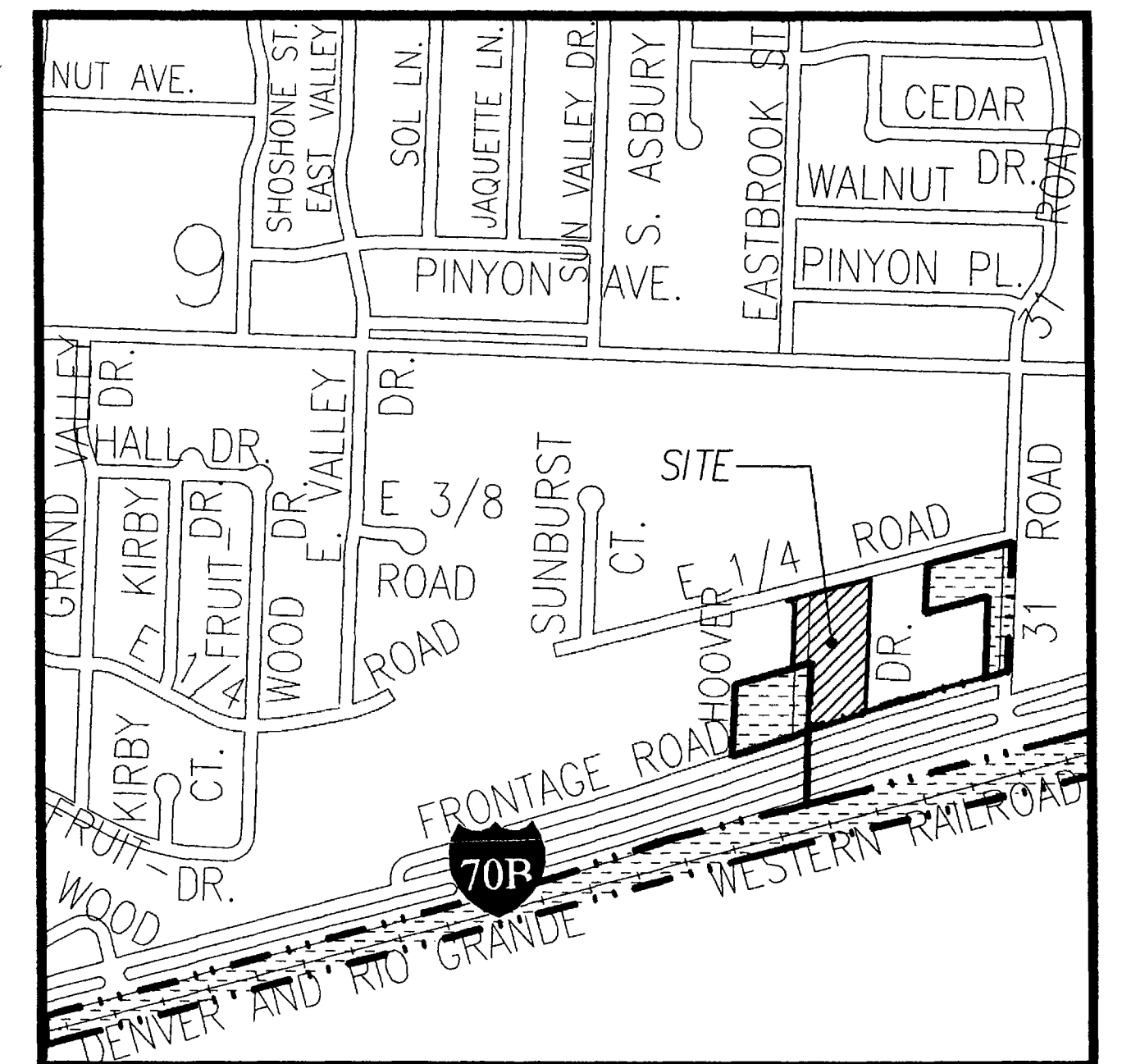
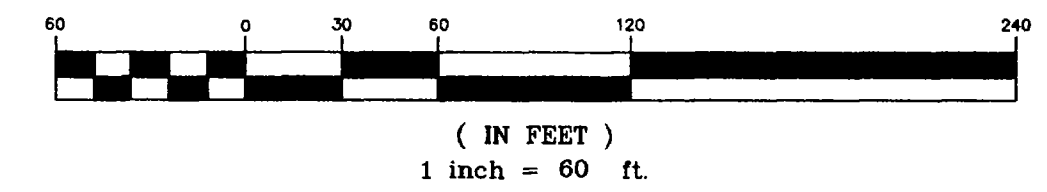


BROOME ANNEXATION

SITUATE IN THE SE 1/4, SECTION 9, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



