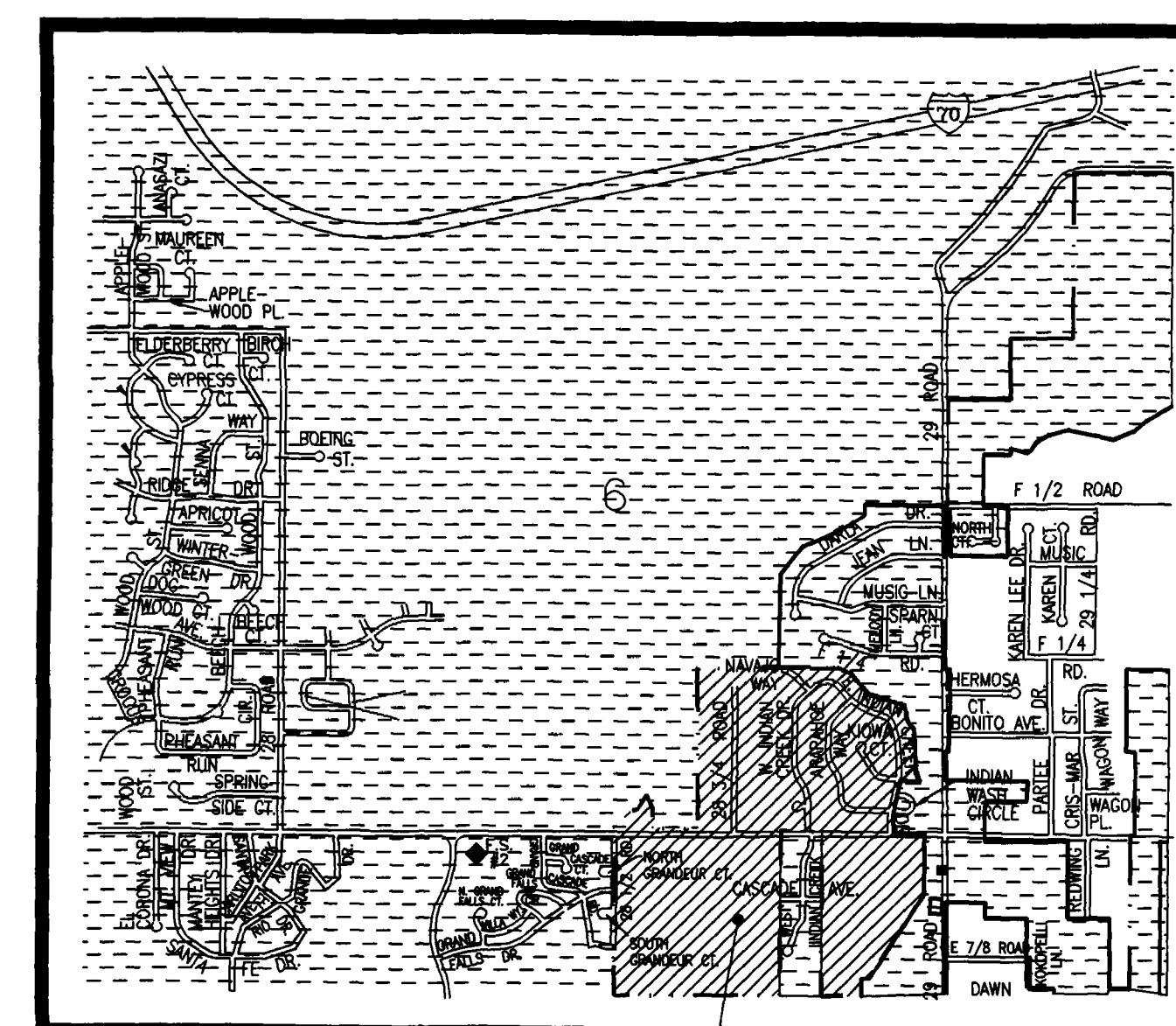


# INDIAN VILLAGE/THE VISTAS ENCLAVE ANNEXATION

SITUATE IN THE SE 1/4 OF SECTION 6 & IN THE NE 1/4 OF SECTION 7

TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN

COUNTY OF MESA, STATE OF COLORADO



SITE

## LEGAL DESCRIPTION

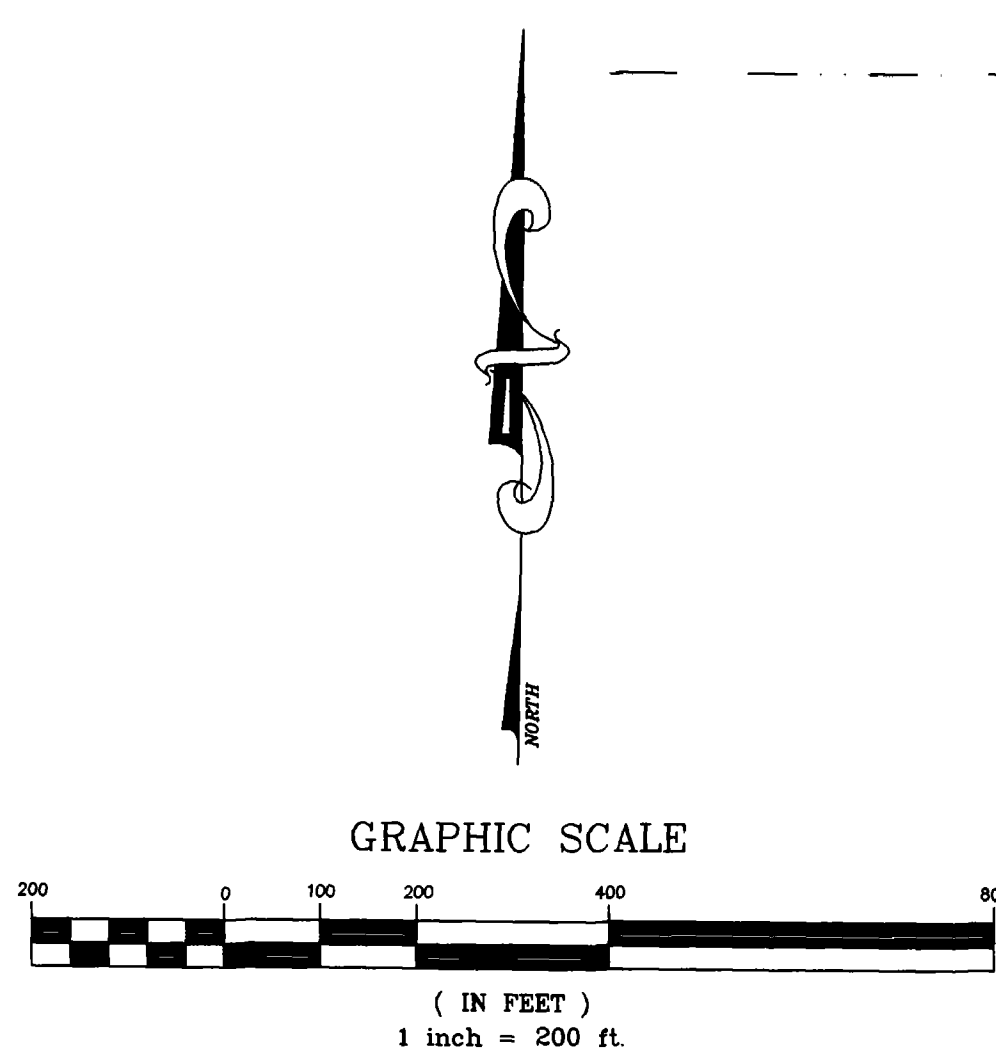
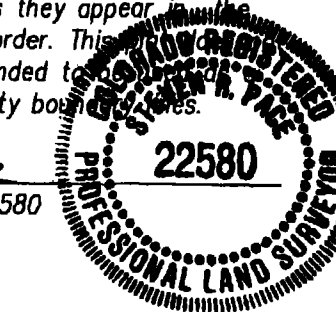
A parcel of land situate in the SE 1/4 of Section 6 and in the NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the S 1/4 corner of said Section 6; thence N 00°37'39" W along the west line of the SW 1/4 SE 1/4 of said Section 6 a distance of 50.00 feet to a point on the north right of way line for F Road (Patterson Road); thence N 89°59'21" E along the north right of way line for said F Road a distance of 78.64 feet to a point; thence leaving said north right of way line N 00°00'39" W a distance of 118.00 feet to a point; thence N 78°29'21" E a distance of 100.00 feet to a point; thence N 31°02'21" E a distance of 138.10 feet to a point; thence S 27°41'39" E a distance of 120.00 feet to a point; thence S 00°00'39" E a distance of 149.99 feet to a point on the north right of way line for said F Road; thence N 89°59'21" E along said north right of way line a distance of 357.11 feet to a point; thence leaving the north right of way line for said F Road N 00°16'28" W a distance of 1270.94 feet to a point on the north line of the SW 1/4 SE 1/4 of said Section 6; thence S 89°58'30" E along the north line of said SW 1/4 SE 1/4 a distance of 668.29 feet to the SE 1/16 corner of said Section 6; thence S 89°59'31" E along the north line of the SE 1/4 SE 1/4 of said Section 6 a distance of 477.34 feet to a point; thence along the easterly boundary of Lots 22 thru 35 of Indian Village Subdivision Filing No. Two the following 8 courses:

