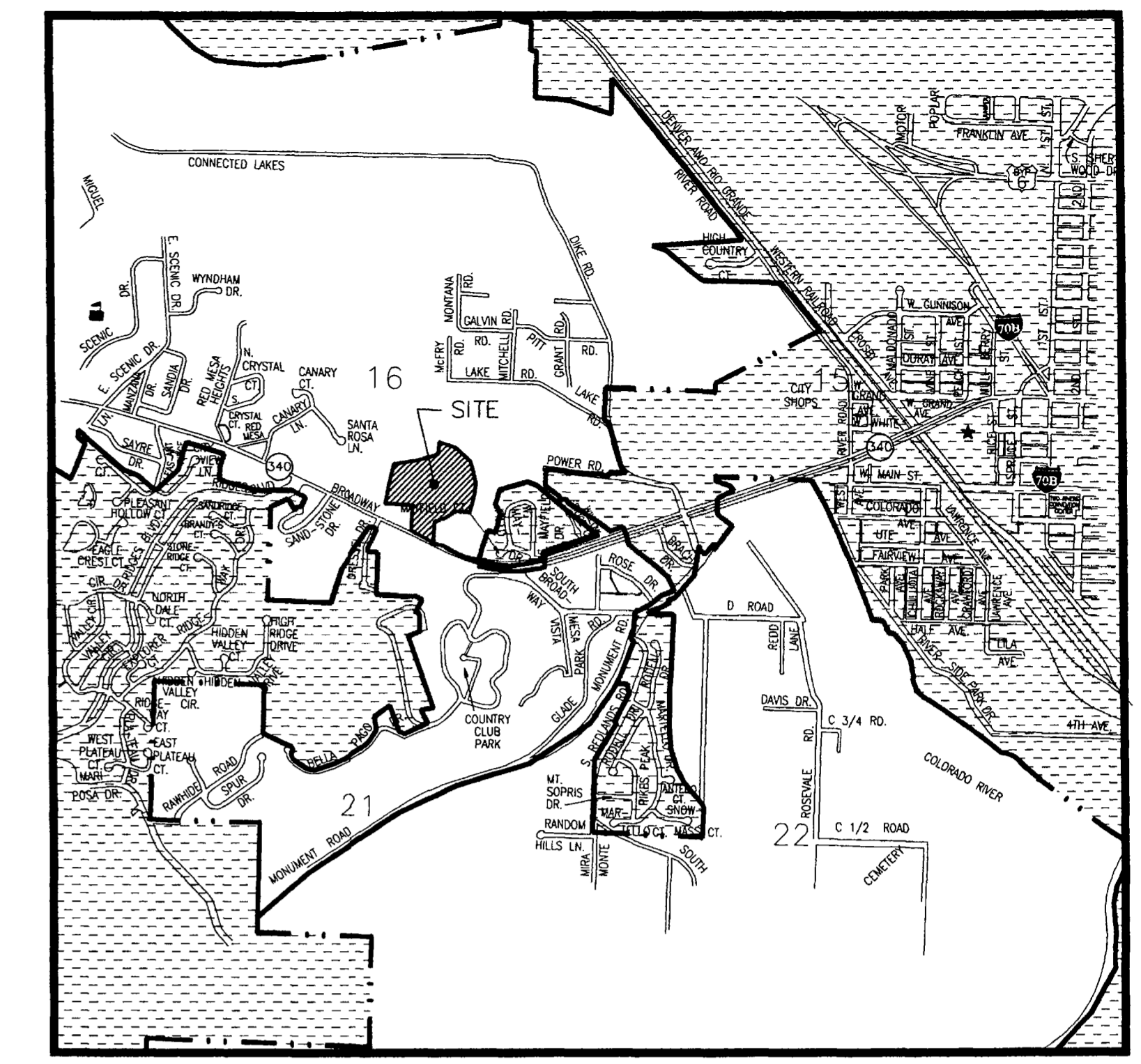
