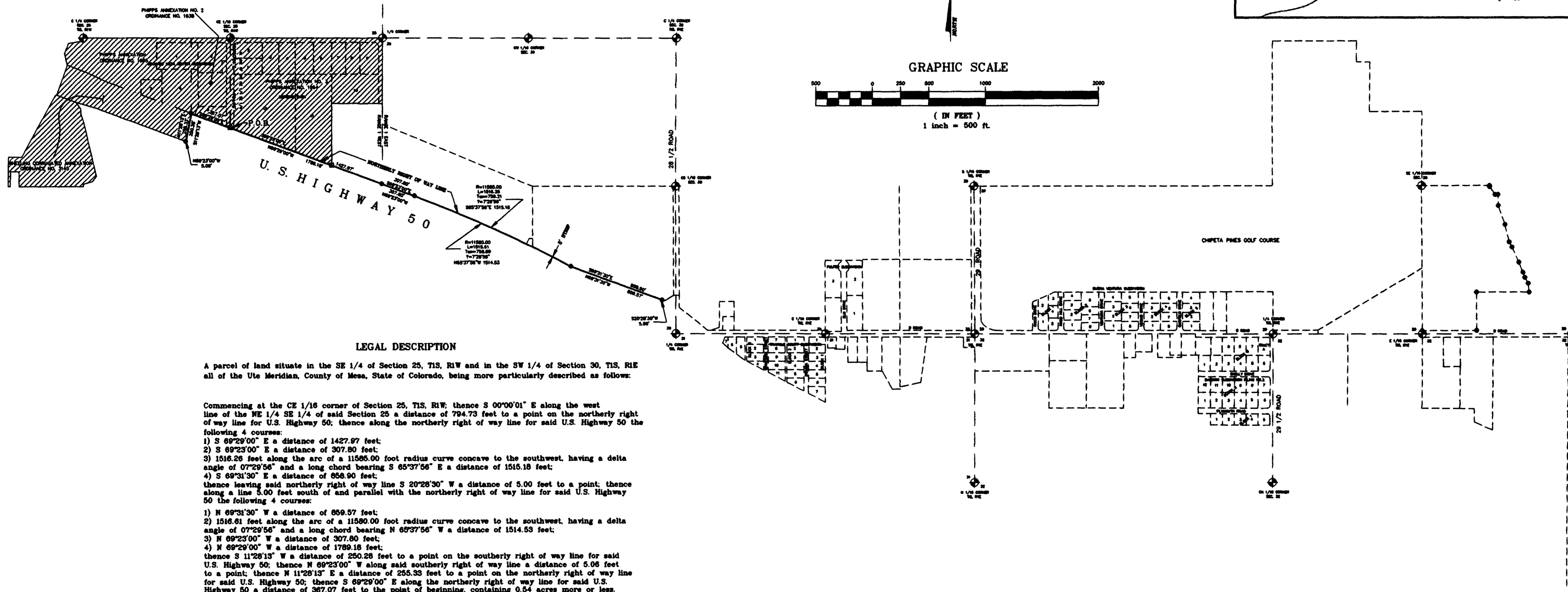
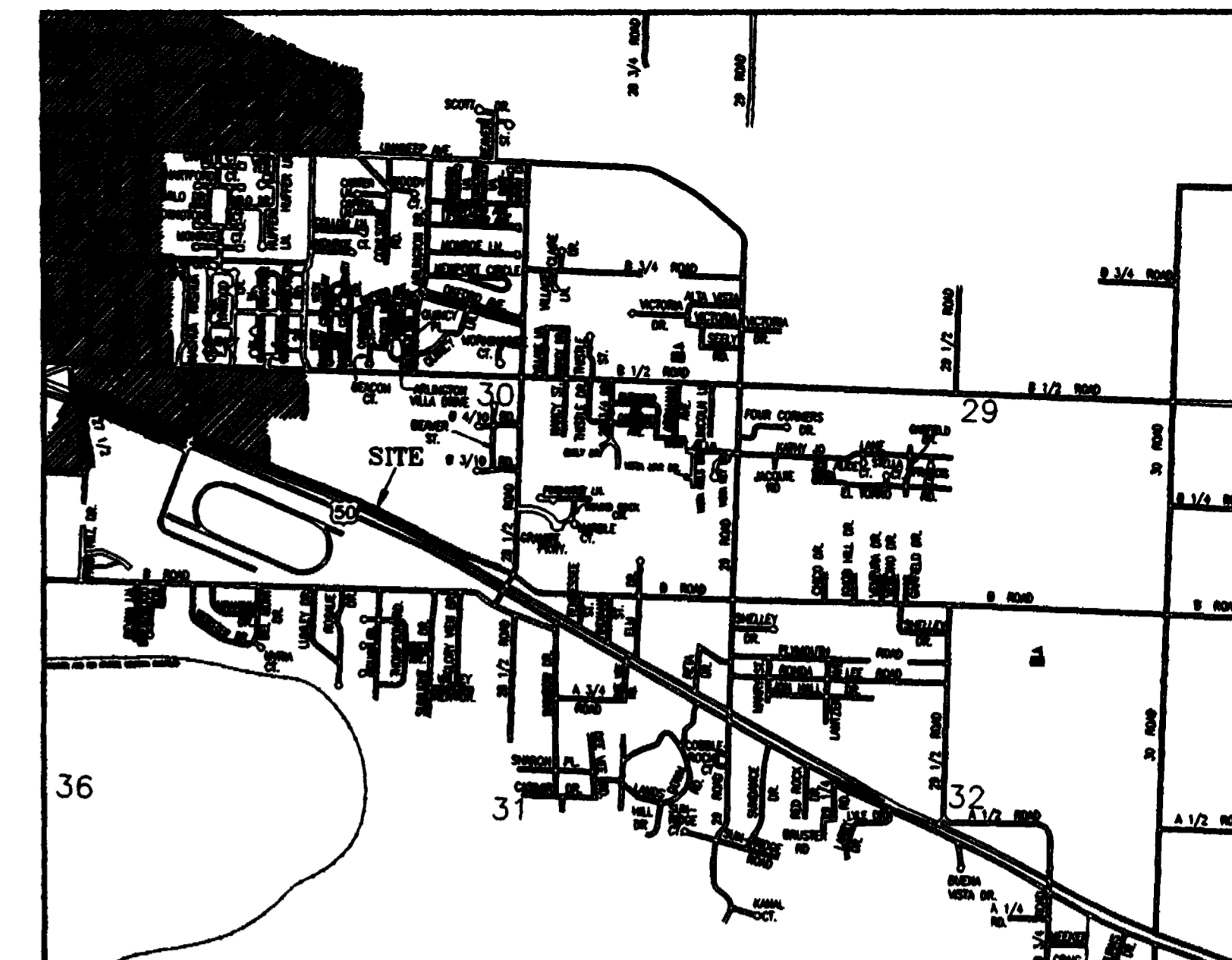


