

Legal Description

A parcel of land situate in the SW1/4 of Section 15, in Section 16, in the NE1/4 of Section 20, in Section 21, and in the NW1/4 of Section 22 all in Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N1/4 Corner of said Section 20, thence S00°01'52"W along the west line of the NE1/4 of said Section 20 a distance of 1324.28 feet to the south west corner of the NW1/4 NE1/4 of said Section 20; thence S89°46'35"E on the southerly line of the NW1/4 NE1/4 of said Section 20 a distance of 30.00 feet to the easterly right-of-way line of 29-5/8 Road; thence N00°01'52"E a distance of 1274.42 feet to the southerly right-of-way line of D Road; thence on said southerly right-of-way line the following:

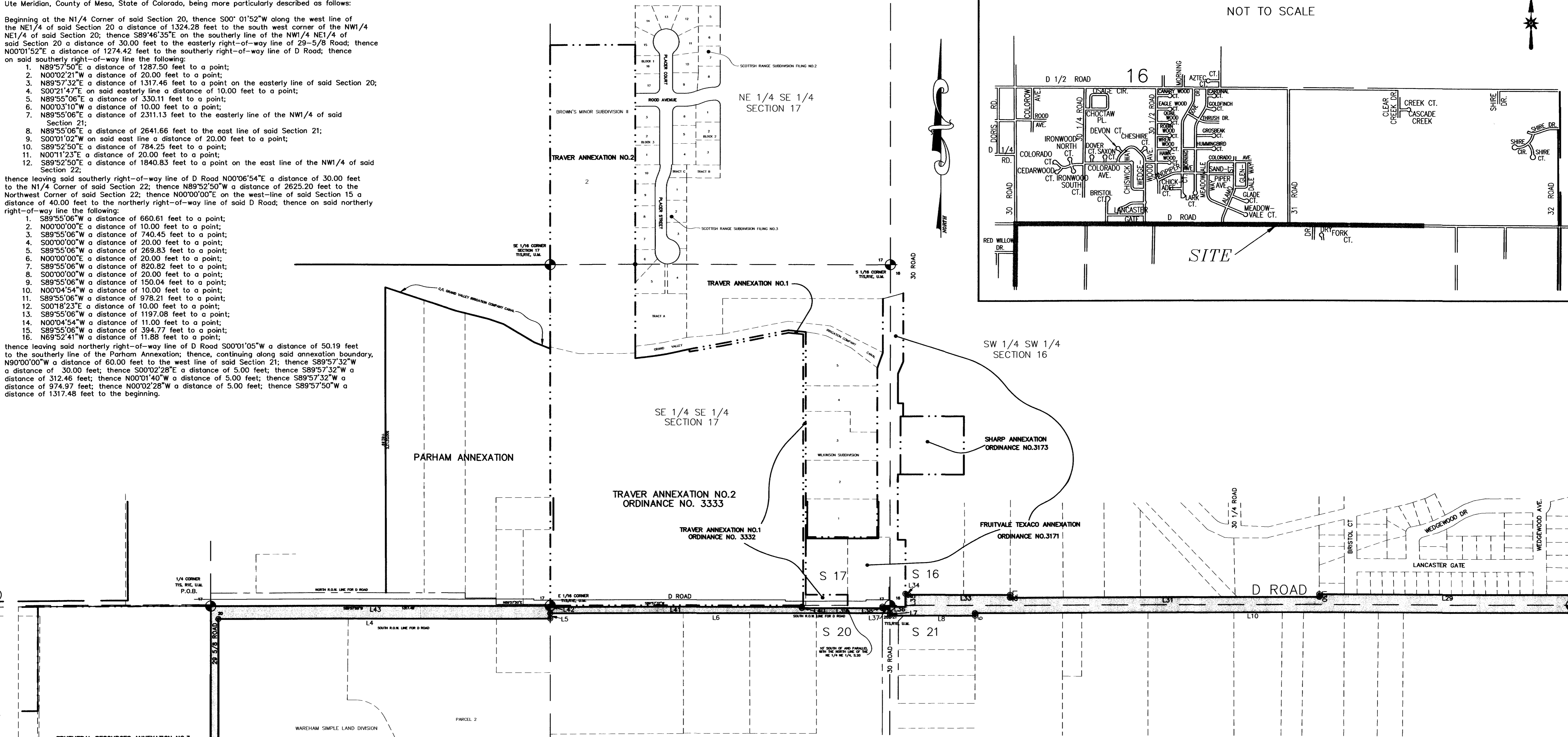
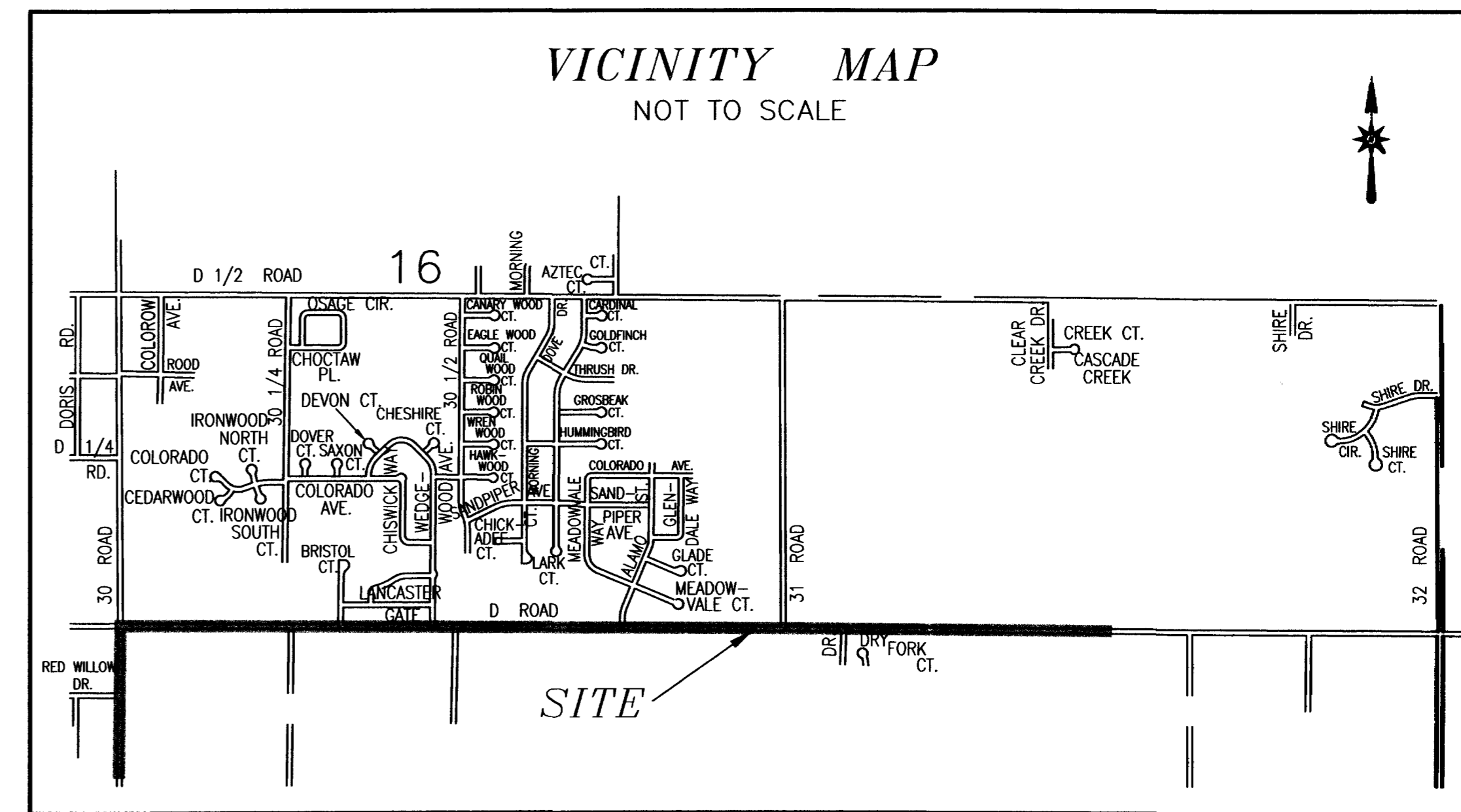
- N89°57'50"E a distance of 1287.50 feet to a point;
- N00°02'21"W a distance of 20.00 feet to a point;
- N89°57'32"E a distance of 1317.46 feet to a point on the easterly line of said Section 20;
- S00°21'47"E on said easterly line a distance of 10.00 feet to a point;
- N89°55'06"E a distance of 330.11 feet to a point;
- N00°03'10"W a distance of 10.00 feet to a point;
- N89°55'06"E a distance of 2311.13 feet to the easterly line of the NW1/4 of said Section 21;
- N89°55'06"E a distance of 2641.66 feet to the east line of said Section 21;
- S00°01'02"W on said east line a distance of 20.00 feet to a point;
- S89°52'50"E a distance of 784.25 feet to a point;
- N00°11'23"E a distance of 20.00 feet to a point;
- S89°52'50"E a distance of 1840.83 feet to a point on the east line of the NW1/4 of said Section 22;

