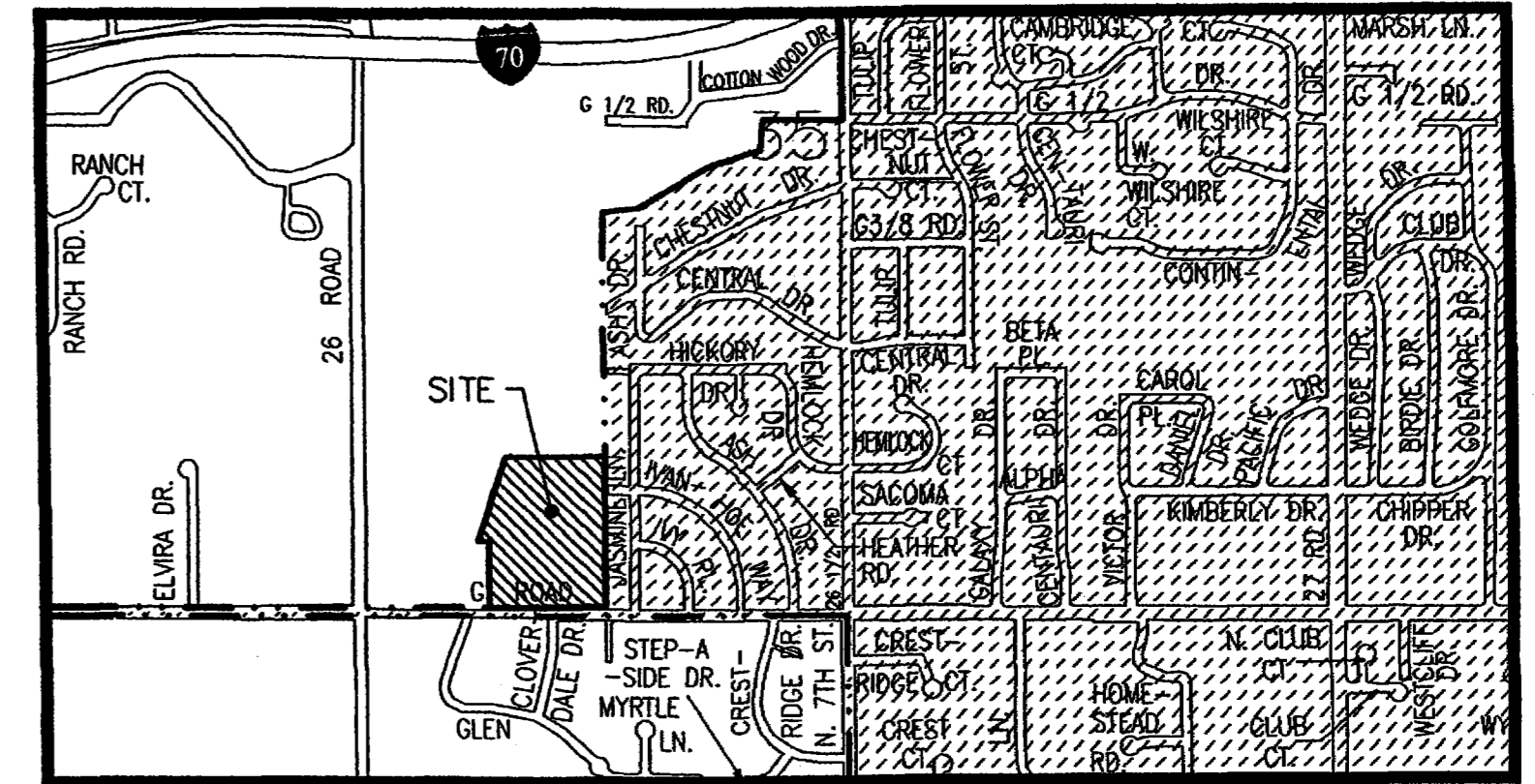
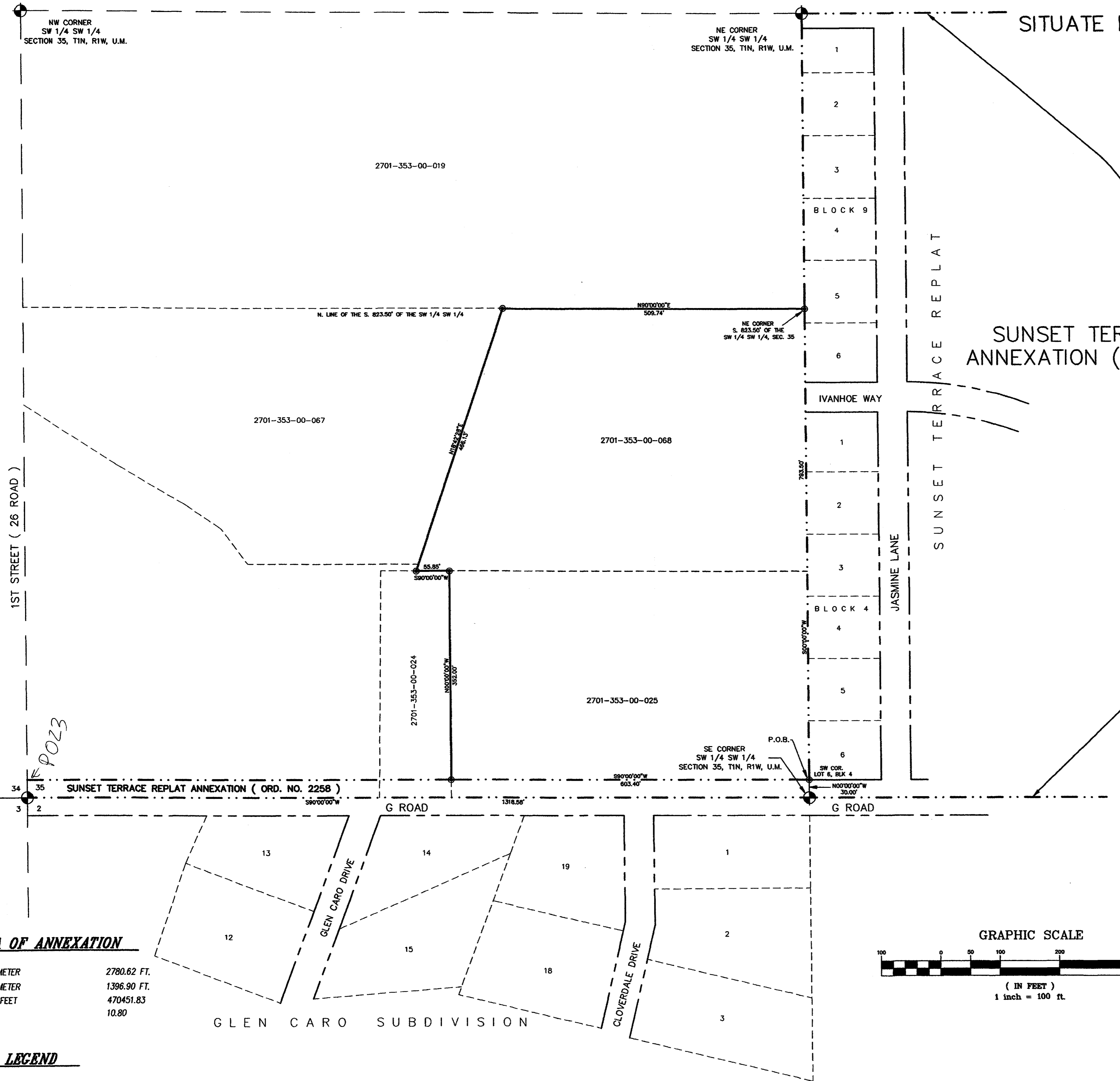


