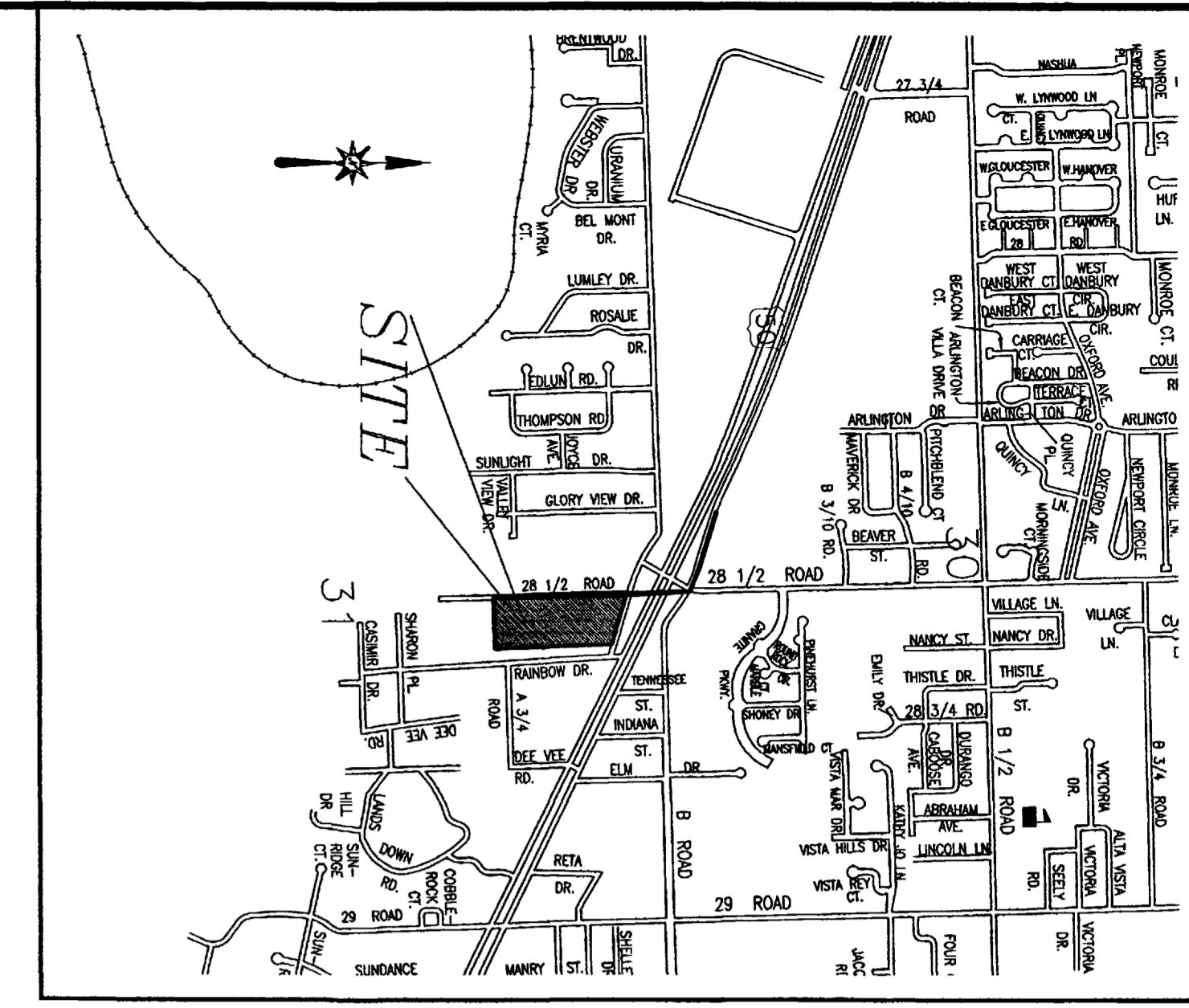


ROWE ANNEXATION

SITUATE IN THE SOUTH HALF OF SECTION 30, TWP 1S, RGE 1W, UTE MERIDIAN
AND THE NW 1/4 NE 1/4 OF SECTION 31, TWP 1S, RGE 1W, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)