thence leaving said southerly right-of-way line of D Road N00°06'54"E a distance of 30.00 feet to the N1/4 Corner of said Section 22; thence N89°52'50"W a distance of 2625.20 feet to the Northwest Corner of said Section 22; thence N00°00'00"E on the west-line of said Section 15 a distance of 40.00 feet to the northerly right-of-way line of said D Road; thence on said northerly right-of-way line the following:

- S89°55'06"W a distance of 660.61 feet to a point;
- N00°00'00"E a distance of 10.00 feet to a point;
- S89°55'06"W a distance of 740.45 feet to a point;
- S00°00'00"W a distance of 20.00 feet to a point;
- S89°55'06"W a distance of 269.83 feet to a point;
- N00°00'00"E a distance of 20.00 feet to a point;
- S89°55'06"W a distance of 820.82 feet to a point;
- S00°00'00"W a distance of 20.00 feet to a point;
- S89°55'06"W a distance of 150.04 feet to a point;
- N00°04'54"W a distance of 10.00 feet to a point;
- S89°55'06"W a distance of 978.21 feet to a point;
- S00°18'23"E a distance of 10.00 feet to a point;
- S89°55'06"W a distance of 1197.08 feet to a point;
- N00°04'54"W a distance of 11.00 feet to a point;
- S89°55'06"W a distance of 394.77 feet to a point;
- N69°52'41"W a distance of 11.88 feet to a point;

thence leaving said northerly right-of-way line of D Road S00°01'05"W a distance of 50.19 feet to the southerly line of the Parham Annexation; thence, continuing along said annexation boundary, N90°00'00"W a distance of 60.00 feet to the west line of said Section 21; thence S89°57'32"W a distance of 30.00 feet; thence S00°02'28"E a distance of 5.00 feet; thence S89°57'32"W a distance of 312.46 feet; thence N00°01'40"W a distance of 5.00 feet; thence S89°57'32"W a distance of 974.97 feet; thence N00°02'28"W a distance of 5.00 feet; thence S89°57'50"W a distance of 1317.48 feet to the beginning.

