for 30 Road; thence N 00°00'00" W along the east right of way line for said 30 Road (said east right of way line being 40.00 feet east of and parallel with the west line of the NW 1/4 of said Section 16) a distance of 104.64 feet to a point on the northerly right of way line for said Southern Pacific Transportation Company Railroad (whence the northwest corner of Section 16 bears S 72°52'00" W - 41.86 feet & N 00°00'00" W - 150.10 feet); thence along the northerly right of way line for said Southern Pacific Transportation Company Railroad the following 4 courses:
- 1) N 72°52'00" E a distance of 717.85 feet to a point;
- 2) N 72°50'00" E a distance of 4764.40 feet to a point;
- 3) N 00°20'30" W a distance of 52.20 feet to a point;
- 4) N 72°50'00" E a distance of 2393.90 feet to the point of beginning, containing 23.57 acres more or less.



AREA OF ANNEXATION

ANNEXATION PERIMETER	16170.90 FT.
CONTIGUOUS PERIMETER	4344.35 FT.
AREA IN SQUARE FEET	1026864.08
AREA IN ACRES	23.57

LEGEND

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

ORDINANCE NO.

3159

EFFECTIVE DATE

AUGUST 8, 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 does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundaries.

Stuart 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/or errors.

DRAWN BY SRP	DATE 4-01-99	SCALE 1" = 300'
DESIGNED BY _____	DATE _____	
CHECKED BY _____	DATE _____	
APPROVED BY _____	DATE _____	

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

SOUTHERN PACIFIC RAILROAD ANNEXATION NO.2
RRANX2.DWG
13035401.tif