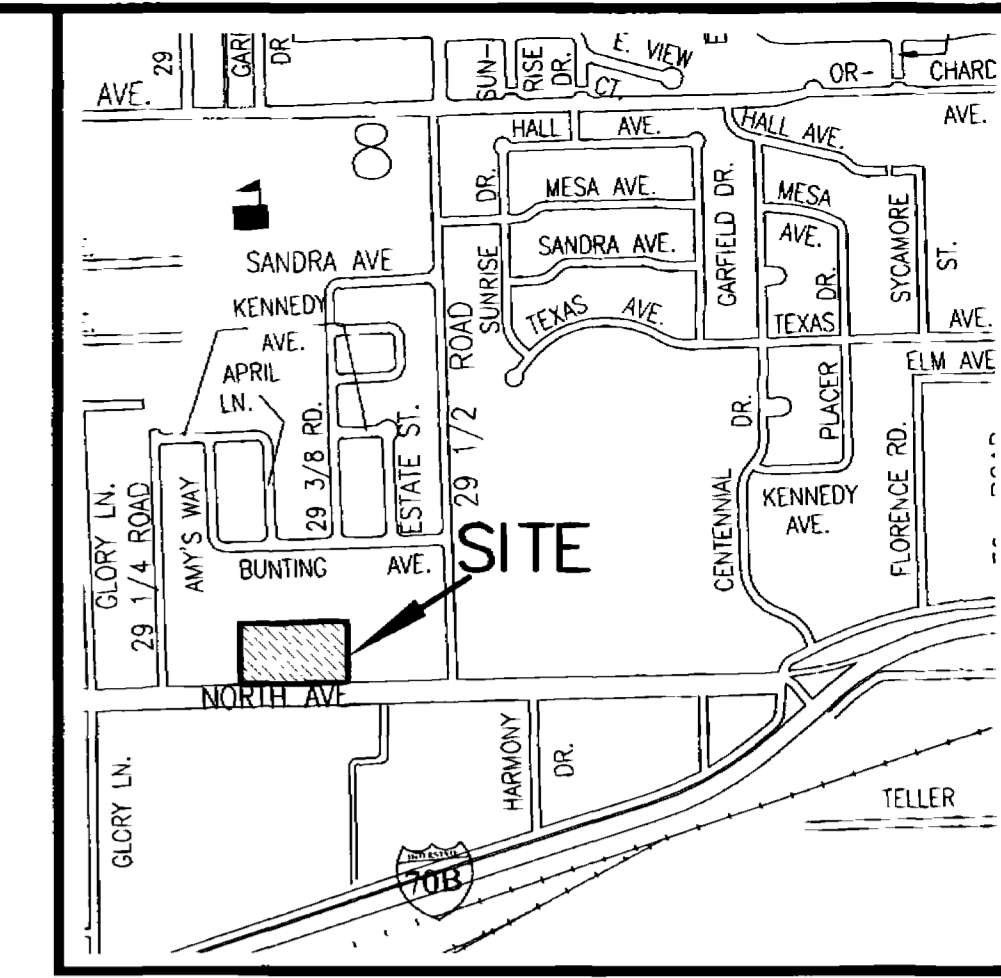


NORTH AVENUE CENTER ANNEXATION

SITUATE IN THE SE 1/4 OF THE SW 1/4 OF SECTION 8, TWP 1S, RGE 1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO

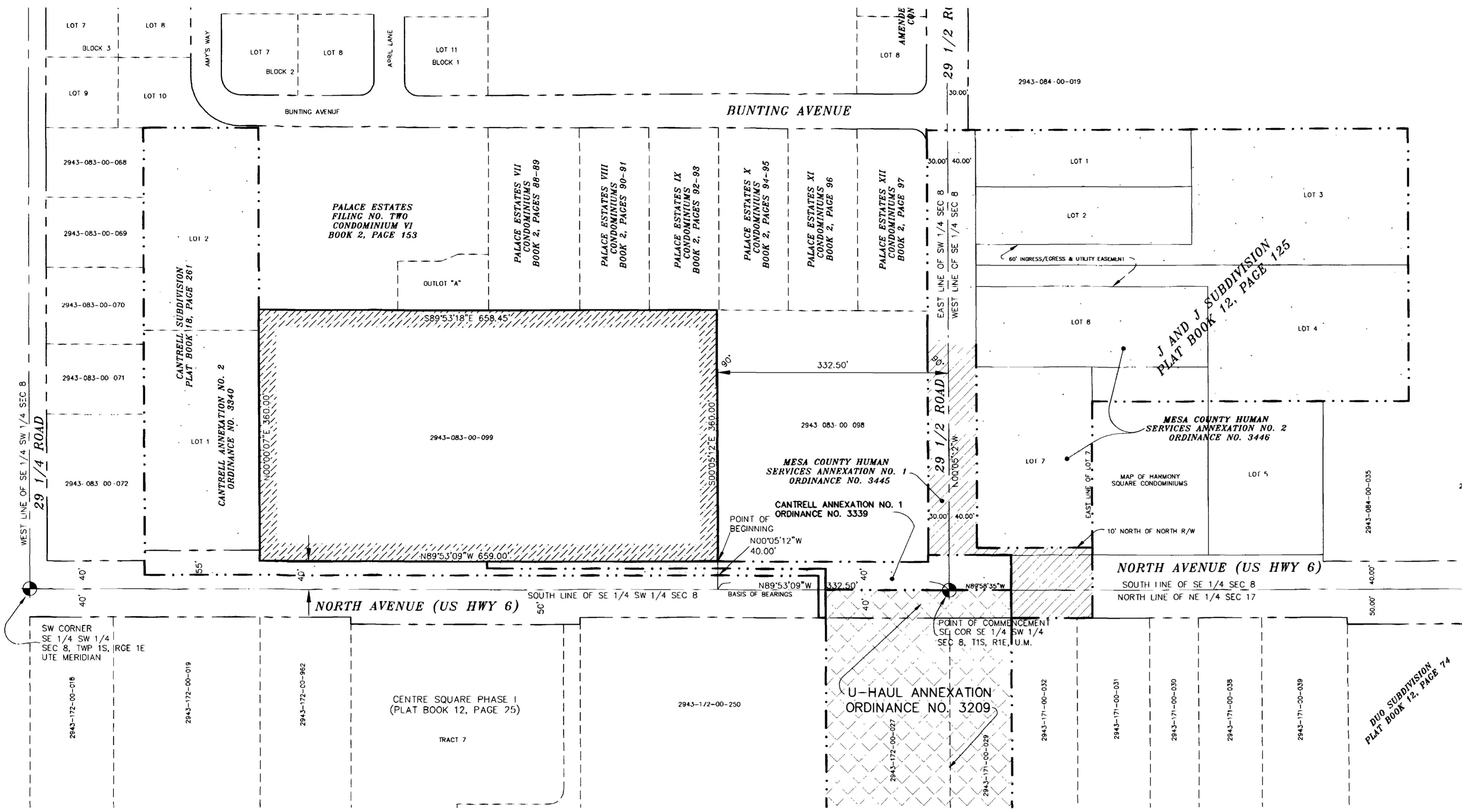


LEGAL DESCRIPTION

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

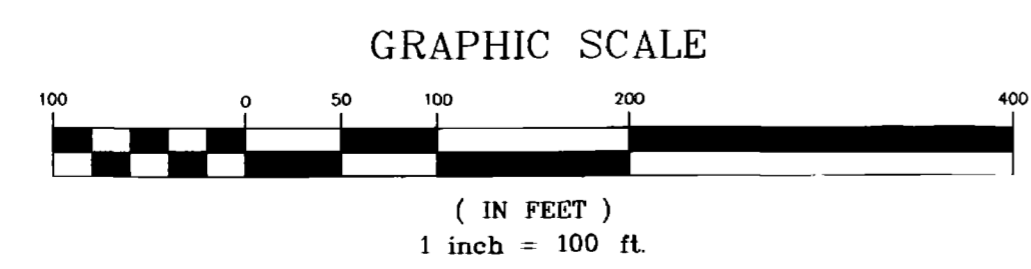
COMMENCING at the Southeast Corner of the SE 1/4 SW 1/4 of said Section 8, and assuming the South line of the SE 1/4 SW 1/4 of said Section 8 bears N 89°53'09" W and all other bearing mentioned herein are relative thereto; thence from said Point of Commencement, N 89°53'09" W along the South line of the SE 1/4 SW 1/4 of said Section 8 a distance of 332.50 feet; thence N 00°05'12" W a distance of 40.00 feet to a point on the North right of way for North Avenue (US Hwy 6) and the POINT OF BEGINNING; thence from said Point of Beginning, N 89°53'09" W along the North right of way for North Avenue, said line lying 40.00 feet North of and parallel to, the South line of the SE 1/4 SW 1/4 of said Section 8, a distance of 659.00 feet; thence N 00°00'07" E along the East line of Cantrell Subdivision, as same is recorded in Plat Book 18, Page 261, Public Records of Mesa County, Colorado, a distance of 359.97 feet; thence S 