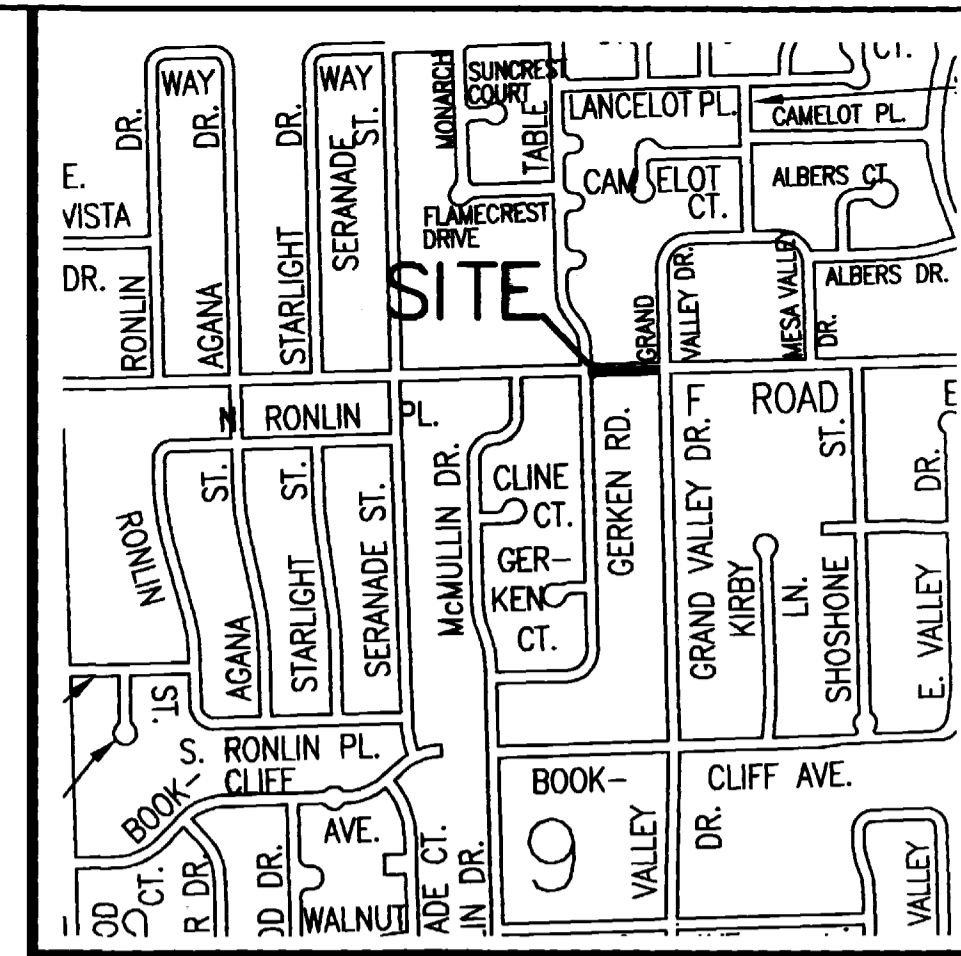


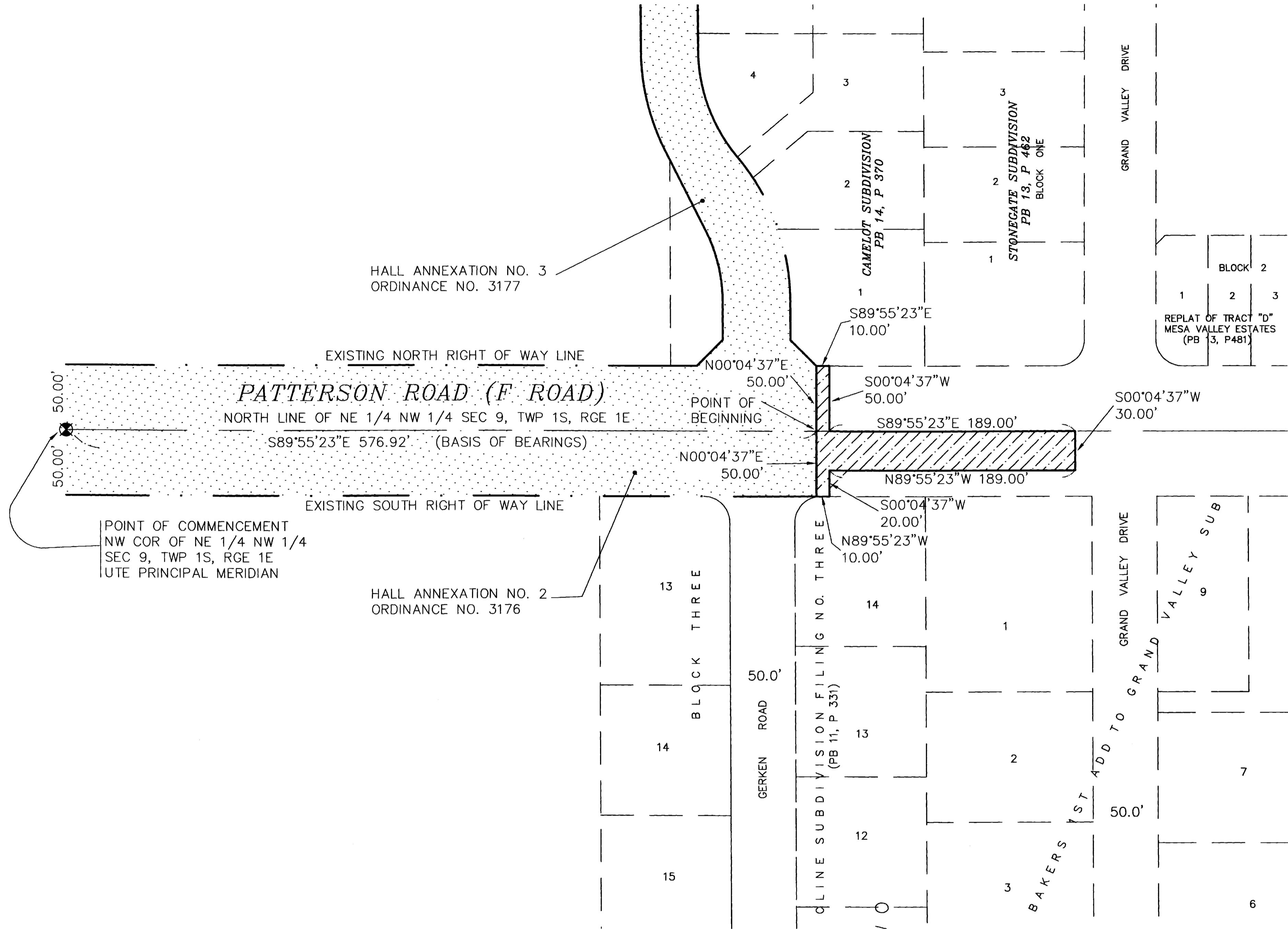
BEAGLEY ANNEXATION NO. 1

SITUATE IN THE NW 1/4 OF SECTION 9, T1S, R1E, U.M.

COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



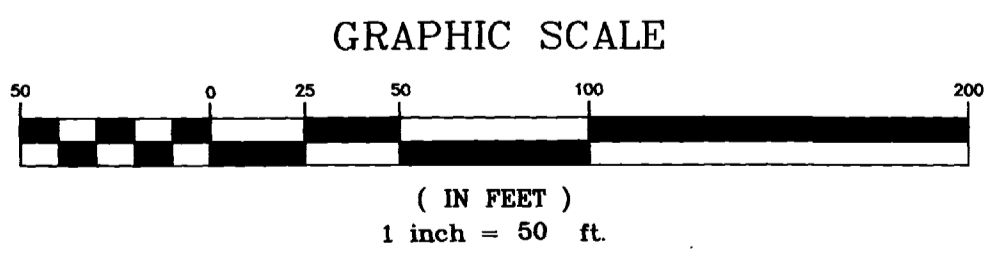
BLOCK 2		
1	2	3
REPLAT OF TRACT "D" MESA VALLEY ESTATES (PB 13, P 481)		

LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 9, and considering the North line of the NE 1/4 NW 1/4 of said Section 9 to bear S 89°55'23" E with all bearings contained herein being relative thereto; thence S 89°55'23" E along the North line of the NE 1/4 NW 1/4 of said Section 9, a distance of 576.92 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 00°04'37" E a distance of 50.00 feet to a point on the existing North right of way for Patterson Road (F Road); thence S 89°55'23" E along said North right of way, a distance of 10.00 feet; thence S 00°04'37" W a distance of 50.00 feet to a point on the North line of the NE 1/4 NW 1/4 of said Section 9; thence S 89°55'23" E along said North line, a distance of 189.00 feet; thence S 00°04'37" W a distance of 30.00 feet; thence N 89°55'23" W along a line 30.00 feet South