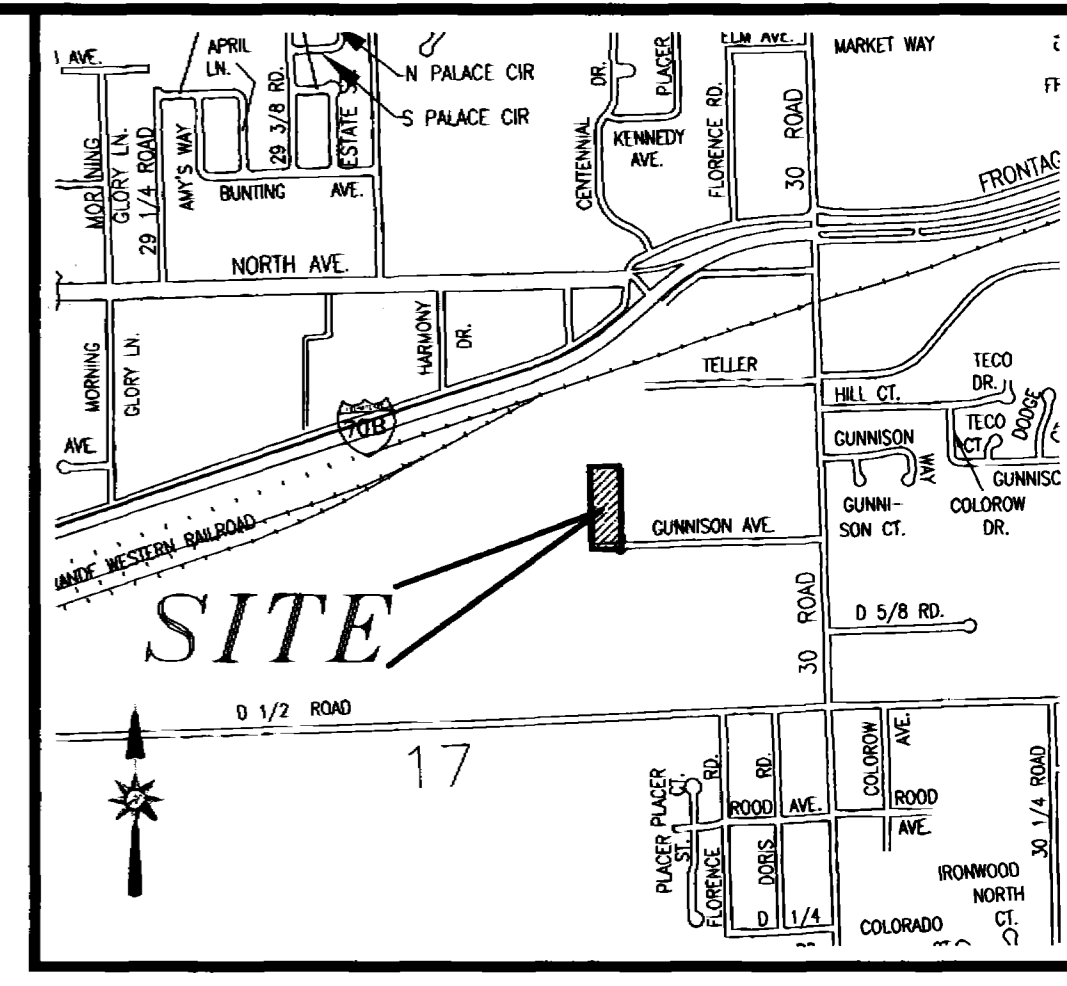


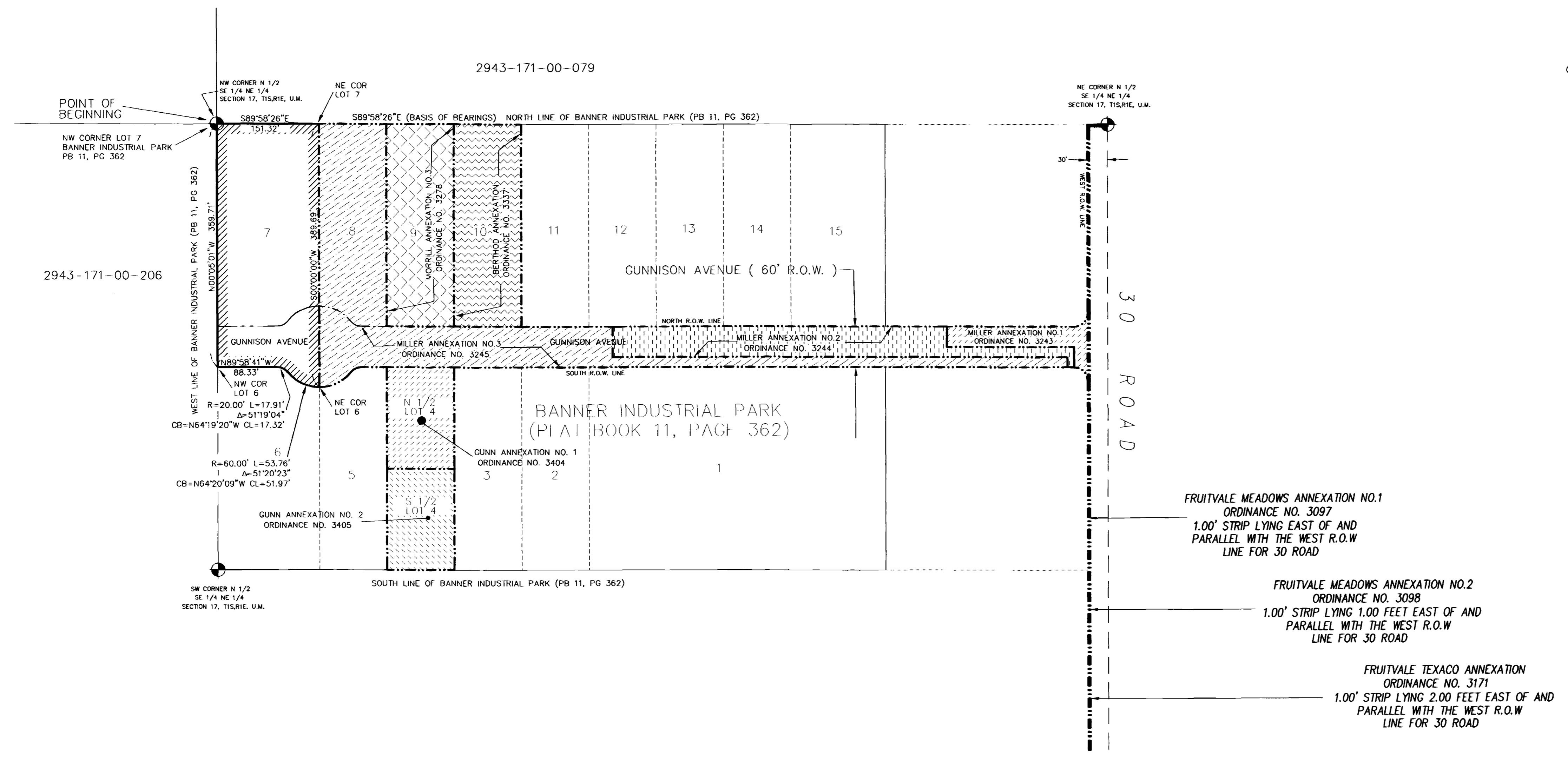


HUBBARTT ANNEXATION

SITUATE IN NE 1/4 OF SECTION 17, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