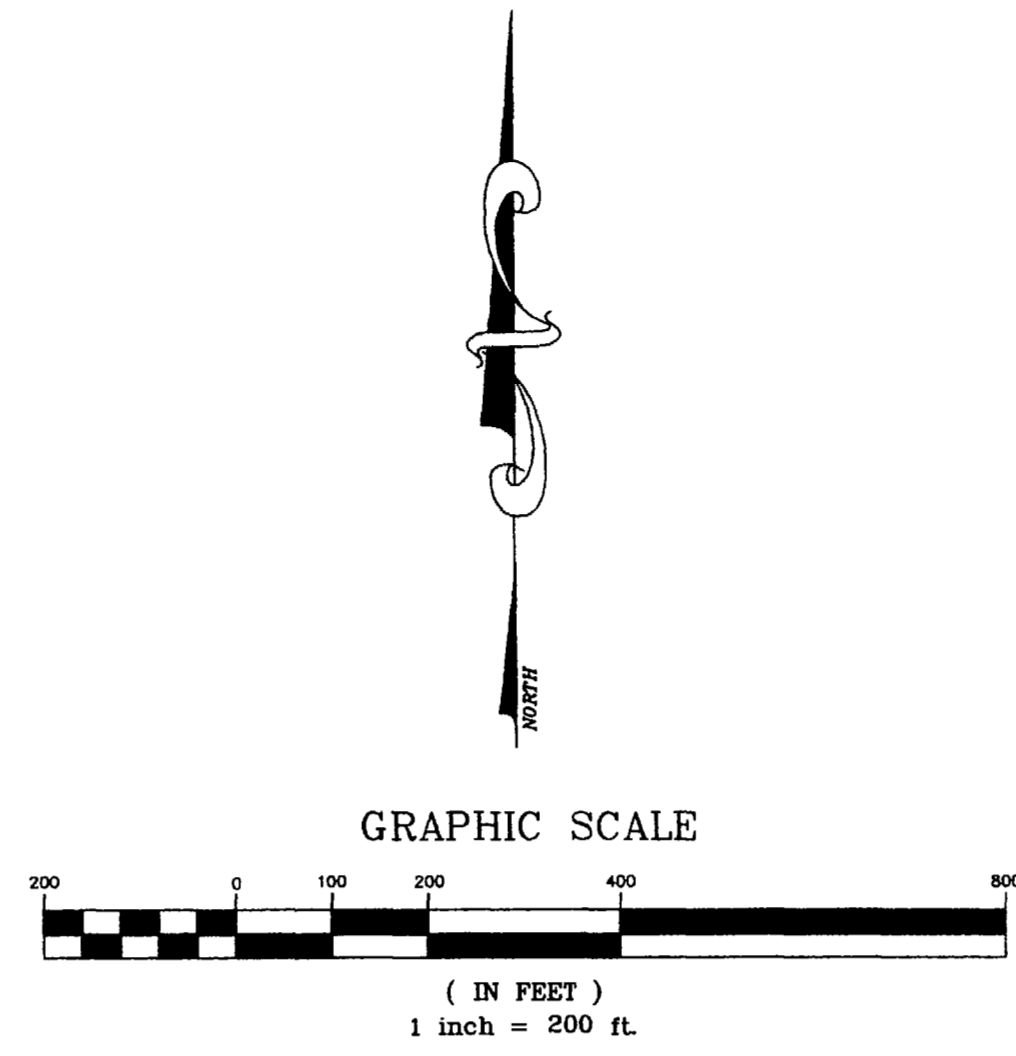
