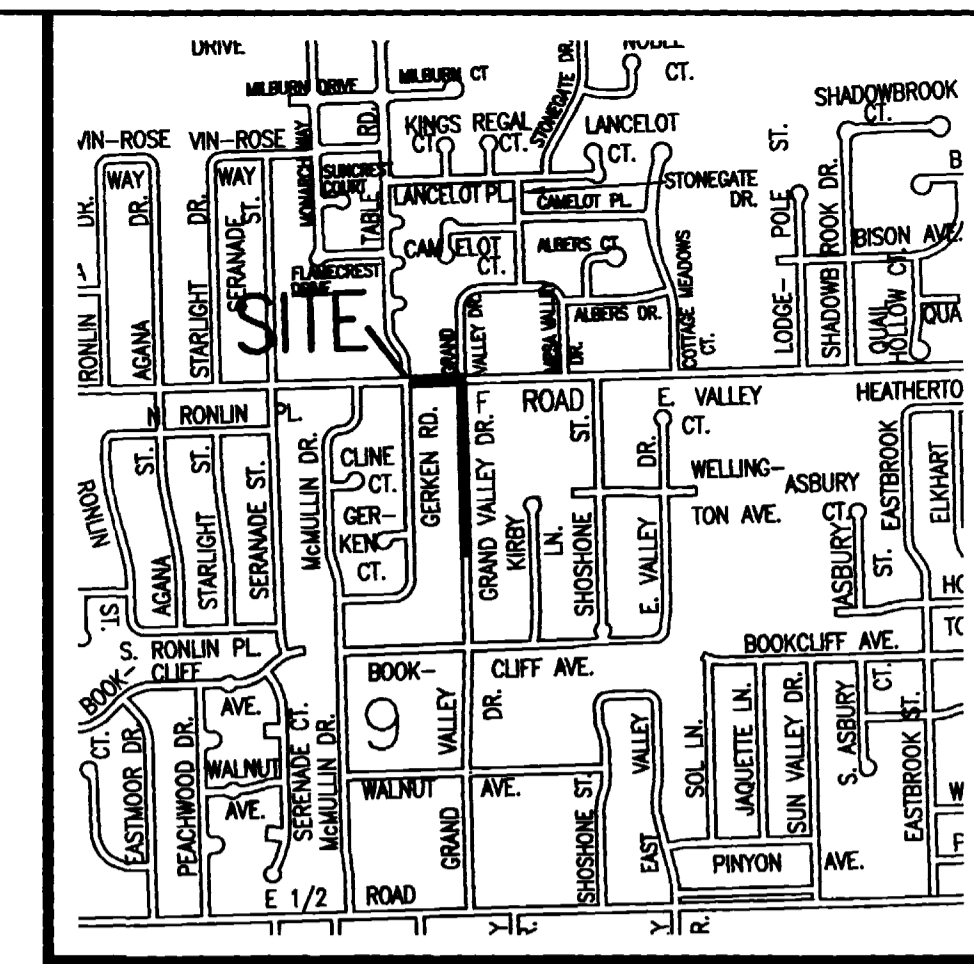
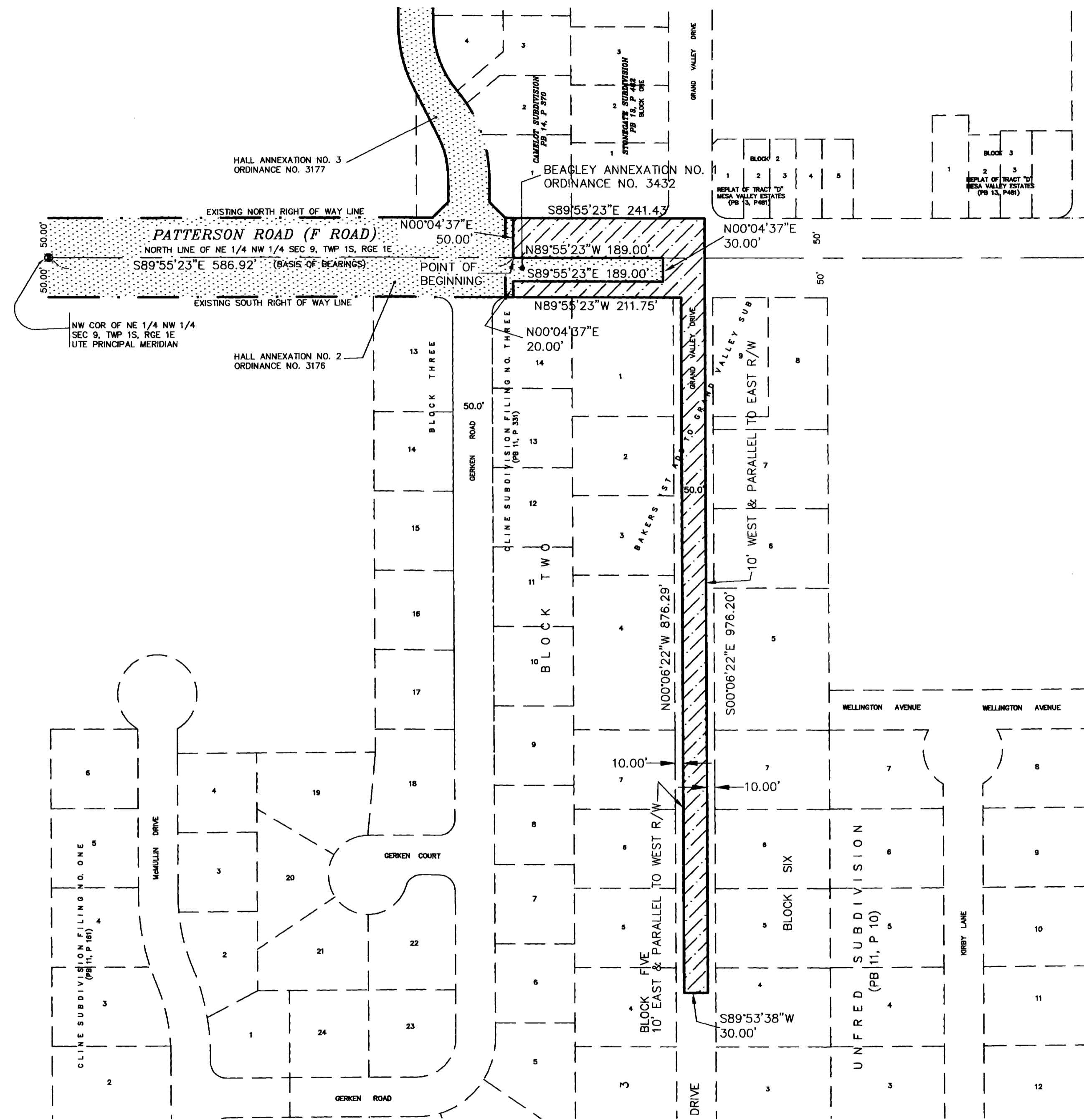