CHIPETA PINES ANNEXATION NO. 1
 SITUATE IN THE SE 1/4 OF SECTION 25, T1S, R1W &
 IN THE SW 1/4 OF SECTION 30, T1S, R1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 of Section 25, T1S, R1W and in the SW 1/4 of Section 30, T1S, R1E all of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the CE 1/16 corner of Section 25, T1S, R1W; thence S 00°00'01" E along the west line of the NE 1/4 SE 1/4 of said Section 25 a distance of 794.73 feet to a point on the northerly right of way line for U.S. Highway 50; thence along the northerly right of way line for said U.S. Highway 50 the following 4 courses:

- 1) S 69°29'00" E a distance of 1427.97 feet;
 - 2) S 69°23'00" E a distance of 307.80 feet;
 - 3) 1516.26 feet along the arc of a 11580.00 foot radius curve concave to the southwest, having a delta angle of 07°29'56" and a long chord bearing S 65°37'56" E a distance of 1515.18 feet;
 - 4) S 69°31'30" E a distance of 656.90 feet;
- thence leaving said northerly right of way line S 20°28'30" W a distance of 5.00 feet to a point; thence along a line 5.00 feet south of and parallel with the northerly right of way line for said U.S. Highway 50 the following 4 courses:
- 1) N 69°31'30" W a distance of 659.57 feet;
 - 2) 1516.61 feet along the arc of a 11580.00 foot radius curve concave to the southwest, having a delta angle of 07°29'56" and a long chord bearing N 65°37'56" W a distance of 1514.53 feet;
 - 3) N 69°23'00" W a distance of 307.80 feet;
 - 4) N 69°29'00" W a distance of 1789.18 feet;
- thence S 11°28'13" W a distance of 250.28 feet to a point on the southerly right of way line for said U.S. Highway 50; thence N 69°23'00" W along said southerly right of way line a distance of 5.06 feet to a point; thence N 11°28'13" E a distance of 255.33 feet to a point on the northerly right of way line for said U.S. Highway 50; thence S 69°29'00" E along the northerly right of way line for said U.S. Highway 50 a distance of 387.07 feet to the point of beginning, containing 0.54 acres more or less.

AREA OF ANNEXATION

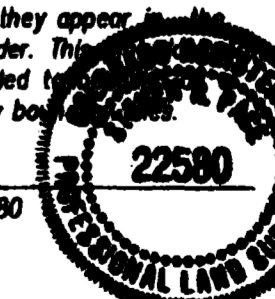
ANNEXATION PERIMETER	9465.83 FT.
CONTIGUOUS PERIMETER	1578.64 FT.
AREA IN SQUARE FEET	23780.99
AREA IN ACRES	0.54

LEGEND

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

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. They constitute a legal survey, and is not intended to be a means for establishing or verifying property boundaries.

Senior Real Estate Technician, PLS 22580



ORDINANCE NO.
3190

EFFECTIVE DATE
NOVEMBER 21, 1999

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION, COLORADO

CHIPETA PINES ANNEXATION NO. 1

SHEET NO. 1
 OF 1
 FILE NO. CHIPETA.DWG