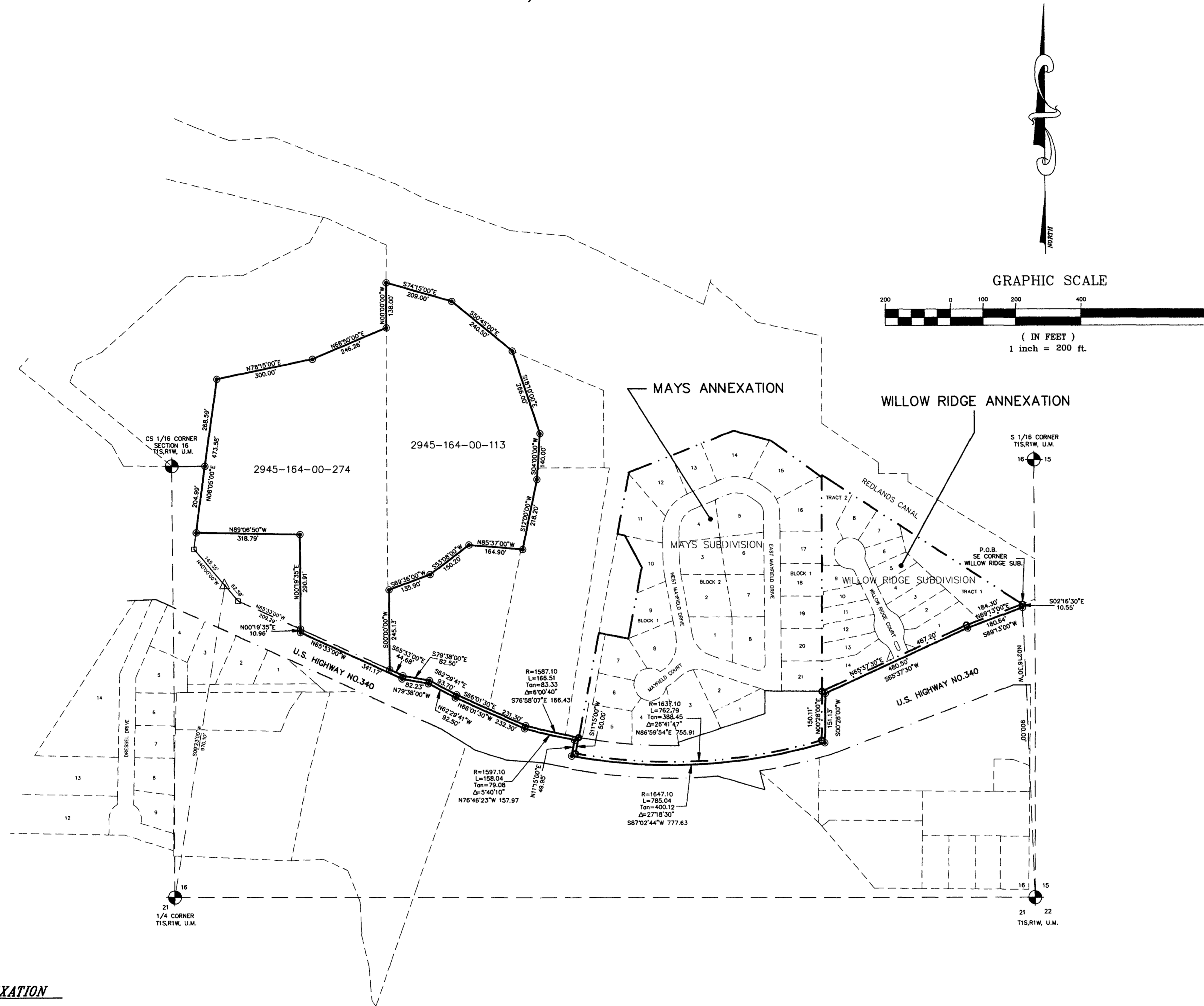


