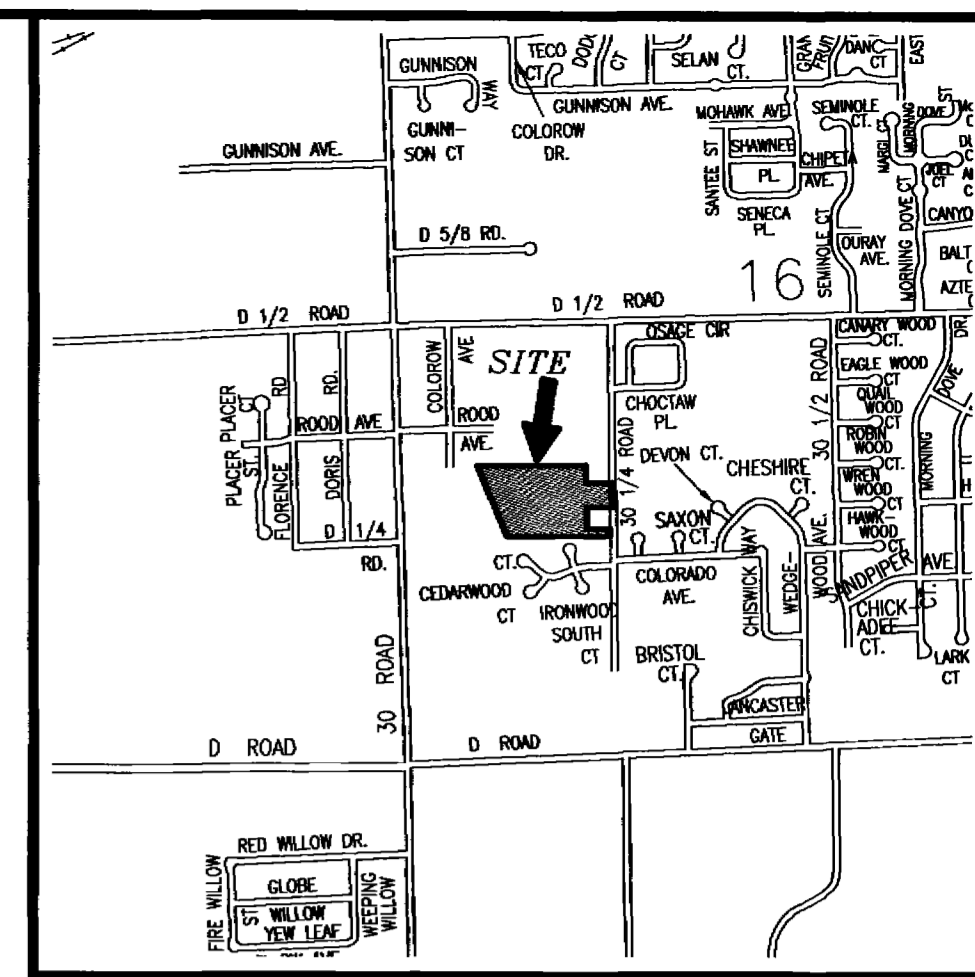


430 30 ROAD ANNEXATION NO. 2

SITUATE IN THE NW 1/4 OF THE SW 1/4 OF SECTION 16, 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 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:

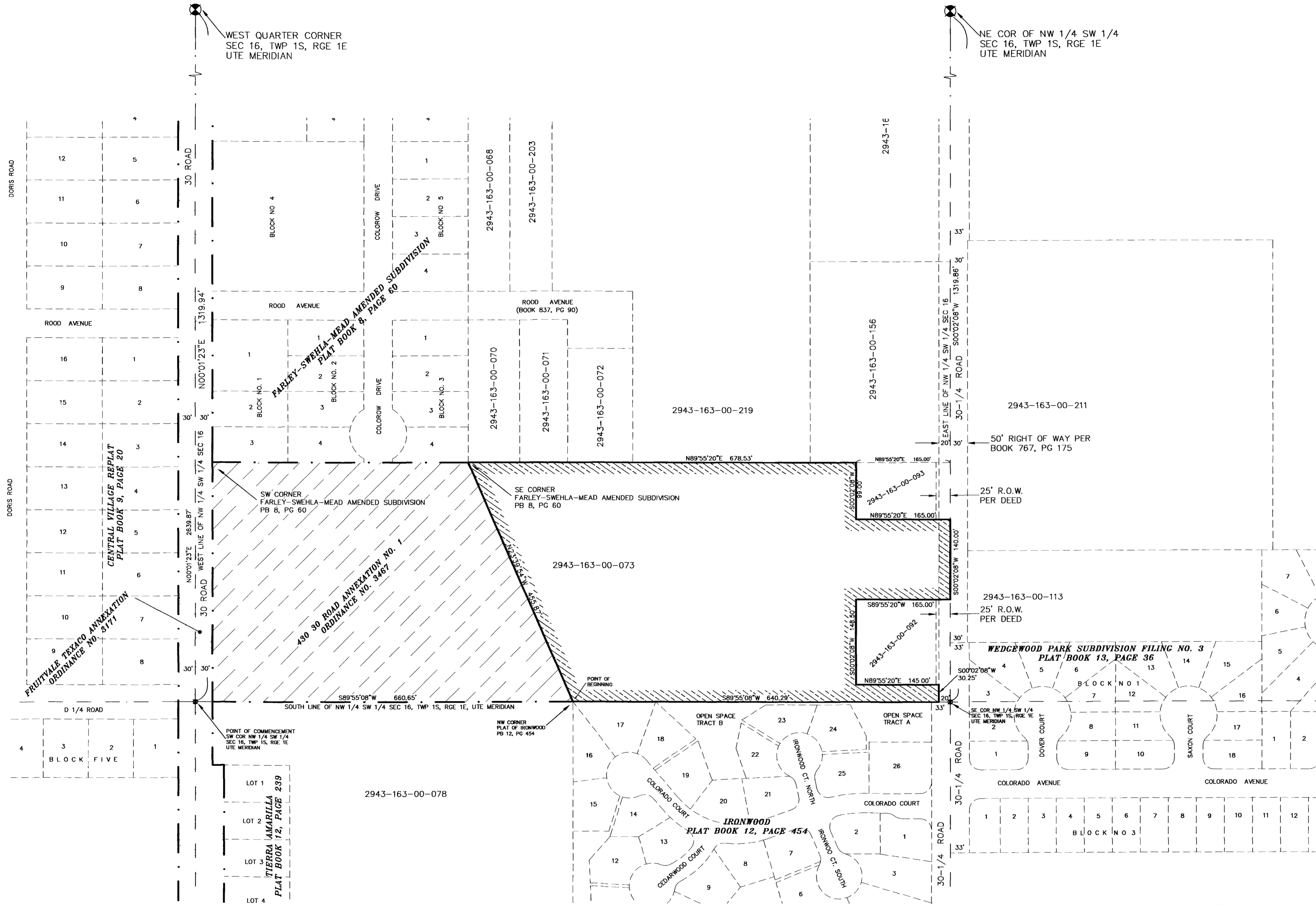
COMMENCING at the Southwest corner of the NW 1/4 SW 1/4 of said Section 16 and considering the West line of the NW 1/4 SW 1/4 of said Section 16 to bear N 00°01'23" E with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 660.65 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 and the POINT OF BEGINNING; thence from said Point of Beginning; 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 N 89°55'20" E along a line being the Easterly extension of the South line of said Farley-Swehla-Mead Subdivision, a distance of 678.53 feet; thence S 00°02'08" W along a line 165.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 99.00 feet; thence N 89°55'20" E a distance of 165.00 feet to a point on the East line of the NW 1/4 SW 1/4 of said Section 16; thence S 00°02'08" W, along the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 140.00 feet; thence S 89°55'20" W a distance of 165.00 feet; thence S 00°02'08" W along a line 165.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 148.50 feet; thence N 89°55'20" E a distance of 145.00 feet to a point on the West right of Way line for 30 1/4 Road, as same is described in Book 767, Page 175, Public Records of Mesa County, Colorado, said line lying 20.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16; thence S 00°02'08" W along said West Right of Way, a distance of 30.25 feet to a point on the South line of the NW 1/4 SW 1/4 of said Section 16; thence S 89°55'08" W along said South line, also being the North line of said Plat of Ironwood, a distance of 640.29 feet, more or less, to the Point of Beginning.

CONTAINING 6.2599 Acres, (272,682.44 sq. ft.) more or less, as described.

The Descriptions and Bearings herein have been derived from subdivision plat 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 of establishing or defining property boundary lines.

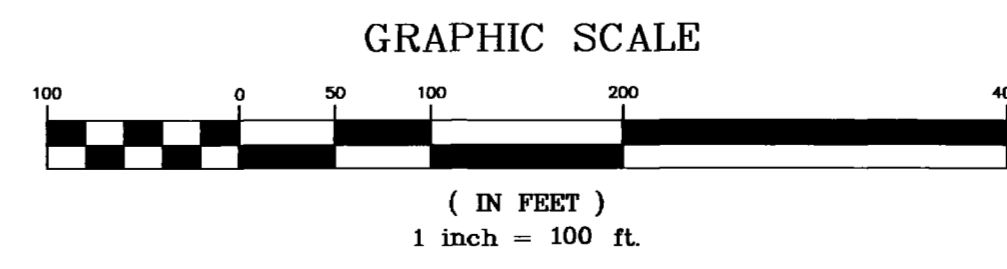
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
CITY OF GRAND JUNCTION

DATE: November 22, 2002



AREA OF ANNEXATION	
ANNEXATION PERIMETER	2,667.44 FT
CONTIGUOUS PERIMETER	455.87 FT
AREA IN SQUARE FEET	272,682.44
AREA IN ACRES	6.2599

ORDINANCE NO. 3468 EFFECTIVE DATE December 22, 2002



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

THIS IS NOT A BOUNDARY SURVEY

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

430 30 ROAD ANNEXATION NO. 2

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.