Legal Description

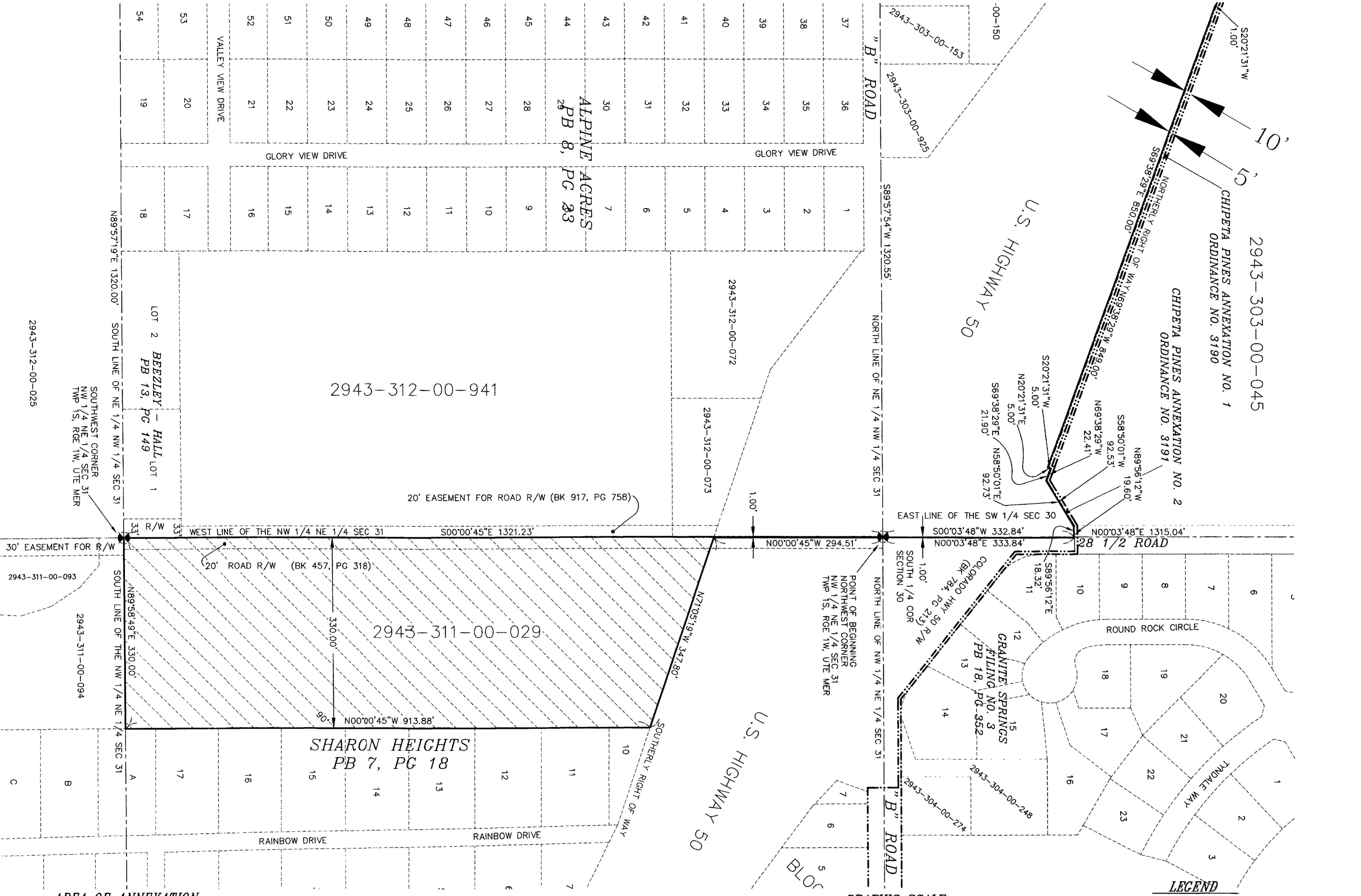
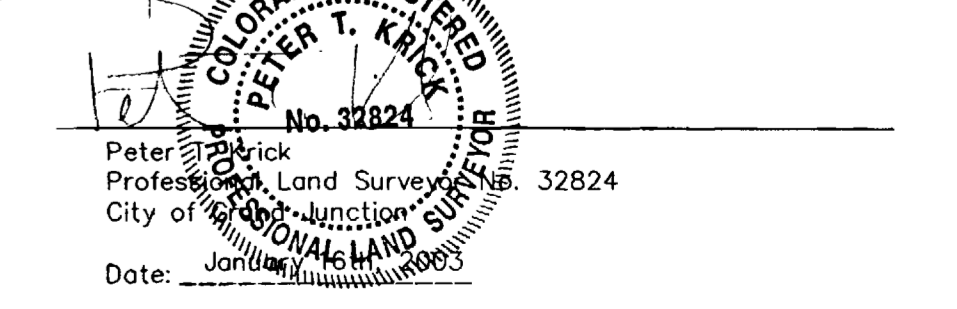
A certain parcel of land lying in the South Half (S 1/2) of Section 30, Township 1 South, Range 1 West of the Ute Meridian, and the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 31, Township 1 South, Range 1 West of the Ute Meridian, lying in Mesa County, Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of the NW 1/4 NE 1/4 of said Section 31, and assuming the West line of the NW 1/4 NE 1/4 of said Section 31 bears S 00°00'45" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 00°00'45" E along the West line of the NW 1/4 NE 1/4 of said Section 31 a distance of 1321.23 feet, more or less, to a point being the Southwest corner of the NW 1/4 NE 1/4 of said Section 31; thence N 89°58'49" E, along the South line of the NW 1/4 NE 1/4 of said Section 31, a distance of 330.00 feet; thence N 00°00'45" W along a line 330.00 feet East of and parallel to the West line of the NW 1/4 NE 1/4 of said Section 31, also being the West line of Sharon Heights, as same is recorded in Plot Book 7, Page 18, Public Records of Mesa County, Colorado, a distance of 913.88 feet, more or less, to a point on the Southerly right of way for U.S. Highway 50; thence N 71°05'19" W, along said South right of way, a distance of 347.80 feet; thence N 00°00'45" W along a line 1.00 foot East of and parallel to, the West line of the NW 1/4 NE 1/4 of said Section 31, a distance of 294.51 feet, more or less, to a point on the North line of the NW 1/4 NE 1/4 of said Section 31; thence N00°03'48" E along a line 1.00 foot East of and parallel to the East line of the Southwest Quarter (SW 1/4) of said Section 30, a distance of 333.84 feet to a point on the South line of CHIPETA PINES ANNEXATION NO. 2, having Ordinance No. 3191 as assigned by the City of Grand Junction, Colorado; thence along the South line of said CHIPETA PINES ANNEXATION NO. 2 the following numbered courses:

1. N 89°56'12" W a distance of 19.60 feet; thence...
 2. S 58°50'01" W a distance of 92.53 feet; thence...
 3. N 69°38'29" W a distance of 22.41 feet; thence...
 4. S 20°21'31" W a distance of 5.00 feet; thence...
 5. N 69°38'29" W a distance of 849.00 feet;
- thence departing said South line, S 20°21'31" W a distance of 1.00 feet; thence along a line 100 foot South of and parallel to the South line of said CHIPETA PINES ANNEXATION NO. 2 the following numbered courses:
1. S 69°38'29" E a distance of 850.00 feet; thence...
 2. N 20°21'31" E a distance of 5.00 feet; thence...
 3. S 69°38'29" E a distance of 21.90 feet; thence...
 4. N 58°50'01" E a distance of 92.73 feet; thence...
 5. S 89°56'12" E a distance of 18.32 feet to a point on the East line of the SW 1/4 of said Section 31;
- Thence S 00°03'48" W, along the East line of the SW 1/4 of said Section 31, a distance of 332.84 feet, more or less, to the Point of Beginning.

CONTAINING 7.3892 Acres (321,871.52 Sq. Ft.), more or less, as described.

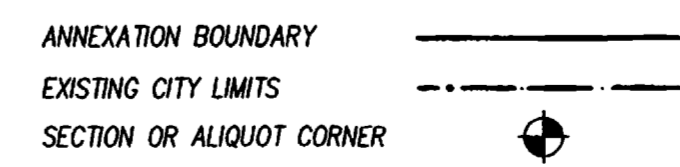
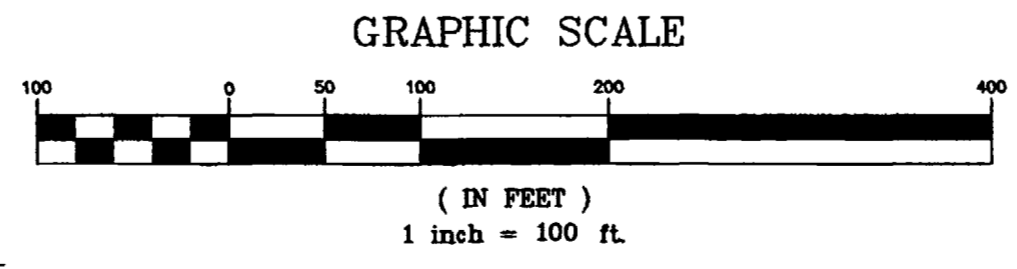
The Description contained herein has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



ANNEXATION PERIMETER	5,851.59 FT.
CONTIGUOUS PERIMETER	988.54 FT.
AREA IN SQUARE FEET	321,871.52
AREA IN ACRES	7.3892

ORDINANCE NO. 3489
EFFECTIVE DATE February 16th, 2003

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	11-04-2002
DESIGNED BY		DATE	
CHECKED BY	IW	DATE	
APPROVED BY		DATE	

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

ROWE ANNEXATION