

GRAND VALLEY AUDUBON ANNEXATION NO. 1

BEING A PORTION OF GOVT. LOT 2 AND A PORTION OF THE NW 1/4 NW 1/4 OF SECTION 16
AND A PORTION OF GOVT. LOT 3, SECTIONS 8 AND 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

BLUE HERON ANNEXATION
ORDINANCE NO. 2549

NORTH BANK
COLORADO RIVER

SOUTH BANK OF COLORADO RIVER

2945-084-00-922

2945-084-00-144

2945-093-00-167

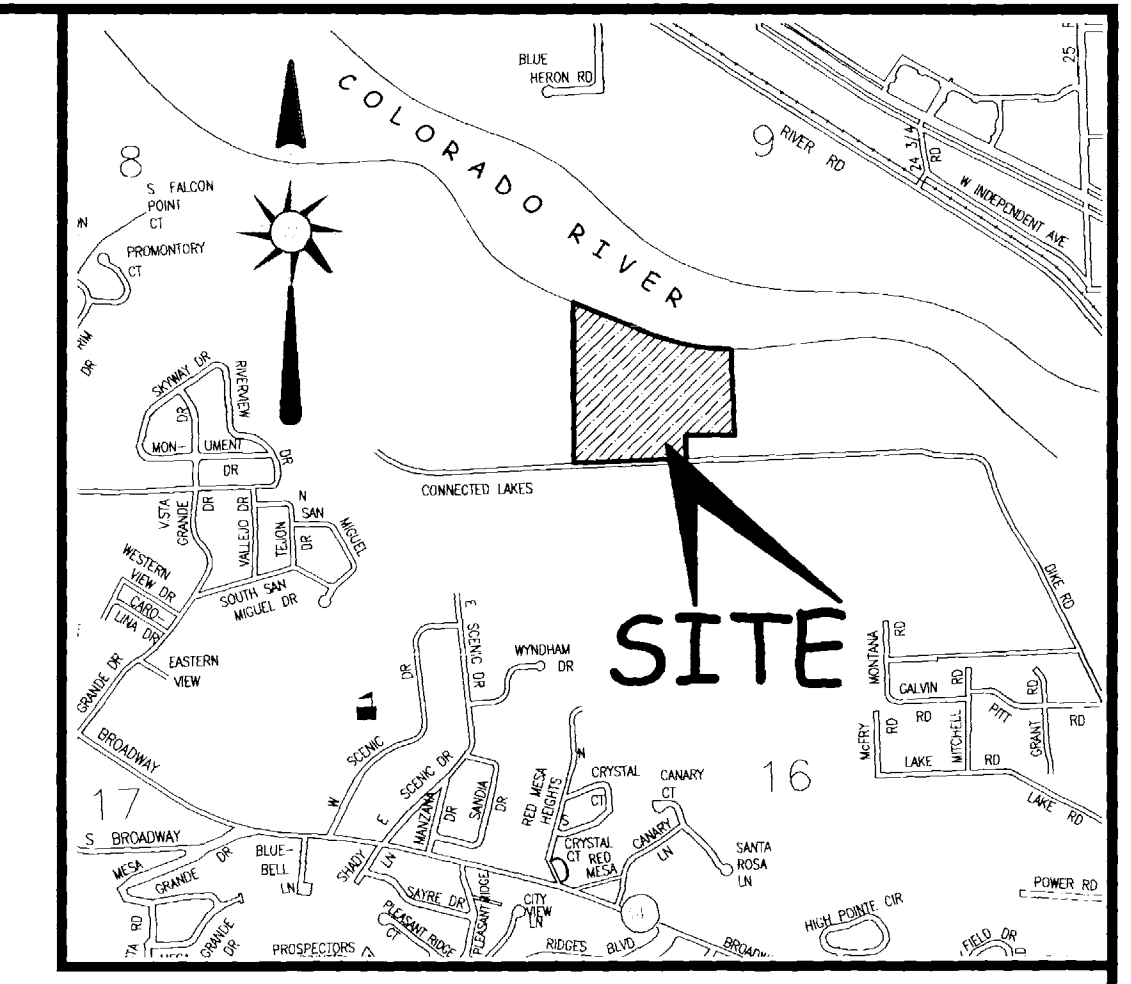
2945-162-00-298

2945-093-00-031

2945-162-00-293

2945-093-00-035

NOTE: CONTIGUITY FOR THIS ANNEXATION IS BASED UPON THE BLUE HERON ANNEXATION (ORDINANCE NO. 2549) OF THE NORTH BANK OF THE COLORADO RIVER. THE NORTHERLY LIMITS OF THIS ANNEXATION, BEING THE SOUTH BANK OF THE COLORADO RIVER, WOULD THEREFORE BE CONTIGUOUS IN ITS ENTIRETY.



