

# SUTTON / RICKERD ENCLAVE ANNEXATION

WILSON RANCH ANNEXATION NO.2  
ORDINANCE NO.2548

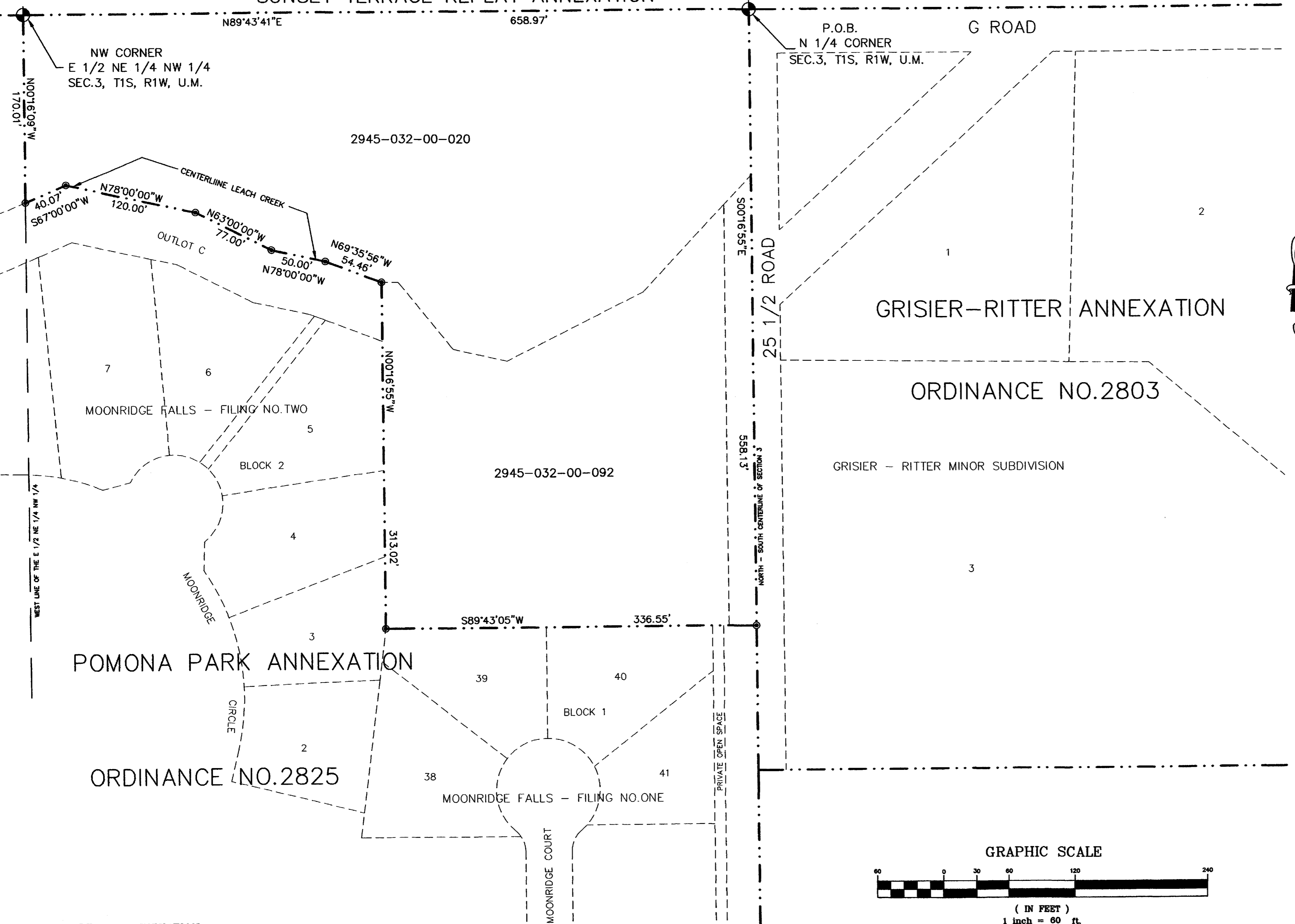
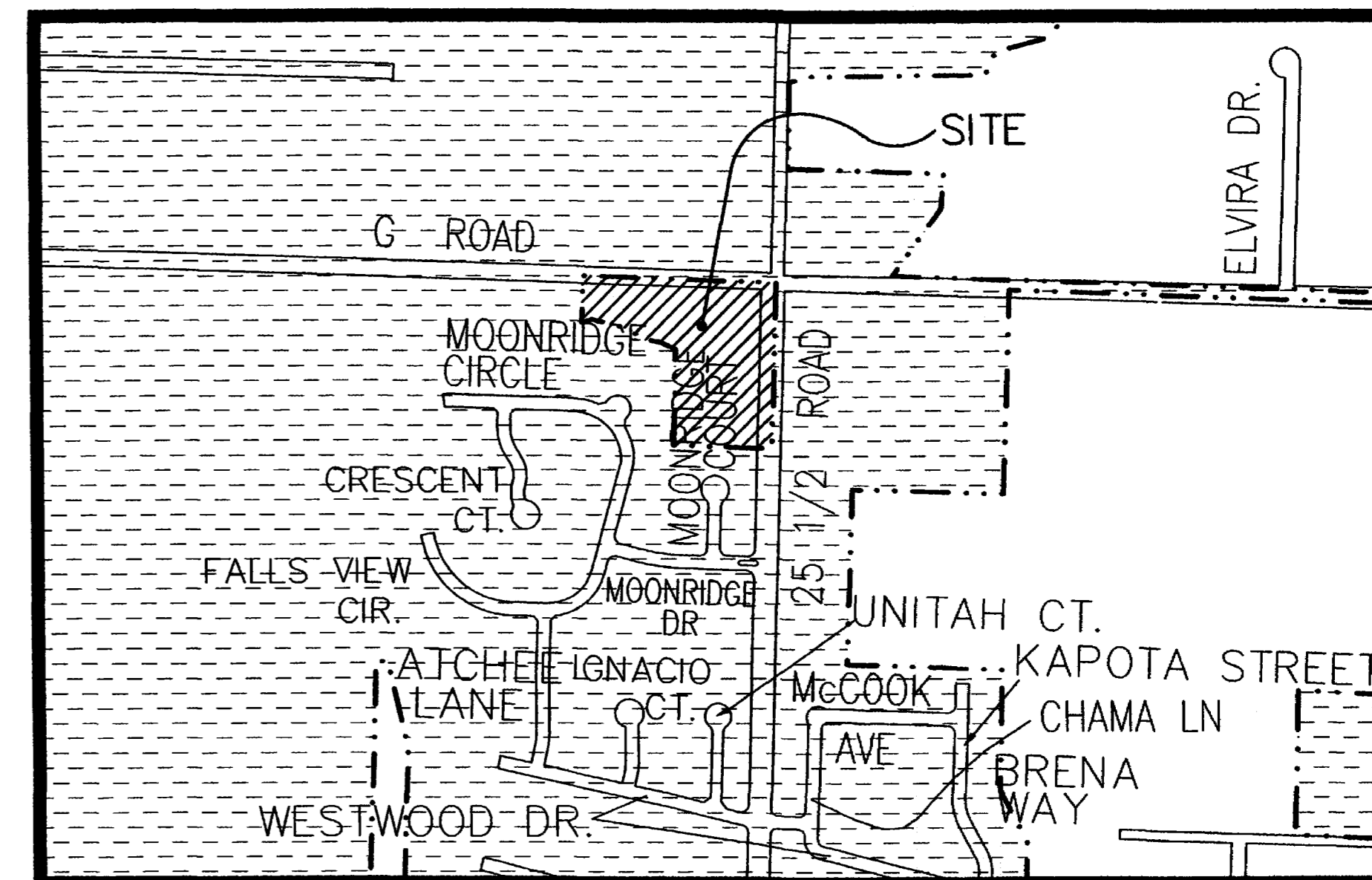
LDS ANNEXATION  
ORDINANCE NO.2573