of and parallel to the North line of the NE 1/4 NW 1/4 of said Section 9, a distance of 189.00 feet; thence S 00°04'37" W a distance of 20.00 feet to a point on the existing South right of way for Patterson Road (F Road); thence N 89°55'23" W along said South right of way, a distance of 10.00 feet; thence N 00°04'37" E a distance of 50.00 feet, more or less, to the Point of Beginning.

CONTAINING 6670.0 Square Feet or 0.153 Acres, more or less, as described.



AREA OF ANNEXATION

ANNEXATION PERIMETER	598.00 FT
CONTIGUOUS PERIMETER	100.00 FT.
AREA IN SQUARE FEET	6670.0
AREA IN ACRES	0.153

LEGEND

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

ORDINANCE NO.
3432

EFFECTIVE DATE
July 7th, 2002

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 boundary lines.

Peter T. Krick
PETER T. KRICK, PLS 32824
SENIOR REAL ESTATE TECHNICIAN
CITY OF GRAND JUNCTION PROFESSIONAL LAND SURVEYORS
DATE: 6-10-2002

Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY P.T.K.	DATE 4-10-2002
DESIGNED BY _____	DATE _____
CHECKED BY T.W.	DATE _____
APPROVED BY _____	DATE _____

SCALE
1" = 50'

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

BEAGLEY ANNEXATION NO. 1