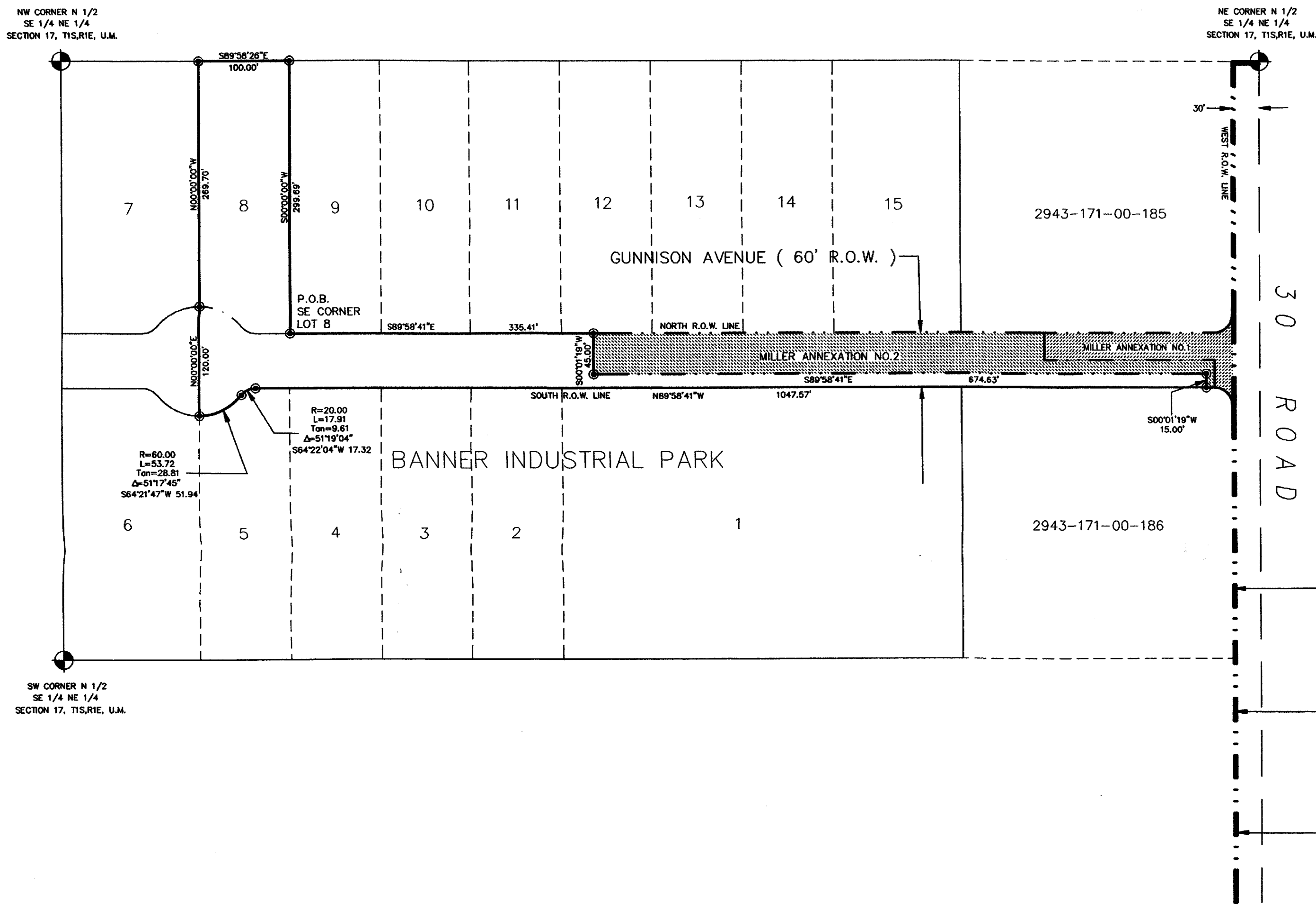
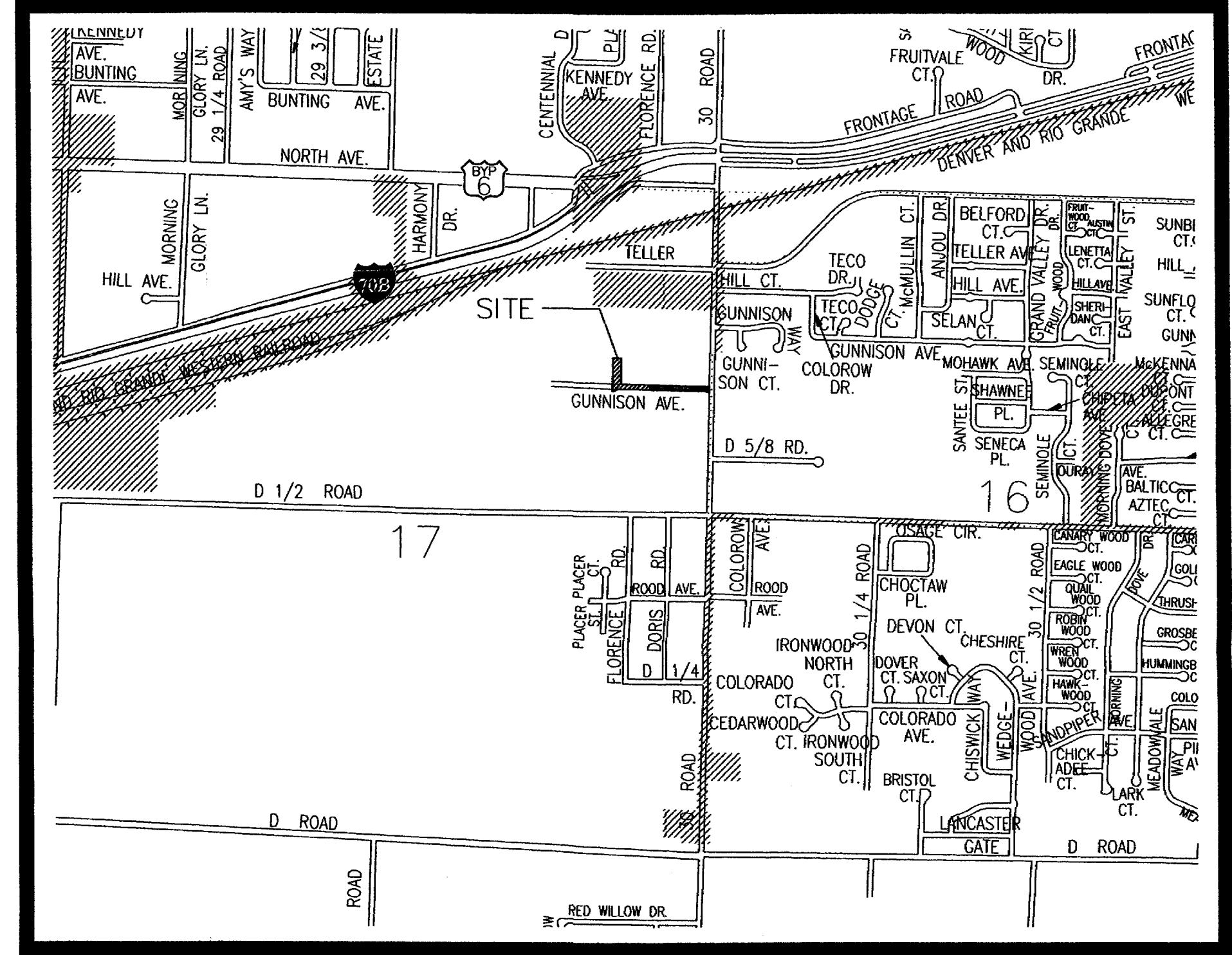


