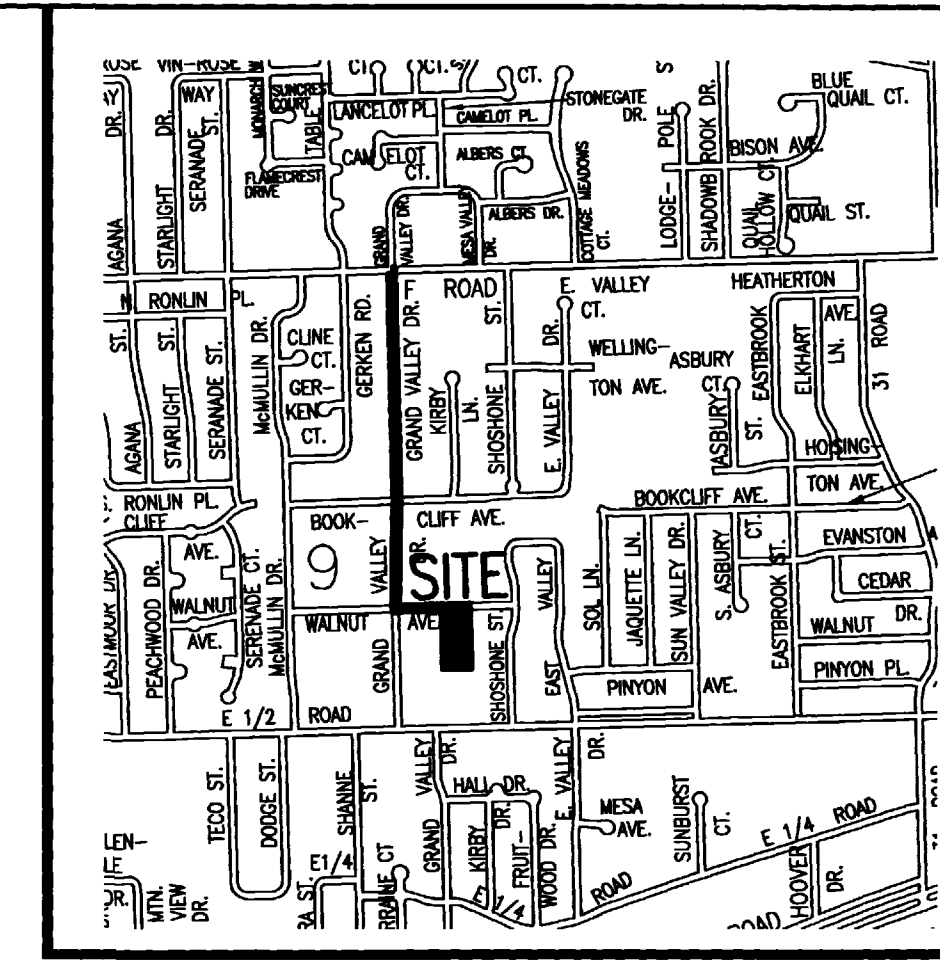
