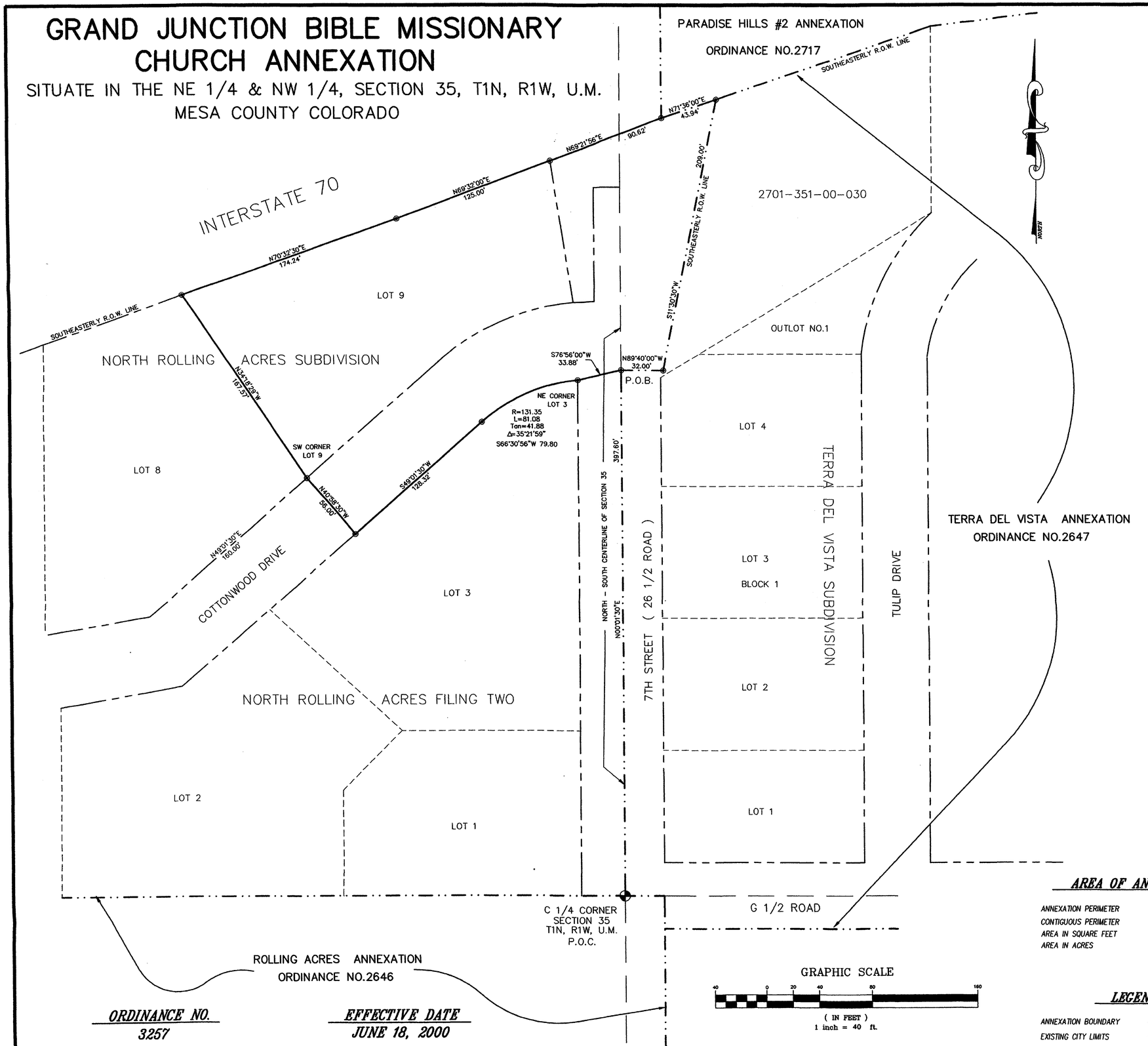
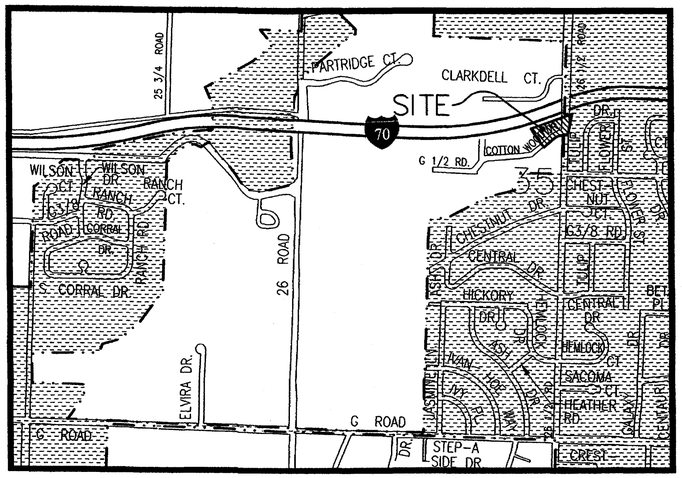
GRAND JUNCTION BIBLE MISSIONARY CHURCH ANNEXATION

SITUATE IN THE NE 1/4 & NW 1/4, SECTION 35, T1N, R1W, U.M.
MESA COUNTY COLORADO





LEGAL DESCRIPTION

A parcel of land situate in the NE 1/4 and in the NW 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 C 1/4 corner of Section 35; thence N 00°01'30" E along the north – south centerline of said Section 35 a distance of 397.60 feet to the True Point of Beginning of the parcel described herein; thence S 76°56'00" W a distance of 33.88 feet to the northeast corner of Lot 3 of North Rolling Acres Filing No. Two Subdivision; thence along the southeasterly right of way line for Cottonwood Drive the following 2 courses:
1) 81.08 feet along the arc of a curve concave to the southeast, having a radius of 131.35 feet, a delta angle of 35°21'59" and a long chord bearing S 66°30'56" W a distance of 79.80 feet to a point;
2) S 49°01'30" W a distance of 128.32 feet to a point;
thence crossing Cottonwood Drive N 40°58'30" W a distance of 56.00 feet to the southwest corner of Lot 9 of North Rolling Acres Subdivision; thence N 34°18'29" W along the westerly line of said Lot 9 a distance of 167.57 feet to a point on the southeasterly right of way line for Interstate 70; thence along the southeasterly right of way line for said Interstate 70 the following 2 courses:
1) N 70°32'30" E a distance of 174.24 feet to a point;
2) N 69°32'00" E a distance of 125.00 feet to a point;
thence N 69°21'56" E a distance of 90.62 feet to a point; thence N 71°36'00" E a distance of 43.94 feet to a point on the southeasterly right of way line for said Interstate 70; thence S 11°30'30" W along said southeasterly right of way line a distance of 209.00 feet to a point; thence continuing along said southeasterly right of way line N 89°40'00" W a distance of 32.00 feet to the point of beginning.

AREA OF ANNEXATION

ANNEXATION PERIMETER	1141.15 FT.
CONTIGUOUS PERIMETER	284.94 FT.
AREA IN SQUARE FEET	63325.81
AREA IN ACRES	1.45

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

Stan R Rose
SENIOR REAL ESTATE TECHNICIAN, PLS 22580

STAN R. ROSE 22580 PROFESSIONAL LAND SURVEYOR

ORDINANCE NO. 3257

EFFECTIVE DATE JUNE 18, 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.

DRAWN BY SRP	DATE 3-29-2000	SCALE
DESIGNED BY	DATE	1" = 40'
CHECKED BY	DATE	
APPROVED BY	DATE	

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

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