FEIX ANNEXATION NO. 1 VICTORIA | VICTORIA B 1/2 ROAD SITUATE IN THE SW 1/4 OF SECTION 29, T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO BLOCKIONE LOMA LINDA SUBDIVISION PLAT BOOK 11, PAGE 196 2943-293-00-048 S00°00'00"E S90'00'00"E ′25.00′¦ KATHY JO LANE KATHY JO LANE LOMA LINDA SUBDIVISION 80 \S00°00'00"E PLAT BOOK 11, PAGE 196 BLOCK THREE `S90'00'00"W Ö VICINITY MAP 10.00' NOT TO SCALE \circ 2943-293-00-049 BLOCK TWO BLOCK FC 50.00' LOMA LINDA'S PLAT BOOK 111, 2943-293-00-050 2943-293-09-007 $Legal\ Description$ A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows: 2943-293-00-051 2943-304-00-240 2943-293-00-146 COMMENCING at the Southwest Corner of the Northwest Quarter LARSON ANNEXATION NO. 3 of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 29 and considering the West line of the NW 1/4 SW 1/4 of said Section 29, and considering the West line of the NW 1/4 SW 1/4 of said Section 29 to bear N 00°00'00" E with all bearings contained herein being relative thereto; thence N 89°55'26" E along the South line of the NW 1/4 SW 1/4 of said Section 29, a distance of 30.00 feet to a point on the East right of way for 2943-293-00-115 / ORDINANCE NO. 3425 EL TORRO ROAD 2943-293-00-052 29 Road; thence N 00°00'00" E along said East right of way for 29 Road, being a line 30.00 feet East of and parallel with 25' INGRESS/EGRESS EASEMENT the West line of the NW 1/4 SW 1/4 of said Section 29, a distance of 442.26 feet to a point on the South right of way for Kathy Jo Lane, as shown on the Plat of Loma Linda 30 N89°55'26"E Subdivision, as same is recorded in Plat Book 11, Page 195, Public Records of Mesa County, Colorado, being the TRUE POINT / 30.00 OF BEGINNING; thence, from said Point of Beginning, continue I BLOCK FIVE 00'00'00" E, along said East right of way for 29 Road, a distance of 50.00 feet to a point on the North right of way for said Kathy Jo Lane; thence S 90'00'00" E along the North right of way for said Kathy Jo Lane, a distance of 100.00 feet; 2943-293-00-053 thence S 00'00'00" E a distance of 25.00 feet; thence S 9°55'26"W 208.00' 90°00'00" W a distance of 90.00 feet; thence S 00°00'00" E a distance of 25.00 feet to a point on the South right of way SOUTH LINE OF NW 1/4 SW 1/4 SEC 29, TWP 1S, RGE 1E, UTE MERIDIAN for said Kathy Jo Lane; thence S 90°00'00" W, along the South right of way for said Kathy Jo Lane, a distance of 10.00 feet, more or less, to the Point of Beginning. IPOINT OF COMMENCEMENT SOUTHWEST CORNER CHIPETA GOLF COURSE CONTAINING 2,750.0 square feet or 0.063 Acres, more or less, NW 1/4 SW 1/4 as described. PLAT BOOK 15, PAGES 197-198 ~ SEC 29, TWP 1S, RGE 1E IUTE MERIDIAN SOUTHEAST CORNER SEC 29 TWP 1S, RGE 1W UTE MERIDIAN 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 31 LEGEND AREA OF ANNEXATION GRAPHIC SCALE ANNEXATION BOUNDARY Peter P Krick Professional Land Surveyor No. 32824 Senior Real Estate Technician City of Grand Junction **EXISTING CITY LIMITS** ANNEXATION PERIMETER 300.00 FT. ORDINANCE NO. EFFECTIVE DATE SECTION OR ALIQUOT CORNER 50.00 FT. CONTIGUOUS PERIMETER August 18th, 2002 3448 ANGLE POINT AREA IN SQUARE FEET 2,750.0 (IN FEET) AREA IN ACRES 0.063 1 inch = 60 ft.

DEPARTMENT OF PUBLIC WORKS AND UTILITIES

ENGINEERING AND TECHNICAL SERVICES DIVISIONS

CITY OF GRAND JUNCTION, COLORADO

DRAWN BY PTK

CHECKED BY PTK/TW DATE

APPROVED BY TW DATE

DESIGNED BY

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

___ DATE 5-01-2002

SCALE

1" = 60'

FEIX ANNEXATION NO. 1