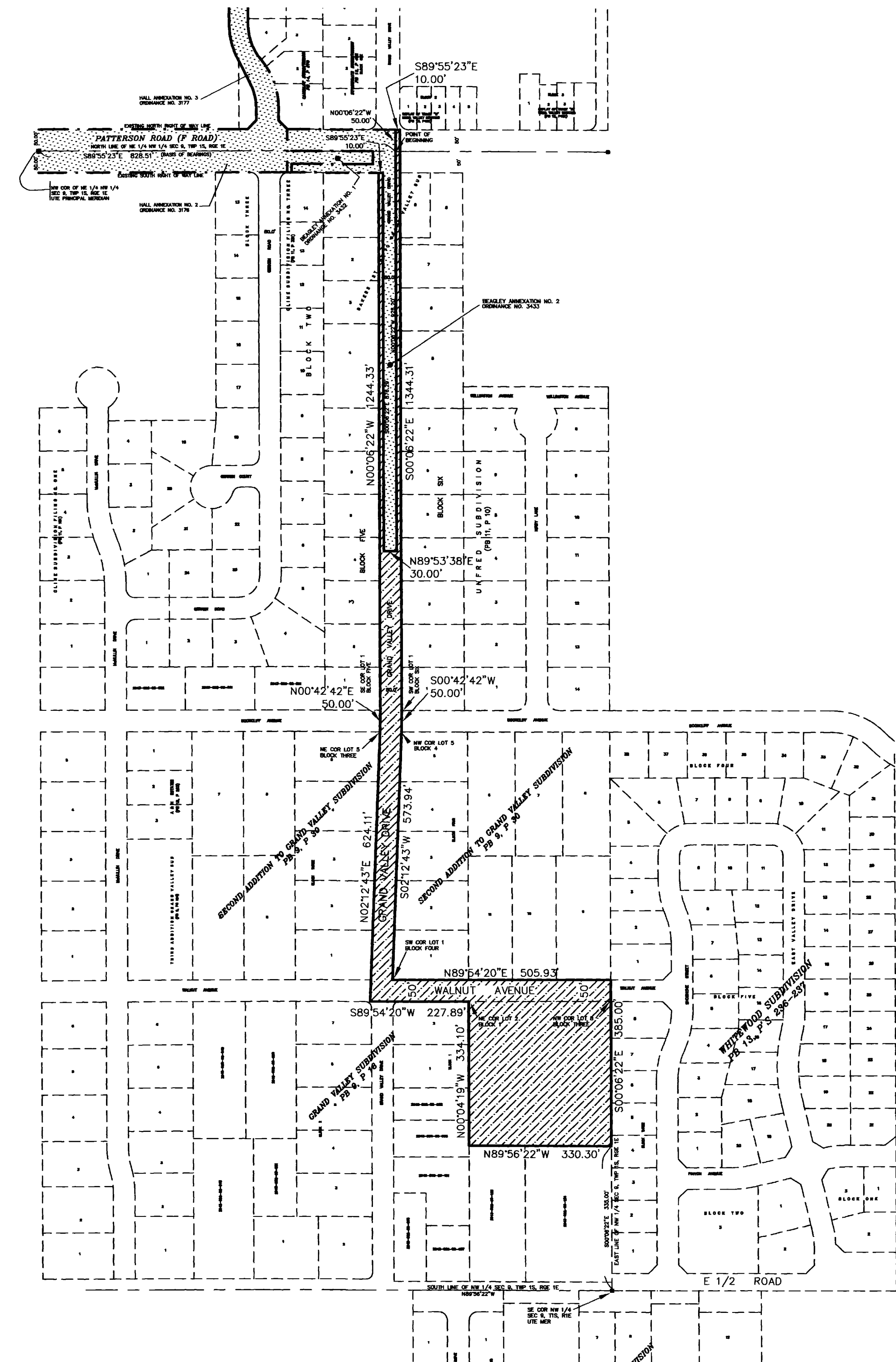


