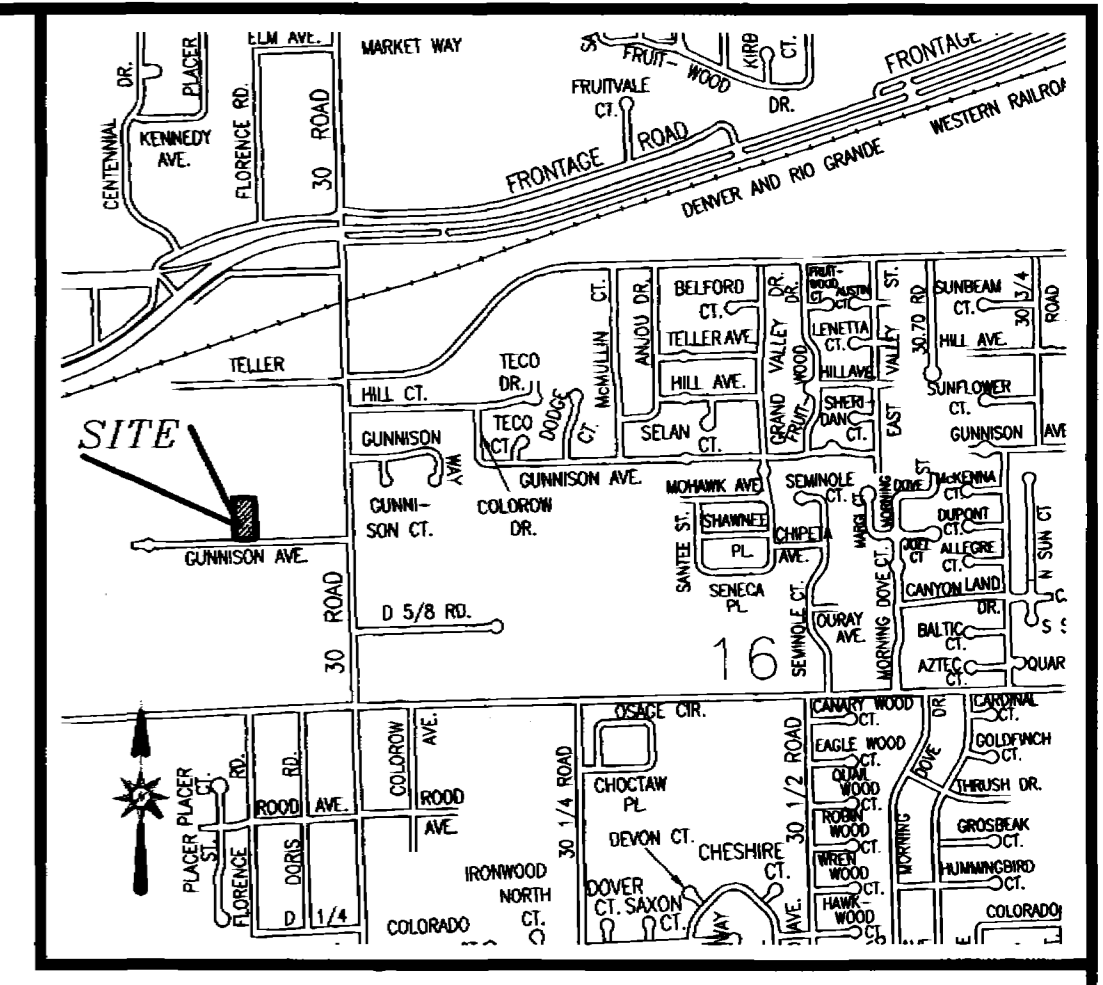
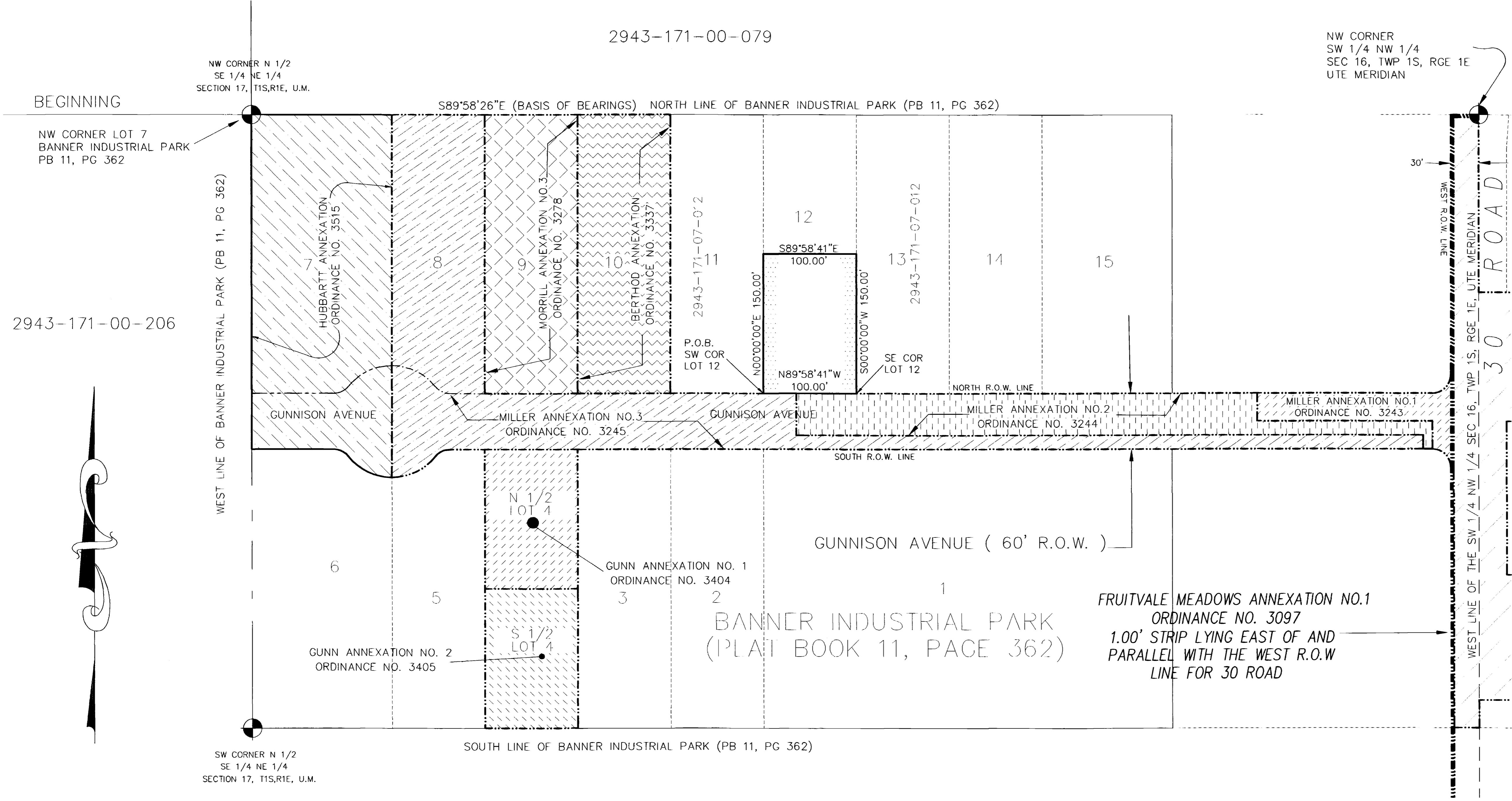


