430 30 ROAD ANNEXATION NO. 1 SITUATE IN THE NW 1/4 OF THE SW 1/4 OF SECTION 16, T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO NE COR OF NW 1/4 SW 1/4 SEC 16, TWP 1S, RGE 1E WEST QUARTER CORNER SEC 16, TWP 1S, RGE 1E UTE MERIDIAN UTE MÉRIDIAN (BOOK 837, PG 90) ROOD AVENUE 2943-163-00-211 2943-163-00-219 50' RIGHT OF WAY PER BOOK 767, PG 175 FARLEY-SWEHLA-MEAD AMENDED SUBDIVISION PER DEED FARLEY-SWEHLA-MEAD AMENDED SUBDIVISION PB 8, PG 60

2943-163-00-073

NW CORNER PLAT OF IRONWOOD PB 12, PG 454

SCALE

1" = 100'

2943-163-00-078

AREA OF ANNEXATION

1,951.85 FT

417.82 FT.

225,230.12

5.1706

ANNEXATION PERIMETER

CONTIGUOUS PERIMETER

AREA IN SQUARE FEET

AREA IN ACRES

CUNINSON AVE.

CUNINS



LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of the NW 1/4 SW 1/4 of said Section 16 and considering the West line of the NW 1/4 SW 1/4 of said Section 16 to bear N 00°01'23" E with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 89'55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 30.00 feet to a point on the East right of way line for 30 Road and the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89'55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 630.65 feet to a point being the Northwest corner of the Plat of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records of Mesa County, Colorado; thence N 23'39'54" W a distance of 455.87 feet to a point being the Southeast corner of Farley-Swehla-Mead Amended Subdivision, as same is recorded in Plat Book 8, Page 60, Public Records of Mesa County, Colorado; thence S 89°55'20" W, along the South line of said Farley-Swehla-Mead Amended Subdivision, a distance of 447.50 feet to a point being the Southwest corner of said Farley-Swehla-Mead Subdivision; thence S 00°01'23" W along the East right of way line of 30 Road, being a line 30.00 feet East of and parallel to the West line of the NW 1/4 SW 1/4 of said Section 16, a distance of 417.82 feet, more or less, to the Point of Beginning.

CONTAINING 5.1706 Acres, (225,230.12 sq. ft.) more or less, as described

The Description(s) continued herein have been derived from subdivision plats and been descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute to legal survey and is not intended to be used as a mean for establishing or everifying property boundary lines.

PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
CITY OF GRAND JUNCTION

DATE: November 22, 2002

THIS IS NOT A BOUNDARY SURVEY

OPEN SPACE

COLORADO COURT

EFFECTIVE DATE

December 22, 2002

PLAT BOOK 12, PAGE 454

ORDINANCE NO.

3467

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

DRAWN BY P.T.K. DATE 9-18-2002

DESIGNED BY ______ DATE ______

CHECKED BY _____ DATE ______

APPROVED BY ______ DATE ______

LEGEND

ANNEXATION BOUNDARY

EXISTING CITY LIMITS

POINT OF COMMENCEMENT SW COR NW 1/4 SW 1/4 SEC 16, TWP 1S, RGE 1E UTE MERIDIAN

> IERRA BOOK

D 1/4 ROAD

BLOCK FIVE

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

2943-163-00-113

WEDGEWOOD PARK SUBDIVISION FILING NO. 3

PLAT BOOK 13, PAGE 36

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COLORADO AVENUE

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

____25' R.O.W.

PER DEED

430 30 ROAD ANNEXATION NO. 1