SNIDOW ANNEXATION NO. 1



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 00°01'52" W	1324.28'	L23	S 89°55'06" W	269.83'
L2	S 89°46'35" E	30.00'	L24	N 00°00'00" E	20.00'
L3	N 00°01'52" E	1274.42'	L25	S 89°55'06" W	820.82'
L4	N 89°57'50" E	1287.50'	L26	S 00°00'00" W	20.00'
L5	N 00°02'21" W	20.00'	L27	S 89°55'06" W	150.04'
L6	N 89°57'32" E	1317.46'	L28	N 00°04'54" W	10.00'
L7	S 00°21'47" E	10.00'	L29	S 89°55'06" W	978.21'
L8	N 89°55'06" E	330.11'	L30	S 00°18'23" E	10.00'
L9	N 00°03'10" W	10.00'	L31	S 89°55'06" W	1197.08'
L10	N 89°55'06" E	2311.13'	L32	N 00°04'54" W	11.00'
L11	N 89°55'06" E	2641.66'	L33	S 89°55'06" W	394.77'
L12	S 00°01'02" W	20.00'	L34	N 69°52'41" W	11.88'
L13	S 89°52'50" E	784.25'	L35	S 00°01'05" W	50.19'
L14	N 00°11'23" E	20.00'	L36	N 90°00'00" W	60.00'
L15	S 89°52'50" E	1840.83'	L37	S 89°57'32" W	30.00'
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L17	N 89°52'50" W	2625.20'	L39	S 89°57'32" W	312.46'
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L19	S 89°55'06" W	660.61'	L41	S 89°57'32" W	975.00'
L20	N 00°00'00" E	10.00'	L42	N 00°02'28" W	5.00'
L21	S 89°55'06" W	740.45'	L43	S 89°57'50" W	1317.48'
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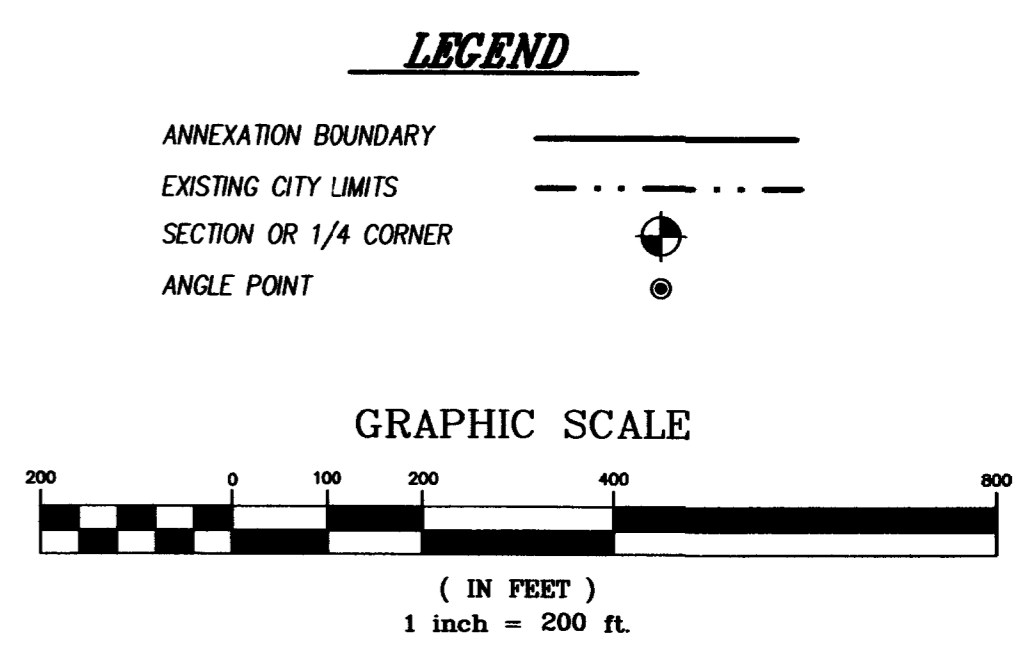
AREA OF ANNEXATION

ANNEXATION PERIMETER 234001.68 FT.
 CONTIGUOUS PERIMETER 4084.40 FT.
 AREA IN SQUARE FEET 600205
 AREA IN ACRES 13.78

ORDINANCE NO. 3344 **EFFECTIVE DATE JUNE 17, 2001**

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.

Richard A. Mason
 Professional Land Surveyor No. 18469
 Rolland Engineering



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 RAM, LC DATE 3-28-2001
 DESIGNED BY _____ DATE _____
 CHECKED BY RAM DATE _____
 APPROVED BY _____ DATE _____

SCALE
 1" = 200'

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

SNIDOW ANNEXATION NO. 1

1 OF 2

SNIDOW1.DWG

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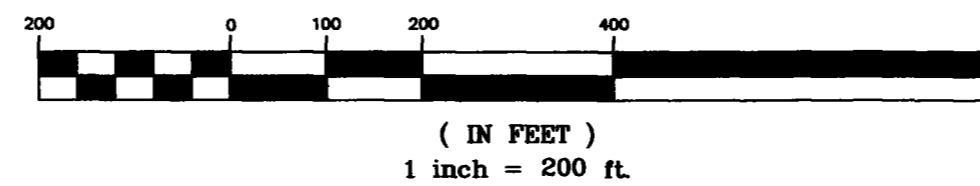
ORDINANCE NO.
3344