SERIANI ANNEXATION NO. 1

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



LOCATION MAP: NOT TO SCALE



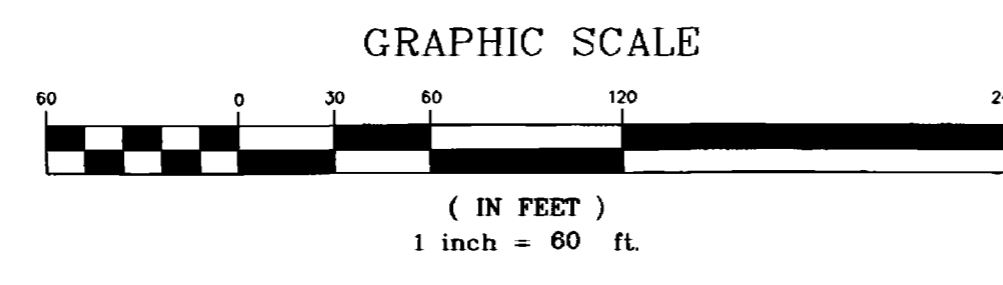
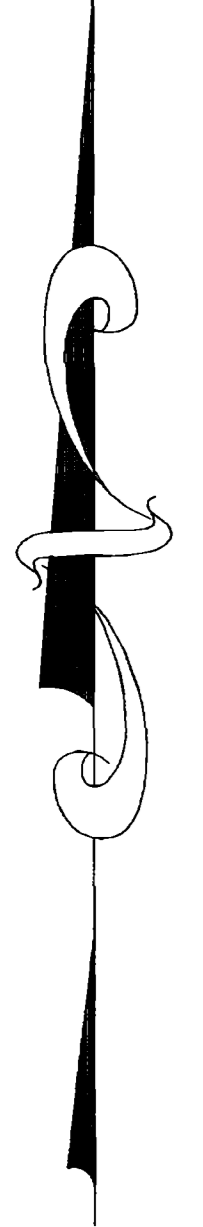
NW CORNER
SW 1/4 NW 1/4
SEC 16, TWP 1S, RGE 1E
UTE MERIDIAN

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 Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 12, Plat of 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 contained herein being relative thereto; thence from said Point of Beginning, N 00°00'00" E along the West line of said Lot 12, a distance of 150.00 feet; thence S 89°58'41" E a distance of 100.00 feet to a point on the East line of said Lot 12; thence S 00°00'00" W along the East line of said Lot 12, a distance of 150.00 feet to a point being the Southeast corner of said Lot 12; thence N 89°58'41" W along the South line of said Lot 12, also being the North Right of Way for Gunnison Avenue, a distance of 100.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.3444 Acres (15,000.00 Sq. Ft.), more or less, as described.



AREA OF ANNEXATION	
ANNEXATION PERIMETER	500.00 FT
CONTIGUOUS PERIMETER	100.00 FT.
AREA IN SQUARE FEET	15,000.00**
AREA IN ACRES	0.3444

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

ORDINANCE NO. 3517

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, 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 herein.

DRAWN BY	P.T.K.	DATE	02-03-2003
DESIGNED BY		DATE	
CHECKED BY	T.W.	DATE	
APPROVED BY		DATE	

SCALE 1" = 60'

SERIANI ANNEXATION NO. 1