HIGH POINTE ESTATES ANNEXATION

SITUATE IN THE SE 1/4 OF SECTION 16, T1S, R1W, U.M.
COUNTY OF MESA, STATE OF COLORADO



DESCRIPTION

A parcel of land situate in the SE 1/4 of Section 16, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Section 16; thence N 02°16'30" W a distance of 900.00 feet to the southeast corner of Willow Ridge Subdivision as found recorded in Plat Book 15 at Page 94 of the records of the Mesa County Clerk and Recorder; thence S 02°16'30" E a distance of 10.55 feet to a point; thence along a line 10.00 feet south of and parallel with the northerly right of way line for U.S. Highway No. 340 the following 2 courses:
 1) S 69°13'00" W a distance of 180.64 feet;
 2) S 65°37'50" W a distance of 480.50 feet;
 thence leaving said line S 00°28'00" W a distance of 151.13 feet to a point; thence 785.04 feet along a line 10.00 feet south of and parallel with the centerline of said U.S. Highway No. 340 and arc of a curve concave to the north, having a radius of 1647.10 feet, a delta angle of 27°18'30" and a long chord bearing S 87°02'44" W a distance of 777.63 feet to a point; thence leaving said line N 11°15'00" E a distance of 49.95 feet to a point; thence along a line 10.00 feet south of and parallel with the northerly right of way line for said U.S. Highway No. 340 the following 5 courses:
 1) 158.04 feet along the arc of a curve concave to the north, having a radius of 1597.10 feet, a delta angle of 5°40'10" and a long chord bearing N 76°46'23" W a distance of 157.97 feet;
 2) N 66°01'30" W a distance of 232.30 feet;
 3) N 62°29'41" W a distance of 92.50 feet;
 4) N 79°38'00" W a distance of 82.23 feet;
 5) N 65°33'00" W a distance of 341.17 feet;
 thence leaving said line N 00°19'35" E a distance of 10.96 feet to a point on the northerly right of way line for said U.S. Highway No. 340, whence the South 1/4 corner of said Section 16 bears N 65°33'00" W - 209.29 feet, N 40°00'00" W - 62.59 feet & S 09°23'00" W - 970.10 feet;
 thence leaving said northerly right of way line N 00°19'35" E a distance of 290.91 feet to a point; thence N 89°06'50" W a distance of 318.79 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence N 08°05'00" E along said right of way line a distance of 204.99 feet to a point on the north line of the SW 1/4 SE 1/4 of said Section 16; thence leaving said north line N 08°05'00" E a distance of 268.59 feet to a point; thence N 78°15'00" E a distance of 300.00 feet to a point; thence N 66°50'00" E a distance of 246.26 feet to a point; thence N 00°00'00" W a distance of 138.00 feet to a point; thence S 74°15'00" E a distance of 209.00 feet to a point; thence S 50°45'00" E a distance of 240.50 feet to a point; thence S 18°10'00" E a distance of 266.00 feet to a point; thence S 04°00'00" W a distance of 140.00 feet to a point; thence S 12°00'00" W a distance of 218.20 feet to a point; thence N 85°37'00" W a distance of 164.90 feet to a point; thence S 53°08'00" W a distance of 150.20 feet to a point; thence S 69°36'00" W a distance of 135.90 feet to a point; thence S 00°00'00" W a distance of 245.13 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence along said northerly right of way line the following 5 courses:
 1) S 65°33'00" E a distance of 44.68 feet;
 2) S 79°38'00" E a distance of 82.50 feet;
 3) S 62°29'41" E a distance of 93.70 feet;
 4) S 66°01'30" E a distance of 231.30 feet;
 5) 166.51 feet along the arc of a curve concave to the north, having a radius of 1587.10 feet, a delta angle of 06°00'40" and a long chord bearing S 76°58'07" E a distance of 166.43 feet;
 thence leaving said northerly right of way line S 11°15'00" W a distance of 50.00 feet to a point on the centerline for said U.S. Highway No. 340; thence 762.79 feet along said centerline and arc of a curve concave to the north, having a radius of 1637.10 feet, a delta angle of 26°41'47" and a long chord bearing N 86°59'54" E a distance of 755.91 feet to a point; thence leaving said centerline N 00°28'00" E a distance of 150.11 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence along said northerly right of way line the following 2 courses:
 1) N 65°37'30" E a distance of 487.20 feet;
 2) N 69°13'00" E a distance of 184.30 feet to the point of beginning.

AREA OF ANNEXATION

ANNEXATION PERIMETER	8365.46 FT.
CONTIGUOUS PERIMETER	1834.41 FT.
AREA IN SQUARE FEET	749923.93
AREA IN ACRES	17.22

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

Stan R. Pace
SENIOR REAL ESTATE TECHNICIAN, PLS 22580

ORDINANCE NO.
3221

EFFECTIVE DATE
FEBRUARY 24, 2000

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

DRAWN BY SRP	DATE 10-29-99	SCALE 1" = 200'
CHECKED BY _____	DATE _____	
APPROVED BY _____	DATE _____	
FIELD BOOK NO. _____	PAGE _____	

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.

SHEET NO. 1
OF 1
FILE NO. HIGH.DWG