WILSON RANCH ANNEXATION NO.1  
ORDINANCE NO.2548

SMITH-ASHLEY-CROWLEY-ROBINSON ANNEXATION  
ORDINANCE NO.3002

SUNSET TERRACE REPLAT ANNEXATION

ORDINANCE NO.2258



GRISIER-RITTER ANNEXATION

ORDINANCE NO.2803

GRISIER - RITTER MINOR SUBDIVISION

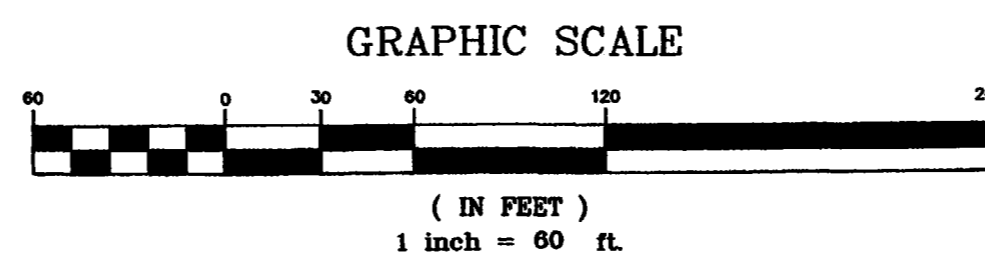
POMONA PARK ANNEXATION

ORDINANCE NO.2825

### LEGAL DESCRIPTION

A parcel of land situate in the NE 1/4 NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N 1/4 corner of Section 3; thence S 00°16'55" E along the north-south centerline of said Section 3 a distance of 558.13 feet to a point; thence S 89°43'05" W a distance of 336.55 feet to the northwest corner of Lot 39 of Moonridge Falls Filing No. One Subdivision; thence N 00°16'55" W a distance of 313.02 feet to the northeast corner of Outlot C of Moonridge Falls Filing No. Two Subdivision; thence along the centerline of Leach Creek the following 5 courses:  
 1) N 69°35'56" W a distance of 54.46 feet to a point;  
 2) N 78°00'00" W a distance of 50.00 feet to a point;  
 3) N 63°00'00" W a distance of 77.00 feet to a point;  
 4) N 78°00'00" W a distance of 120.00 feet to a point;  
 5) S 67°00'00" W a distance of 40.07 feet to a point on the west line of the E 1/2 NE 1/4 NW 1/4 of said Section 3;  
 thence N 00°16'09" W along the west line of said E 1/2 NE 1/4 NW 1/4 a distance of 170.01 feet to a point on the north line of said Section 3; thence N 89°43'41" E along the north line of said Section 3 a distance of 658.97 feet to the N 1/4 corner of said Section 3 and 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 does not constitute a legal survey, and is not intended to be used for means for establishing or verifying property boundaries.

Star R Pace  
SENIOR REAL ESTATE TECHNICIAN, PLS 22580



ORDINANCE NO.  
3268

EFFECTIVE DATE  
AUGUST 6, 2000

#### AREA OF ANNEXATION

ANNEXATION PERIMETER 2378.21 FT.  
CONTIGUOUS PERIMETER 2378.21 FT.  
AREA IN SQUARE FEET 249765.65  
AREA IN ACRES 5.73

#### LEGEND

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

DRAWN BY SRP DATE 4-30-2000  
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

SUTTON/RICKERD ENCLAVE ANNEXATION

Notice: According to Colorado law you have 60 days from the effective date shown herein 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.