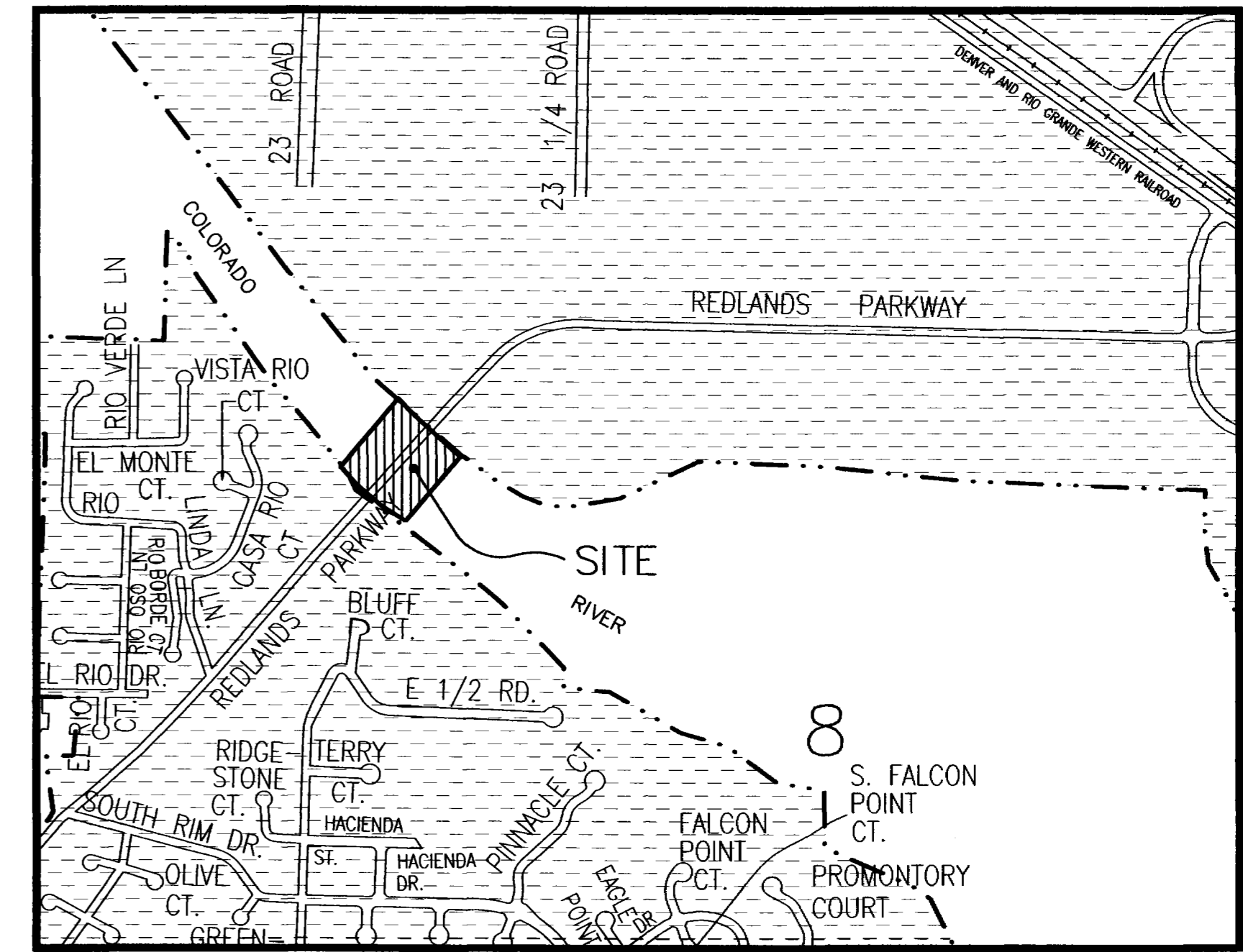


REDLANDS PARKWAY BRIDGE ANNEXATION

SITUATE IN THE NW 1/4, SECTION 8, T1S, R1W, U.M.
COUNTY OF MESA, STATE OF COLORADO

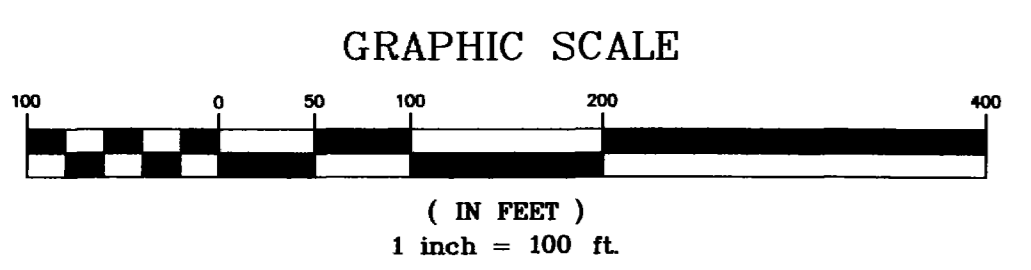
BLUE HERON ANNEXATION
ORDINANCE NO. 2549



LOMA RIO ANNEXATION
ORDINANCE NO. 2872

LOMA RIO ANNEXATION
ORDINANCE NO. 2872

BLUFFS WEST ANNEXATION
ORDINANCE NO. 2725



AREA OF ANNEXATION

ANNEXATION PERIMETER	1214.07 FT.
CONTIGUOUS PERIMETER	602.77 FT.
AREA IN SQUARE FEET	93543.26
AREA IN ACRES	2.15

LEGEND

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

LEGAL DESCRIPTION

A parcel of land situate in the NW 1/4 of Section 8, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of Section 8; thence N 00°00'00" W along the west line of the NW 1/4 of said Section 8 a distance of 641.53 feet to a point on the easterly right of way line for the Redlands Parkway; thence along the easterly right of way line for said Redlands Parkway the following 10 courses:

- 1) N 33°29'16" E a distance of 96.33 feet to a point;
- 2) N 73°13'39" E a distance of 36.83 feet to a point;
- 3) N 42°59'31" E a distance of 52.07 feet to a point;
- 4) N 51°21'45" E a distance of 54.73 feet to a point;
- 5) N 38°51'19" E a distance of 85.14 feet to a point;
- 6) N 40°08'25" E a distance of 92.46 feet to a point;
- 7) N 12°11'02" E a distance of 38.50 feet to a point;
- 8) N 10°19'42" W a distance of 47.96 feet to a point;
- 9) N 15°11'49" W a distance of 39.18 feet to a point;
- 10) N 20°12'31" W a distance of 42.29 feet to a point on the southwesterly bank of the Colorado River and True Point of Beginning for the parcel described herein;

