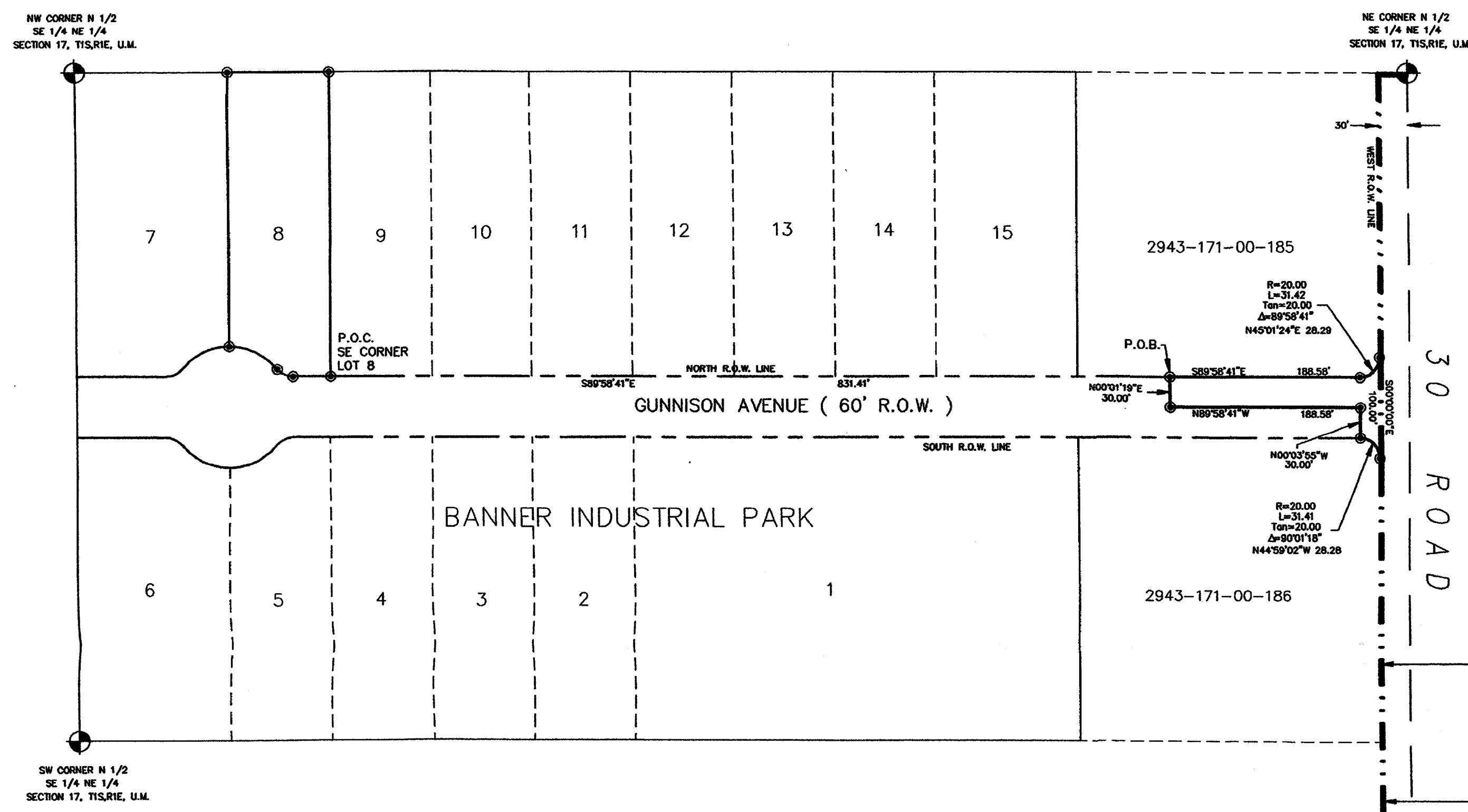
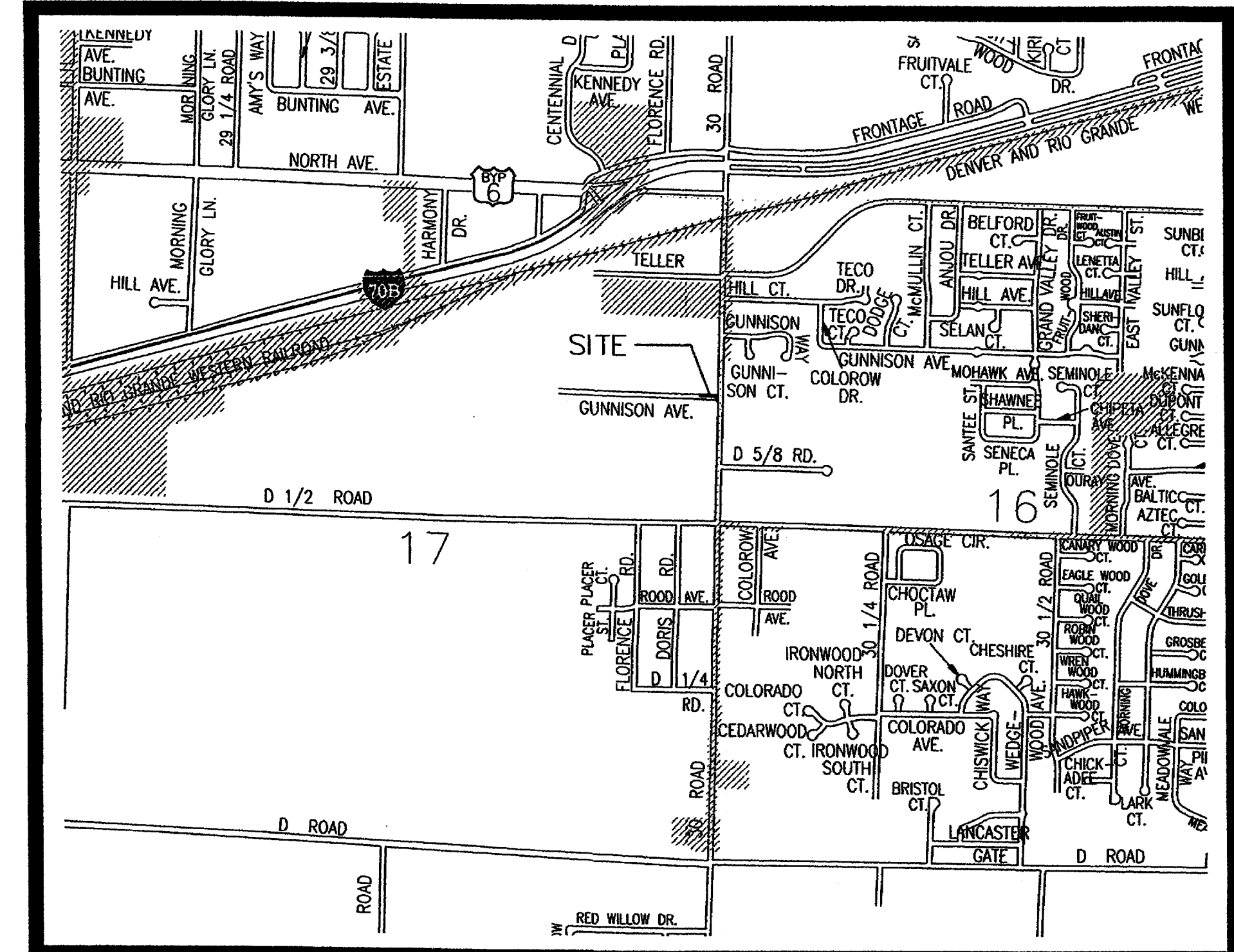