EFFECTIVE DATE
JUNE 17, 2001

LEGEND

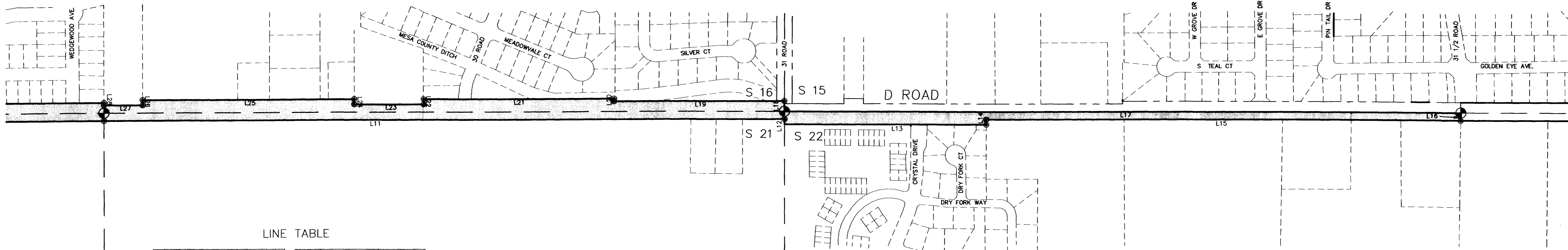
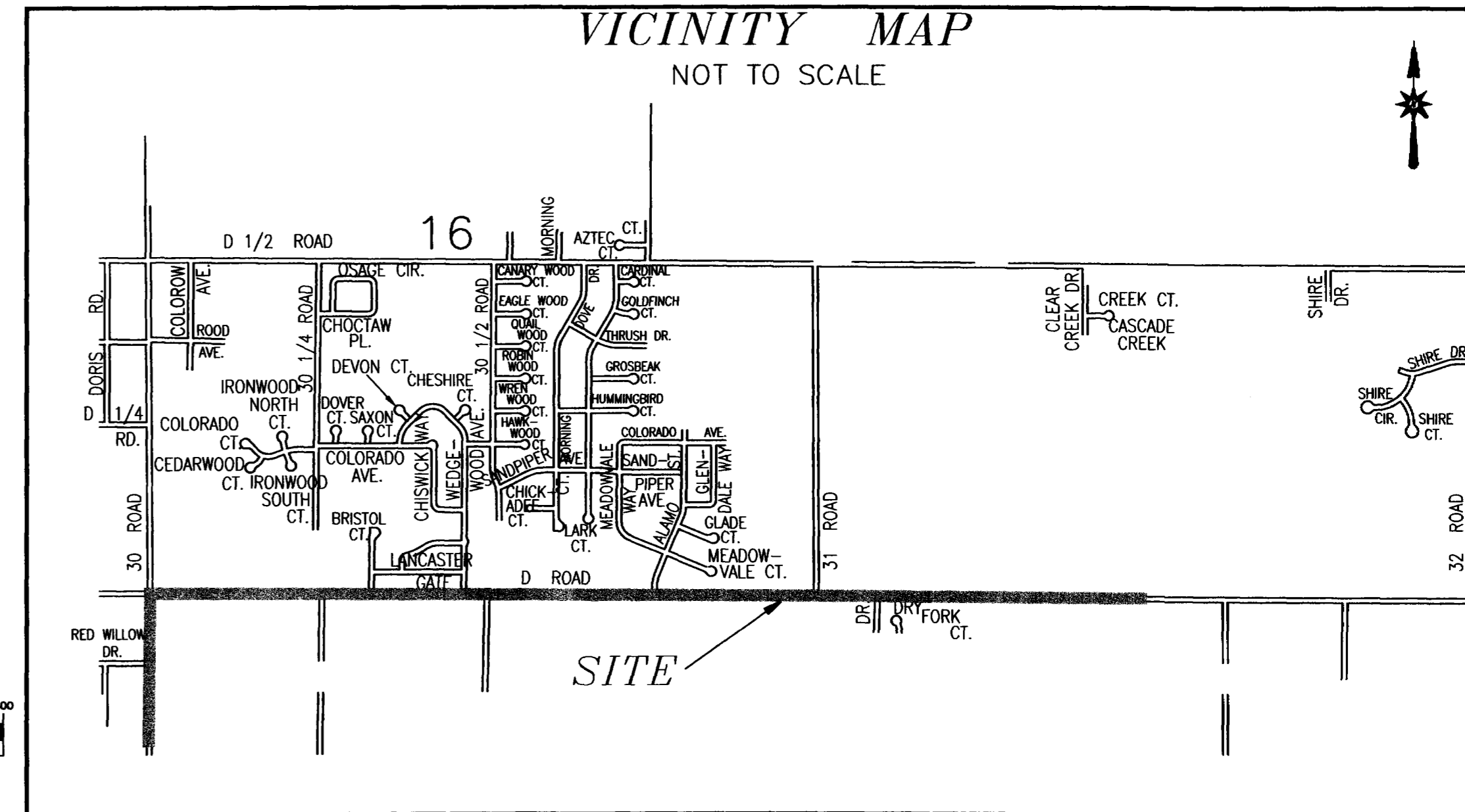
- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS
- SECTION OR 1/4 CORNER
- ANGLE POINT

GRAPHIC SCALE



VICINITY MAP

NOT TO SCALE



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