GRAPHIC SCALE



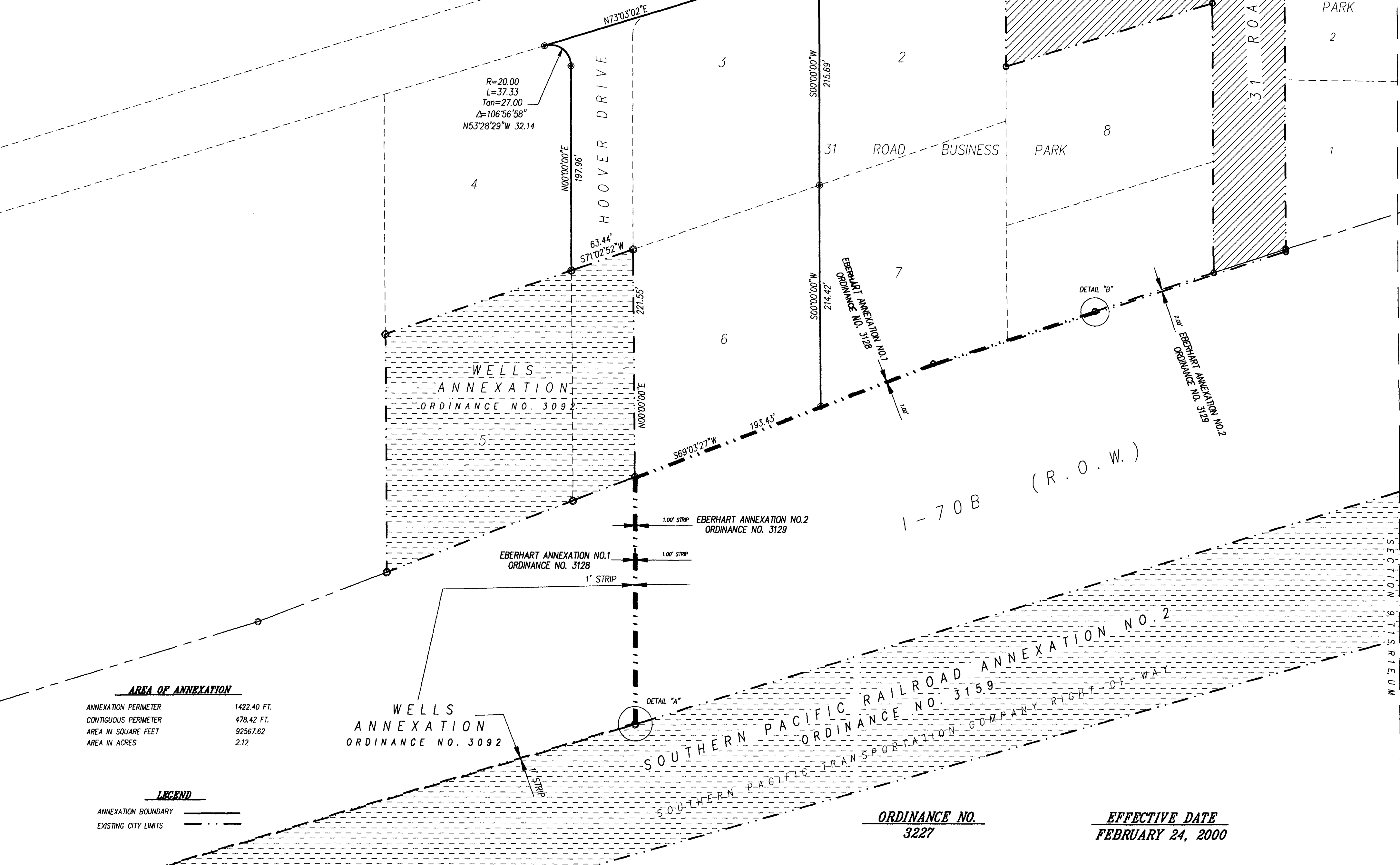
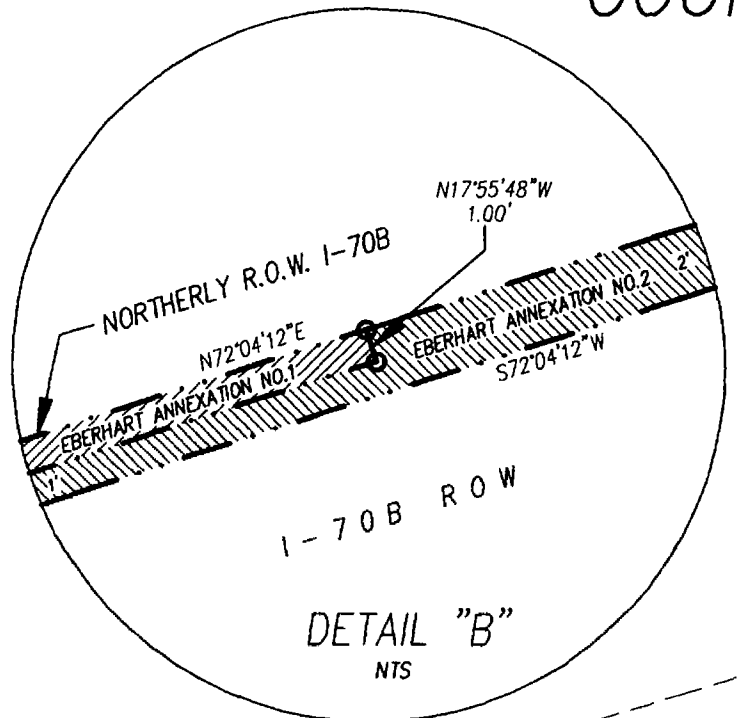
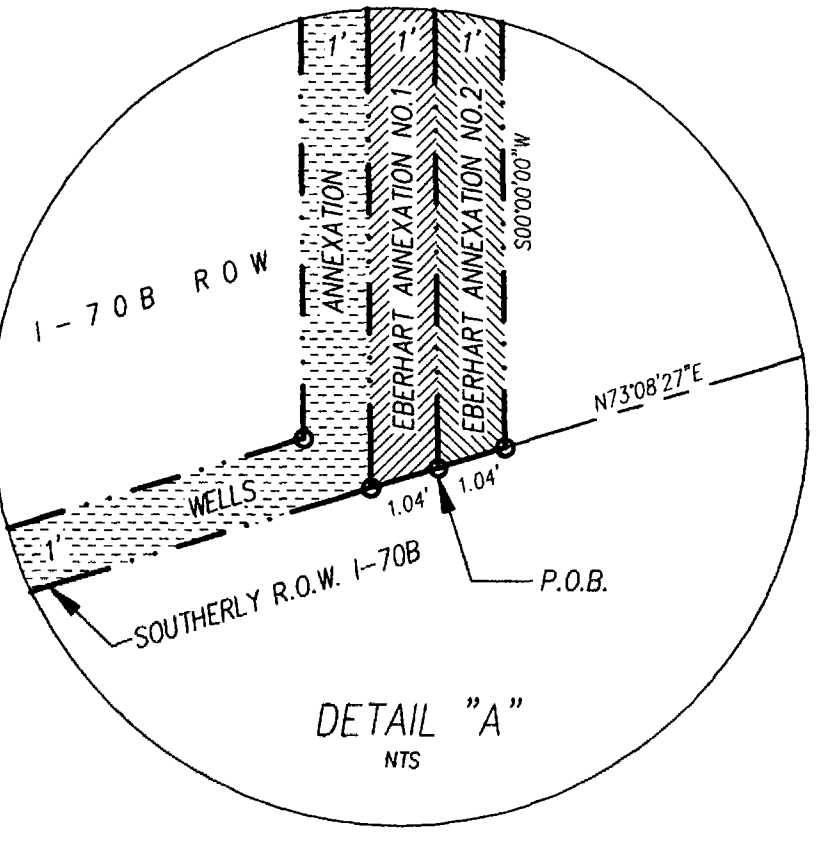
LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 of Section 9, 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 northeast corner of Lot 3 of 31 Road Business Park Subdivision as found recorded in Plat Book 12 at Page 353 of the records of the Mesa County Clerk and Recorder; thence S 00°00'00" W along the east line of said Lot 3 a distance of 215.69 feet to the southeast corner of said Lot 3; thence S 00°00'00" W along the east line of Lot 6 of said 31 Road Business Park Subdivision a distance of 214.42 feet to the southeast corner of said Lot 6; thence S 69°03'28" W along the northerly right of way line for I-70 B a distance of 193.43 feet to the southwest corner of said Lot 6; thence N 00°00'00" E along the east right of way line for Hoover Drive a distance of 221.55 feet to the northwest corner of said Lot 6; thence crossing said Hoover Drive S 71°02'52" W a distance of 63.44 feet to the southeast corner of Lot 4 of said 31 Road Business Park Subdivision; thence N 00°00'00" E along the west right of way line for said Hoover Drive a distance of 197.96 feet to a point; thence 37.33 feet along said west right of way line and arc of a curve to the left, having a radius of 20.00 feet, a delta angle of 106°56'58" and a long chord bearing N 53°28'29" W a distance of 32.14 feet to a point on the south right of way line for E 1/4 Road; thence N 73°03'02" E along the south right of way line for said E 1/4 Road a distance of 278.59 feet to the point of beginning.

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.

Steve R. Pace
SENIOR REAL ESTATE TECHNICIAN, PLS 22580



AREA OF ANNEXATION

ANNEXATION PERIMETER	1422.40 FT.
CONTIGUOUS PERIMETER	478.42 FT.
AREA IN SQUARE FEET	92567.62
AREA IN ACRES	2.12

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---

DRAWN BY SRP DATE 11-02-99
DESIGNED BY _____ DATE _____
CHECKED BY _____ DATE _____
APPROVED BY _____ DATE _____

SCALE
1" = 60'

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

BROOME ANNEXATION

ORDINANCE NO. 3227
EFFECTIVE DATE FEBRUARY 24, 2000

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.