H.B.C.R.S. ANNEXATION

SITUATE IN THE SW 1/4 SW 1/4 OF SECTION 35, T1N, R1W, U.M.
COUNTY OF MESA, STATE OF COLORADO



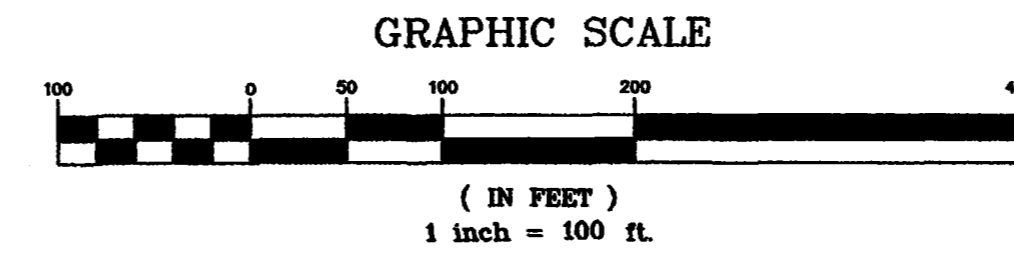
SUNSET TERRACE REPLAT ANNEXATION (ORD. NO. 2258)



LEGAL DESCRIPTION

A parcel of land situate in the SW 1/4 SW 1/4 of Section 35, Township 1 North, 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 the SW 1/4 SW 1/4 of Section 35; thence N 00°00'00" W along the east line of said SW 1/4 SW 1/4 a distance of 30.00 feet to the southwest corner of Lot 6, Block 4 of Sunset Terrace Replat Subdivision and True Point of Beginning of the parcel described herein; thence S 90°00'00" W along a line 30.00 feet north of and parallel with the south line of the SW 1/4 SW 1/4 of said Section 35 a distance of 603.40 feet to a point; thence N 00°00'00" W a distance of 352.00 feet to a point; thence S 90°00'00" W a distance of 55.85 feet to a point; thence N 18°42'28" E a distance of 466.13 feet to a point on the north line of the south 823.50 feet of the SW 1/4 SW 1/4 of said Section 35; thence N 90°00'00" E along the north line of the south 823.50 feet of said SW 1/4 SW 1/4 a distance of 509.74 feet to the northeast corner of the south 823.50 feet of said SW 1/4 SW 1/4; thence S 00°00'00" W along the east line of the SW 1/4 SW 1/4 of said Section 35 (said east line also being the west boundary line for Sunset Terrace Replat Subdivision) a distance of 793.50 feet to the point of beginning.



AREA OF ANNEXATION

ANNEXATION PERIMETER	2780.62 FT.
CONTIGUOUS PERIMETER	1396.90 FT.
AREA IN SQUARE FEET	470451.83
AREA IN ACRES	10.80

LEGEND

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

ORDINANCE NO.
3251

EFFECTIVE DATE
JUNE 18, 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

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

DRAWN BY	SRP	DATE	3-15-2000
DESIGNED BY	_____	DATE	_____
CHECKED BY	_____	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE
1" = 100'

H. B. C. R. S. ANNEXATION

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 of defects and or errors.