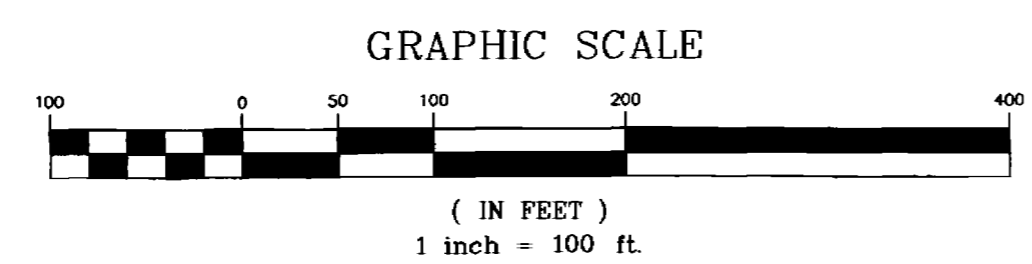
LEGAL DESCRIPTION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being all of Lot 7 and a portion of Gunnison Avenue, as shown on the Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 7, Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado, and assuming the North line of said Banner Industrial Park bears S 89°58'26" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 89°58'26" E along the North line of said Banner Industrial Park, a distance of 151.32 feet to a point being the Northeast corner of said Lot 7; thence S 00°00'00" W along the East line, and the Southerly projection thereof of said Lot 7, a distance of 389.69 feet to a point being the Northeast corner of Lot 6, said Banner Industrial Park; thence Westerly along the North line of said Lot 6, being the South right of way for Gunnison Avenue, the following three (3) courses:

1. Westerly along the arc of a 60.00 foot radius curve, non-tangent to the previously described line, concave North, whose long chord bears N 64°20'09" W, through a central angle of 51°20'23", an arc distance of 53.76 feet to a point of reverse curvature; thence?
 2. Westerly along the arc of a 20.00 foot radius curve, concave South, whose long chord bears N 64°19'20" W, through a central angle of 51°19'04", an arc distance of 17.91 feet to a point; thence?
 3. N 89°58'41" W along the South line of said Gunnison Avenue, a distance of 88.33 feet to a point being the Northwest corner of said Lot 6;
- thence N 00°05'01" W along the West line of said Banner Industrial Park, also being the West line of said Lot 7, a distance of 359.71 feet, more or less, to the Point of Beginning.

CONTAINING 1.2731 Acres (55,456.69 Square Feet), more or less, as described.



AREA OF ANNEXATION

ANNEXATION PERIMETER	1,060.72 FT
CONTIGUOUS PERIMETER	389.69 FT
AREA IN SQUARE FEET	55,456.69**
AREA IN ACRES	1.2731

LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -

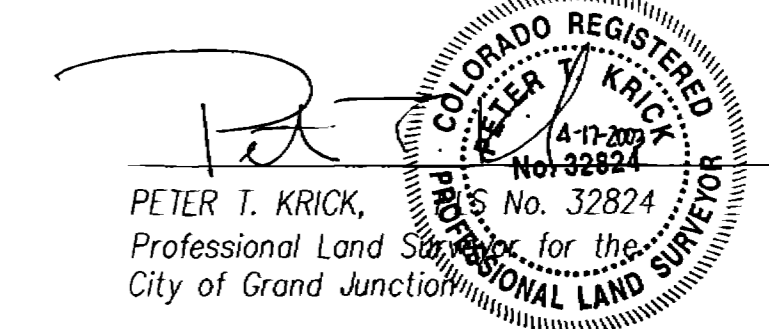
ORDINANCE NO.
3515

EFFECTIVE DATE
May 18th, 2003

THIS IS NOT A BOUNDARY SURVEY

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

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 RECORDED. 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.



PETER T. KRICK,
Professional Land Surveyor for the
City of Grand Junction
DATE: 4-17-2003

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 hereon.

DRAWN BY P.T.K.	DATE 01-13-2003
DESIGNED BY	DATE
CHECKED BY T.W.	DATE
APPROVED BY	DATE

SCALE
1" = 100'