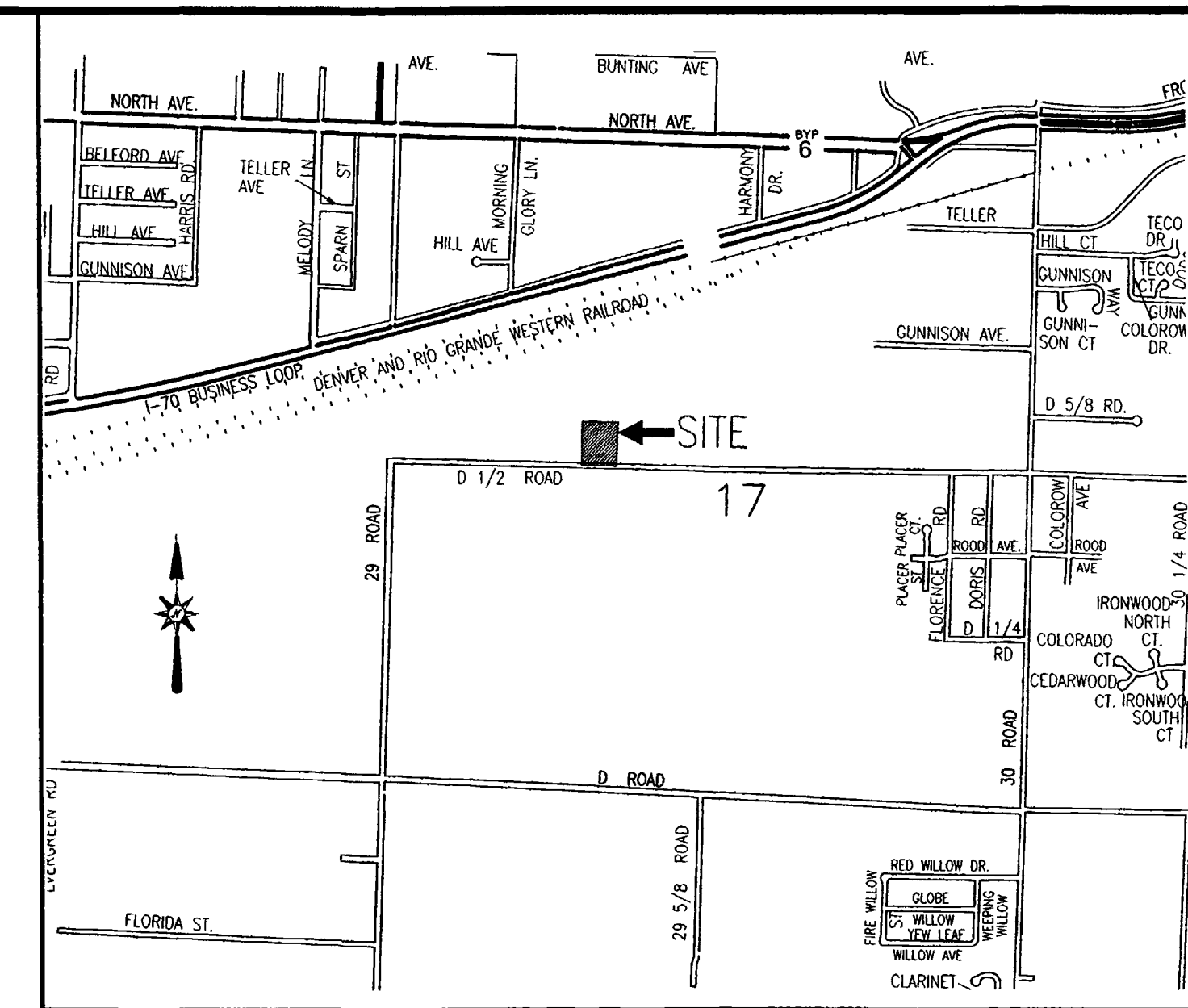


# DETTMER II ANNEXATION NO. 3

SITUATE IN THE S 1/2 OF THE NW 1/4 OF SECTION 17, TWP 1S, RGE 1E, UTE MERIDIAN  
 COUNTY OF MESA, STATE OF COLORADO



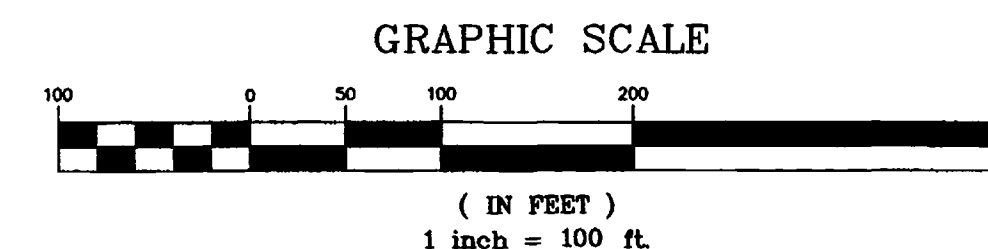
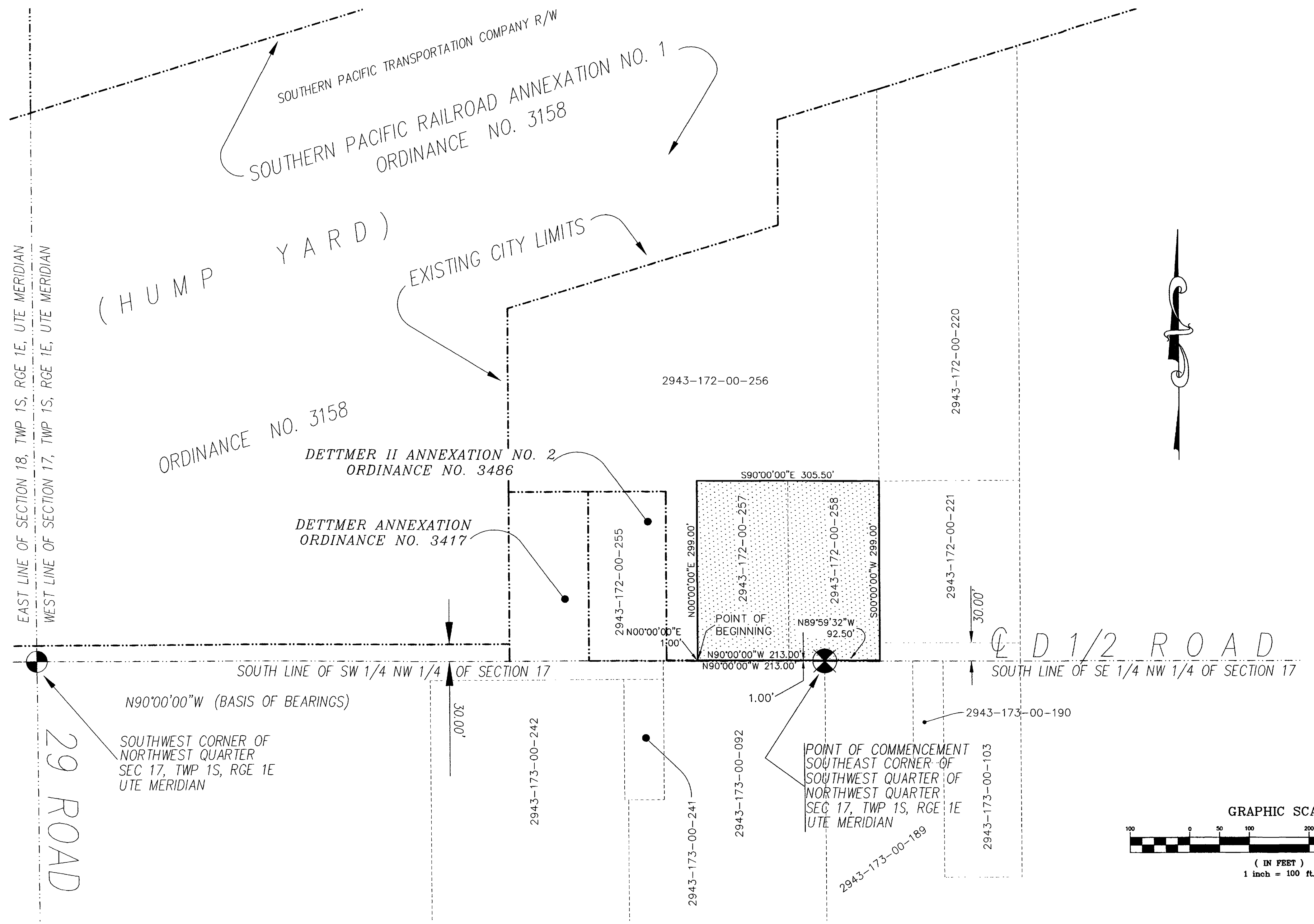
VICINITY MAP (NOT TO SCALE)

### Legal Description

A certain parcel of land lying in the South half of the Northwest Quarter (S 1/2 NW 1/4) of Section 17, 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 Southeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 17, and considering the South line of the SW 1/4 NW 1/4 of said Section 17 to bear N 90°00'00" W with all other bearings mentioned herein being relative thereto; thence from said Point of Commencement, N 90°00'00" W along the South line of the SW 1/4 NW 1/4 of said Section 17, a distance of 213.00 feet; thence N 00°00'00" E a distance of 1.00 feet to a point being the POINT OF BEGINNING; thence, from said Point of Beginning, N 00°00'00" E a distance of 299.00 feet; thence S 90°00'00" E a distance of 305.50 feet; thence S 00°00'00" W a distance of 299.00 feet; thence N 89°59'32" W, along a line 1.00 foot North