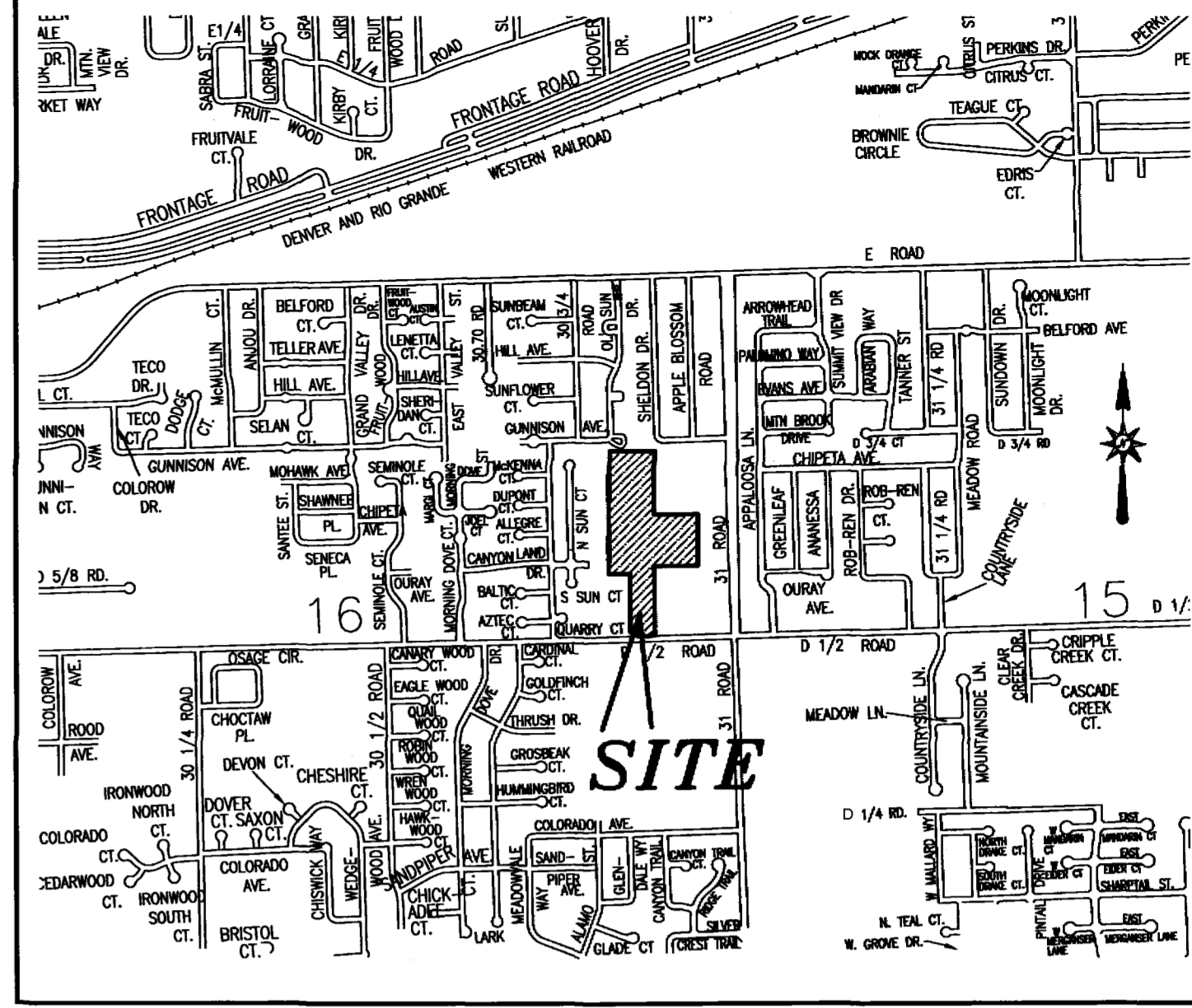




DAKOTA WEST ANNEXATION

SITUATE IN SE 1/4 NE 1/4 OF SECTION 16
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)