BEAGLEY ANNEXATION NO. 2

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



LOCATION MAP: NOT-TO-SCALE

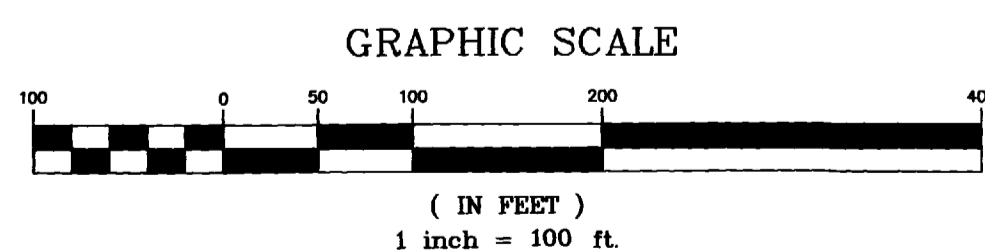


LEGAL DESCRIPTION

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 586.92 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 241.43 feet; thence S 00°06'22" E along a line 10.00 feet West of and parallel with the East right of way for Grand Valley Drive, as same is shown on the Plat of Bakers 1st Addition to Grand Valley Subdivision, recorded in Plat Book 9, Page 14, Public Records of Mesa County, Colorado, a distance of 976.20 feet; thence S 89°53'38" W a distance of 30.00 feet; thence N 00°06'22" W along a line 10.00 feet East of and parallel with the West right of way for said Grand Valley Drive, a distance of 876.29 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 211.75 feet; thence N 00°04'37" E a distance of 20.00 feet; thence S 89°55'23" E along a line 20.00 feet North of and parallel with the South right of way for Patterson Road (F Road), a distance of 189.00 feet; thence N 00°04'37" E a distance of 30.00 feet to a point on the North line of the NE 1/4 NW 1/4 of said Section 9; thence N 89°55'23" W, along said North line, a distance of 189.00 feet, more or less, to the Point of Beginning.

CONTAINING 44,777.0 Square Feet or 1.028 Acres, more or less, as described.



AREA OF ANNEXATION	
ANNEXATION PERIMETER	2813.67 FT
CONTIGUOUS PERIMETER	478.00 FT.
AREA IN SQUARE FEET	44,777.0
AREA IN ACRES	1.028

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

ORDINANCE NO.
3433

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 boundary lines.

PETER T. KRICK, No. 32824
SENIOR REAL ESTATE SURVEYOR
CITY OF GRAND JUNCTION, COLORADO
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" = 100'

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

BEAGLEY ANNEXATION NO. 2