# BEAGLEY ANNEXATION NO. 3

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

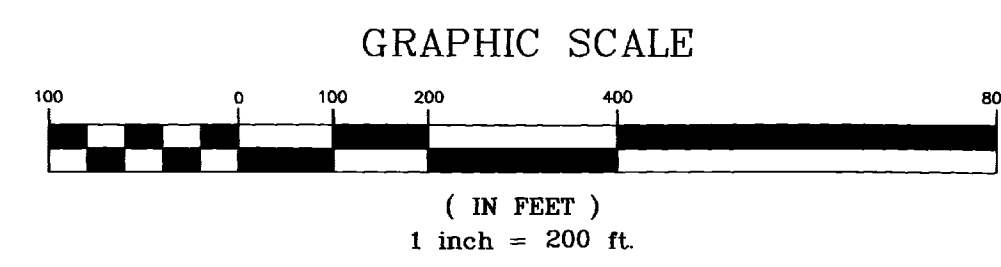
A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

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 828.51 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 00°06'22" W 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°06'22" E along the East right of way for Grand Valley Drive and its Northern extension, 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 1344.31 feet, more or less, to a point being the Southwest corner of Lot 1, Block Six of said Bakers 1st Addition to Grand Valley Subdivision; thence S 00°42'42" W a distance of 50.00 feet to a point being the Northwest corner of Lot 5, Block 4, Second Addition to Grand Valley Subdivision, as same is recorded in Plat Book 9, Page 30, Public Records of Mesa County, Colorado; thence S 02°12'43" W along the East right of way line for Grand Valley Drive, as shown on said Second Addition to Grand Valley Subdivision, a distance of 573.94 feet, more or less, to a point being the Southwest corner of Lot 1, Block Four of said Second Addition to Grand Valley Subdivision; thence N 89°54'20" E along the North right of way for Walnut Avenue, also being the Southerly limits of said Second Addition to Grand Valley Subdivision, a distance of 505.93 feet, more or less, to a point on the East line of the NW 1/4 of said Section 9; thence S 00°06'22" E, along said East line and the Westerly limits of the Whitewood Subdivision, as same is recorded in Plat Book 13, Pages 236 and 237, Public Records of Mesa County, Colorado, a distance of 385.00 feet; thence N 89°56'22" W along a line 335.00 feet North of and parallel with the South line of the NW 1/4 of said Section 9, a distance of 330.30 feet, more or less, to a point on the Southerly extension of the East line of the Grand Valley Subdivision, as same is recorded in Plat Book 9, Page 18, Public Records of Mesa County, Colorado; thence N 00°04'19" W along the East line of said Grand Valley Subdivision and its Southerly extension, a distance of 334.10 feet, more or less, to a point on the South right of way for Walnut Avenue; thence S 89°54'20" W along said South right of way, a distance of 227.89 feet to a point on the Southerly extension of the West right of way for Grand Valley Drive, as shown on said Second Addition to Grand Valley Subdivision; thence N 02°12'43" E, along said West right of way, a distance of 624.11 feet, more or less, to a point being the Northeast corner of Lot 5, Block Three of said Second Addition to Grand Valley Subdivision; thence N 00°42'42" E a distance of 50.00 feet to a point being the Southeast corner of Lot 1, Block Five of said Bakers 1st Addition to Grand Valley Subdivision; thence N 00°06'22" W along the East right of way for Grand Valley Drive, a distance of 1244.33 feet, more or less, to a point on the existing South right of way for Patterson Road (F Road); thence S 89°56'23" E along said South right of way, a distance of 10.00 feet; thence S 00°06'22" E along a line 10.00 feet East of and parallel with the West right of way for Grand Valley Drive, a distance of 876.29 feet; thence N 89°53'38" E a distance of 30.00 feet; thence N 00°06'22" W along a line 10.00 feet West of and parallel with the West right of way for Grand Valley Drive, a distance of 926.20 feet, more or less, to the Point of Beginning.

CONTAINING 206,437.0 Square Feet or 4.739 Acres, more or less, as described.

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.

*[Signature]*  
PETER T. KRICK, PLS No. 32824  
SENIOR REAL ESTATE TECHNICIAN  
CITY OF GRAND JUNCTION  
DATE: 6-10-2002



### AREA OF ANNEXATION

ANNEXATION PERIMETER	7572.35 FT
CONTIGUOUS PERIMETER	1,892.49 FT.
AREA IN SQUARE FEET	206,437.0
AREA IN ACRES	4.739

### LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	

ORDINANCE NO.  
3434

EFFECTIVE DATE  
July 7th, 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.I.K.	DATE	4-10-2002
DESIGNED BY		DATE	
CHECKED BY	T.W.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 200'

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

BEAGLEY ANNEXATION NO. 3