- 1) S 66°35'34" E a distance of 114.08 feet;
  - 2) S 40°32'46" E a distance of 218.21 feet;
  - 3) S 7°30'14" E a distance of 292.01 feet;
  - 4) S 12°01'32" E a distance of 130.18 feet;
  - 5) S 36°48'56" E a distance of 84.00 feet;
  - 6) S 05°17'10" E a distance of 156.55 feet;
  - 7) S 00°52'11" E a distance of 180.36 feet;
  - 8) S 23°30'15" E a distance of 82.38 feet to the southeast corner of said Lot 35;
- thence S 52°59'24" E a distance of 12.66 feet to a point; thence N 86°31'54" W a distance of 180.46 feet to a point on the east right of way for East Indian Creek Drive; thence along the east right of way line for said East Indian Creek Drive the following 4 courses:
- 1) 24.49 feet along the arc of a curve to the right having a radius of 755.48 feet and a long chord bearing S 11°24'48" W a distance of 24.49 feet;
  - 2) S 12°20'31" W a distance of 184.12 feet;
  - 3) 102.43 feet along the arc of a curve to the left having a radius of 475.00 feet and a long chord bearing S 06°09'53" W a distance of 102.23 feet;
  - 4) S 00°00'46" W a distance of 44.08 feet;
- thence S 45°00'46" E a distance of 28.28 feet to a point on the north right of way line for said F Road (Patterson Road); thence leaving the north right of way line for said F Road S 00°00'46" E a distance of 50.00 feet to a point on the north line of Section 7; thence N 89°59'14" E along the north line of said Section 7 a distance of 210.32 feet to a point; thence leaving the north line of said Section 7 S 00°11'29" E a distance of 470.00 feet to a point; thence S 32°13'31" W a distance of 806.00 feet to a point; thence S 89°50'31" W a distance of 63.00 feet to a point; thence S 00°09'29" E a distance of 139.05 feet to a point on the south line of the NE 1/4 NE 1/4 of said Section 7; thence S 89°50'31" W along the south line of said NE 1/4 NE 1/4 a distance of 333.86 feet to the southeast corner of the W 1/4 NE 1/4 NE 1/4 of said Section 7; thence N 00°00'00" W along the east line of said W 1/4 NE 1/4 NE 1/4 a distance of 1291.73 feet to a point on the north line of said Section 7; thence leaving said north line N 00°00'00" W a distance of 50.00 feet to a point on the north right of way line for said F Road; thence S 89°59'14" W along said north right of way line a distance of 330.60 feet to a point on the west line of the SE 1/4 SE 1/4 of said Section 6; thence S 00°16'28" E along the west line of said SE 1/4 SE 1/4 a distance of 50.00 feet to the E 1/16 corner on the north line of said Section 7; thence S 00°00'00" W along the west line of the NE 1/4 NE 1/4 of said Section 7 a distance of 1292.64 feet to the NE 1/16 corner of said Section 7; thence S 89°50'31" W along the south line of the NW 1/4 NE 1/4 of said Section 7 a distance of 1322.86 feet to the CN 1/16 corner of said Section 7; thence N 00°00'00" W along the west line of said NW 1/4 NE 1/4 a distance of 1296.00 feet to the N 1/4 corner of said Section 7 and point of beginning, containing 109.03 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 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



## LEGEND

- ANNEXATION BOUNDARY
- - - CONTIGUOUS BOUNDARY

## AREA OF ANNEXATION

ANNEXATION PERIMETER	13051.89 FT.
CONTIGUOUS PERIMETER	13051.89 FT.
AREA IN SQUARE FEET	4749337.33
AREA IN ACRES	109.03

ORDINANCE NO.  
3207

EFFECTIVE DATE  
DECEMBER 19, 1999

DRAWN BY	SRP	DATE	9-29-99
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE  
1" = 200'

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

INDIAN VILLAGE/THE VISTAS ENCLAVE ANNEXATION

INDIAN.DWG