# MILLER ANNEXATION NO.1

SITUATE IN THE NE 1/4 OF SECTION 17, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



### LEGAL DESCRIPTION

A parcel of land situate in the NE 1/4 of Section 17, 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 southeast corner of Lot 8 of Banner Industrial Park Subdivision as found recorded in Plat Book 11 at Page 362 of the records of the Mesa County Clerk and Recorder; thence S 89°58'41" E along the north right of way line for Gunnison Avenue a distance of 831.41 feet to the True Point of Beginning of the parcel described herein; thence continuing along said north right of way line S 89°58'41" E a distance of 188.58 feet to a point of curvature; thence 31.42 feet along the arc of a curve to the left, having a radius of 20.00 feet, a delta angle of 89°58'41" and a long chord bearing N 45°01'24" E a distance of 28.29 feet to a point on the west right of way line for 30 Road; thence S 00°00'00" E along the west right of way line for said 30 Road a distance of 100.00 feet to a point of curvature; thence 31.41 feet along the arc of a curve concave to the southwest, having a radius of 20.00 feet, a delta angle of 90°01'18" and a long chord bearing N 44°59'02" W a distance of 28.28 feet to a point on the south right of way line for said Gunnison Avenue; thence leaving said south right of way line N 00°03'55" W a distance of 30.00 feet to a point; thence N 89°58'41" W along a line 30.00 feet south of and parallel with the north right of way line for said Gunnison Avenue a distance of 188.58 feet to a point; thence N 00°01'19" E a distance of 30.00 feet to the point of beginning.

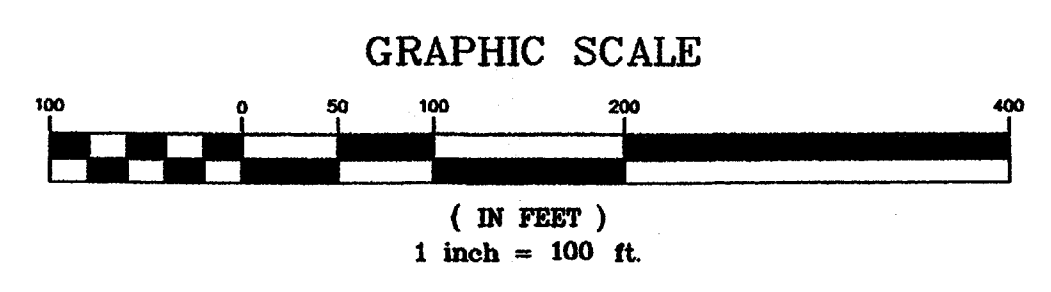
- FRUITVALE MEADOWS ANNEXATION NO.1  
ORDINANCE NO. 3097  
1.00' STRIP LYING EAST OF AND  
PARALLEL WITH THE WEST R.O.W  
LINE FOR 30 ROAD
- FRUITVALE MEADOWS ANNEXATION NO.2  
ORDINANCE NO. 3098  
1.00' STRIP LYING 1.00 FEET EAST OF AND  
PARALLEL WITH THE WEST R.O.W  
LINE FOR 30 ROAD
- FRUITVALE TEXACO ANNEXATION  
ORDINANCE NO. 3171  
1.00' STRIP LYING 2.00 FEET EAST OF AND  
PARALLEL WITH THE WEST R.O.W  
LINE FOR 30 ROAD

### AREA OF ANNEXATION

ANNEXATION PERIMETER	600.00 FT.
CONTIGUOUS PERIMETER	100.00 FT.
AREA IN SQUARE FEET	7030.24
AREA IN ACRES	.16

### LEGEND

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



**ORDINANCE NO.**  
3243

**EFFECTIVE DATE**  
JUNE 4, 2000

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

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	2-8-2000
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'

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

MILLER ANNEXATION NO.1  
MILLER.DWG