of and parallel to the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 17, a distance of 92.50 feet; thence N 90°00'00" W along a line 1.00 foot North of and parallel to the South line of the SW 1/4 NW 1/4 of said Section 17, a distance of 213.00 feet, more or less, to the Point of Beginning.

CONTAINING 2.0970 Acres (91,344.50 Sq. Ft.), more or less, as described.



### LEGEND

- ANNEXATION BOUNDARY ————
- EXISTING CITY LIMITS - - - - -
- SECTION OR ALIQUOT CORNER ●

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 plot 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. KRIGER**  
 PROFESSIONAL LAND SURVEYOR No. 32824  
 City of Grand Junction  
 Date: January 16, 2003

AREA OF ANNEXATION		ORDINANCE NO.	EFFECTIVE DATE
ANNEXATION PERIMETER	11,209.00 FT.	3487	February 16th, 2003
CONTIGUOUS PERIMETER	305.50 FT.		
AREA IN SQUARE FEET	91,344.50		
AREA IN ACRES	2.0970		

THIS IS NOT A BOUNDARY SURVEY

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 PTK DATE 11-01-2002	SCALE 1" = 100'
	DESIGNED BY PTK DATE	
	CHECKED BY TW DATE	
	APPROVED BY DATE	

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

DETTMER II ANNEXATION NO. 3