MILLER ANNEXATION NO.3

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:

Beginning 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 335.41 feet to a point; thence leaving said north right of way line S 00°01'19" W a distance of 45.00 feet to a point; thence S 89°58'41" E along a line 15.00 feet north of and parallel with the south right of way line for Gunnison Avenue a distance of 674.63 feet to a point; thence S 00°01'19" W a distance of 15.00 feet to a point on the south right of way line for said Gunnison Avenue; thence along the south right of way line for said Gunnison Avenue the following 3 courses:

- 1) N 89°58'41" W a distance of 1047.57 feet;
- 2) 17.91 feet along the arc of a curve to the left, having a radius of 20.00 feet, a delta angle of 51°19'04" and a long chord bearing S 64°22'04" W a distance of 17.32 feet;
- 3) 53.72 feet along the arc of a curve to the right, having a radius of 60.00 feet, a delta angle of 51°19'04" and a long chord bearing S 64°21'47" W a distance of 51.94 feet to the northwest corner of Lot 5 of said Banner Industrial Park Subdivision;

thence leaving the south right of way line for said Gunnison Avenue N 00°00'00" E a distance of 120.00 feet to the southwest corner of Lot 8 of said Banner Industrial Park Subdivision; thence N 00°00'00" W along the west line of said Lot 8 a distance of 269.70 feet to the northwest corner of said Lot 8; thence S 89°58'26" E along the north line of said Lot 8 a distance of 100.00 feet to the northeast corner of said Lot 8; thence S 00°00'00" W along the east line of said Lot 8 a distance of 299.69 feet to the southeast corner of said Lot 8 and point of beginning.

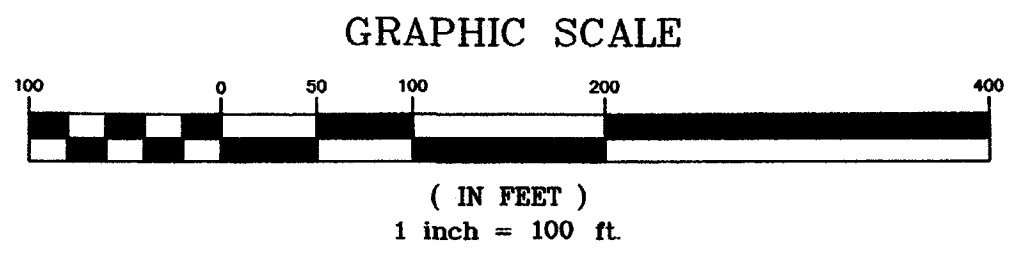
- FRUITVALE MEADOWS ANNEXATION NO.1
ORDINANCE NO. 3097
1.00' STRIP LYING EAST OF AND
PARALLEL WITH THE WEST R.O.W
LINE FOR 30 ROAD
- FRUITVALE MEADOWS ANNEXATION NO.2
ORDINANCE NO. 3098
1.00' STRIP LYING 1.00 FEET EAST OF AND
PARALLEL WITH THE WEST R.O.W
LINE FOR 30 ROAD
- FRUITVALE TEXACO ANNEXATION
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	2978.64 FT.
CONTIGUOUS PERIMETER	734.63 FT.
AREA IN SQUARE FEET	67333.85
AREA IN ACRES	1.55

LEGEND

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



ORDINANCE NO.
3245

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

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	SCALE	1" = 100'
DESIGNED BY		DATE			
CHECKED BY		DATE			
APPROVED BY		DATE			

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

MILLER ANNEXATION NO.3

MILLER3.DWG