Legal Description

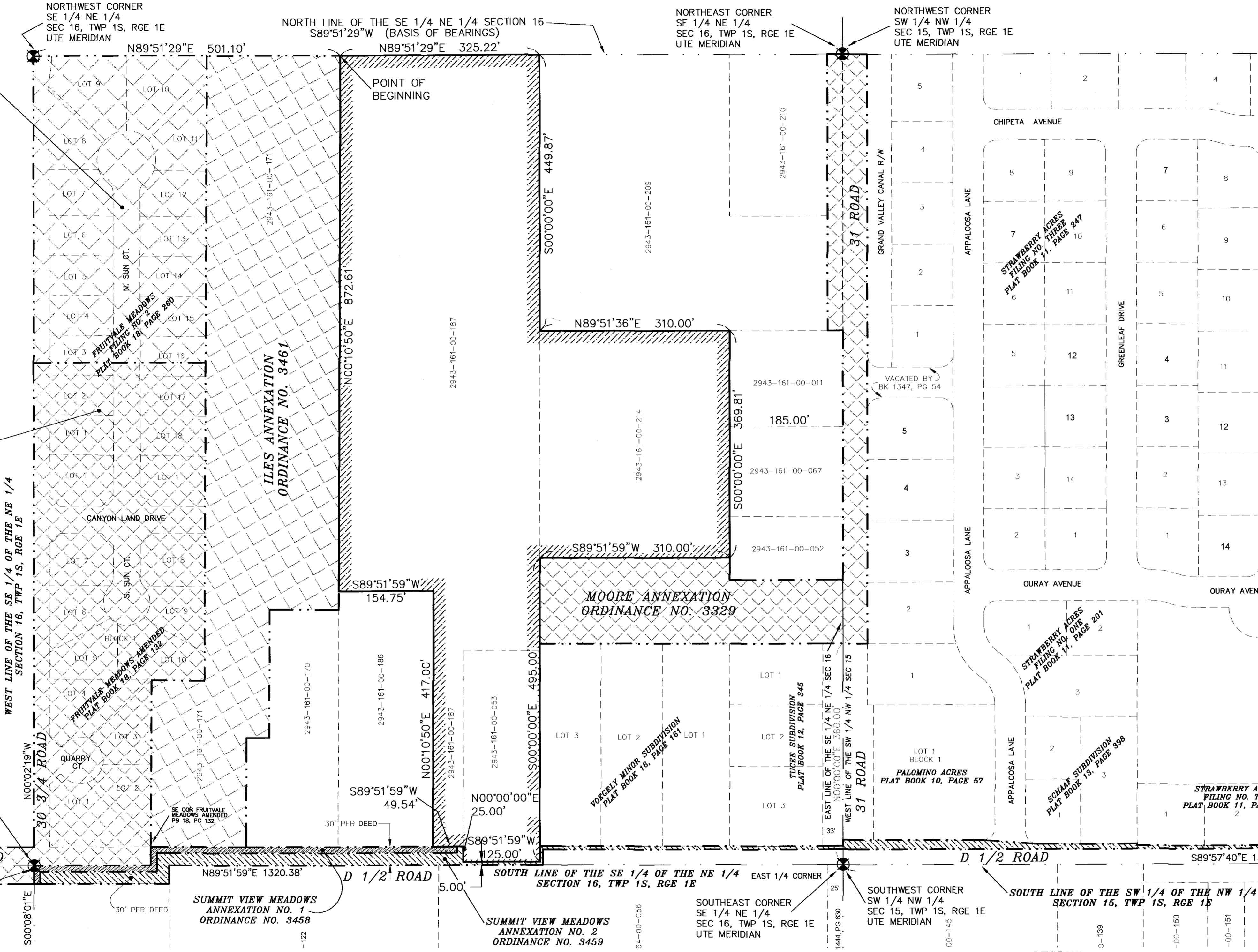
A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest Corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16, and considering the North line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16 to bear N 89°51'29" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°51'29" E along the North line of the SE 1/4 NE 1/4 of said Section 16, a distance of 501.10 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°51'29" E a distance of 325.22 feet; thence S 00°00'00" E a distance of 449.87 feet; thence N 89°51'36" E a distance of 310.00 feet; thence S 00°00'00" E along a line 185.00 feet West of and parallel to the East line of the SE 1/4 NE 1/4 of said Section 16, a distance of 369.81 feet; thence S 89°51'59" W a distance of 310.00 feet; thence S 00°00'00" E, along the West line (and its Northerly projection) of Voegely Minor Subdivision a distance of 495.00 feet; thence S 89°51'59" W along a line 5.00 feet North of and parallel to the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 125.00 feet; thence N 00°00'00" E a distance of 25.00 feet; thence S89°51'59" W along a line 30.00 feet North of parallel to the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 49.54 feet; thence N 00°10'50" E a distance of 417.00 feet; thence S 89°51'59" W a distance of 154.75 feet; thence N 00°10'50" E a distance of 872.61 feet, more or less, to the Point of Beginning.

CONTAINING 10.9105 Acres (475,263.53 Square Feet) more or less, as described.

The Description contained herein has 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.

Peter T. Krick
Professional Land Surveyor No. 32824
Senior Real Estate Technician
City of Grand Junction
Date: November 7th, 2002



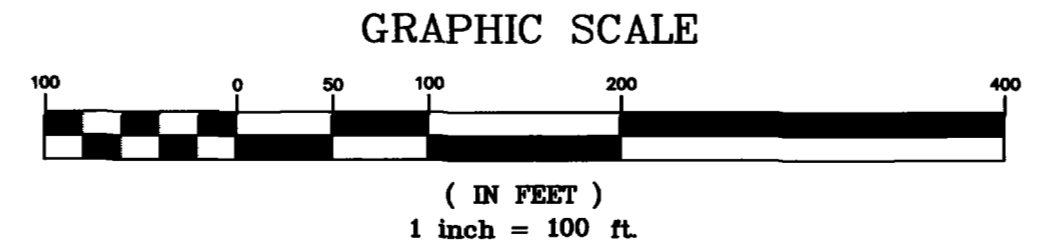
FRUITVALE MEADOWS ANNEXATION NO. 3
ORDINANCE NO. 3099

FRUITVALE MEADOWS ANNEXATION NO. 2
ORDINANCE NO. 3098

SOUTHWEST CORNER
SE 1/4 NE 1/4
SEC 16, TWP 1S, RGE 1E
UTE MERIDIAN

AREA OF ANNEXATION	ORDINANCE NO.	EFFECTIVE DATE
ANNEXATION PERIMETER	3903.80 FT.	December 8th, 2002
CONTIGUOUS PERIMETER	1212.15 FT.	
AREA IN SQUARE FEET	475,263.53	
AREA IN ACRES	10.9105	

THIS IS NOT A BOUNDARY SURVEY



ANNEXATION BOUNDARY
EXISTING CITY LIMITS
SECTION OR ALIQUOT CORNER

Notice:	DRAWN BY	DATE	SCALE
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.	PTK	8-23-2002	1" = 100'
	DESIGNED BY	DATE	
	CHECKED BY	DATE	
	APPROVED BY	DATE	

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

DAKOTA WEST ANNEXATION