89°53'18" E, along the South line of several Palace Estates Condominiums, as they are recorded in Condominium Book 2, Pages 88 through 93 and Page 153, Public Records of Mesa County, Colorado, a distance of 658.45 feet; thence S 00°05'12" E along a line 332.50 feet West of and parallel to, the East line of the SE 1/4 SW 1/4 of said Section 8, a distance of 360.00 feet, more or less, to the Point of Beginning.

CONTAINING 5.4440 Acres (237,141.00 Square Feet), more or less, as described.



AREA OF ANNEXATION

ANNEXATION PERIMETER	2,037.45 FT
CONTIGUOUS PERIMETER	1,019.00 FT
AREA IN SQUARE FEET	237,141.00
AREA IN ACRES	5.4440



LEGEND

ANNEXATION BOUNDARY	—
EXISTING CITY LIMITS	- - - -

ORDINANCE NO.
3497

EFFECTIVE DATE
March 23, 2003

-- THIS IS NOT A BOUNDARY SURVEY --

The Description(s) contained herein have 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 should not be used as a means for establishing or verifying property boundary lines.

Peter T. Krick
 PETER T. KRICK
 No. 32824
 Professional Land Surveyor
 The City of Grand Junction

DATE: February 21, 2003

REVISED: 12-12-2002

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

DRAWN BY P.T.K.	DATE 12-12-2002
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

NORTH AVENUE CENTER ANNEXATION