thence along the southwesterly bank of said Colorado River the following 3 courses:

- 1) N 44°49'50" W a distance of 114.37 feet to a point;
- 2) N 30°12'07" W a distance of 8.62 feet to a point;
- 3) N 39°08'01" W a distance of 40.41 feet to a point;

thence crossing said Colorado River N 46°16'07" E a distance of 317.16 to a point on the northeasterly bank of said Colorado River (said northeasterly bank also being the edge of accreted land as per Action No. 19066 recorded in Book 959 at Page 269-271 of the records of the Mesa County Clerk and Recorder); thence along the northeasterly bank of said Colorado River the following 3 courses:

- 1) S 37°23'17" E a distance of 15.69 feet to a point;
- 2) S 43°02'50" E a distance of 256.14 feet to a point;
- 3) S 49°35'45" E a distance of 28.43 feet to a point;

thence crossing said Colorado River S 46°16'07" W a distance of 294.14 feet to a point on the southwesterly bank of said Colorado River; thence N 53°45'00" W along the southwesterly bank of said Colorado River a distance of 139.11 feet to the 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 as a means for establishing or verifying property boundaries.

Stan R. Pace
SENIOR REAL ESTATE TECHNICIAN, PLS 22580

ORDINANCE NO.
3313

EFFECTIVE DATE
JANUARY 7, 2001

DRAWN BY SRP DATE 5-10-2000
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

REDLANDS PARKWAY BRIDGE ANNEXATION
PARKWAY.DWG

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 plot. If no complaint is filed within said 60 days then said plot stands despite all defects and or errors.