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

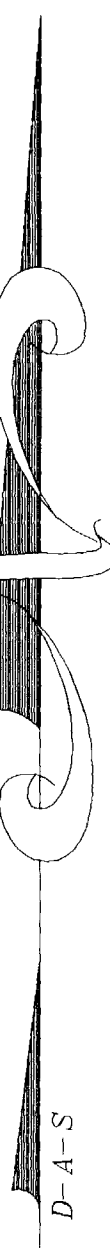
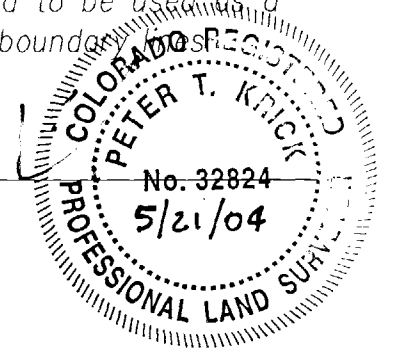
A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 9, the Northwest Quarter (NW 1/4) of Section 16, the Southeast Quarter (SE 1/4) of Section 8 and any portion thereof of any Government Lots within said Sections, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, lying Southerly of the South bank of the Colorado River and being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 16, and assuming the South line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 9 bears S 89°49'21" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°50'12" E along the North line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 16, a distance of 181.11 feet; thence S 02°14'04" E a distance of 131.87 feet; thence N 87°25'29" W a distance of 1495.65 feet to a point on the West line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 16, said point lying 60.00 feet South of, as measured along said line, the Northwest corner of said Section 16; thence N 89°49'21" E a distance of 1021.39 feet; thence N 03°32'39" E a distance of 60.13 feet to a point on the South line of the SW 1/4 SW 1/4 of said Section 9; thence S 89°49'21" W along the South line of the SW 1/4 SW 1/4 of said Section 9, a distance of 263.79 feet; thence N 89°11'58" W a distance of 630.69 feet; thence N 79°55'33" W a distance of 95.00 feet; thence N 49°11'37" W a distance of 81.01 feet; thence N 31°28'14" E a distance of 44.45 feet to a point on the West line of said Section 9; thence N 00°09'30" W along the West line of said Section 9, a distance of 508.66 feet; thence N 02°03'27" E a distance of 101.69 feet; thence N 11°19'09" W a distance of 113.47 feet; thence N 19°43'26" W a distance of 39.35 feet to a point on the West line of said Section 9; thence N 00°09'30" W a distance of 220.07 feet, more or less, to a point on the South bank of the Colorado River, as depicted on a Boundary Survey prepared by Mr. Steven L. Hagedorn of DH Surveys, Inc.; thence Southeasterly meandering the South bank of the Colorado River the following numbered courses:

- 1.) S 62°07'13" E a distance of 45.74 feet, thence...
- 2.) S 72°50'28" E a distance of 82.68 feet; thence...
- 3.) S 70°13'55" E a distance of 162.69 feet; thence...
- 4.) S 59°42'24" E a distance of 193.13 feet; thence...
- 5.) S 65°10'07" E a distance of 163.07 feet; thence...
- 6.) S 72°27'38" E a distance of 170.70 feet; thence...
- 7.) S 76°08'23" E a distance of 98.50 feet; thence...
- 8.) S 73°31'59" E a distance of 170.71 feet; thence...
- 9.) S 80°58'25" E a distance of 263.68 feet; thence...
- 10.) S 87°58'03" E a distance of 108.96 feet; thence leaving said South bank; S 01°20'54" W a distance of 434.40 feet; thence N 89°45'26" W a distance of 306.71 feet; thence S 00°03'25" W a distance of 219.58 feet, more or less, to a point on the South line of the SW 1/4 SW 1/4 of said Section 9; thence N 89°49'21" E along the South line of the SW 1/4 SW 1/4 of said Section 9, a distance of 250.00 feet, more or less, to the Point of Beginning.

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 is not intended to be used as a means for establishing or verifying property boundaries.

PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
DATE: May 21st, 2004



2945-084-00-922

REDLANDS POWER TAILRACE

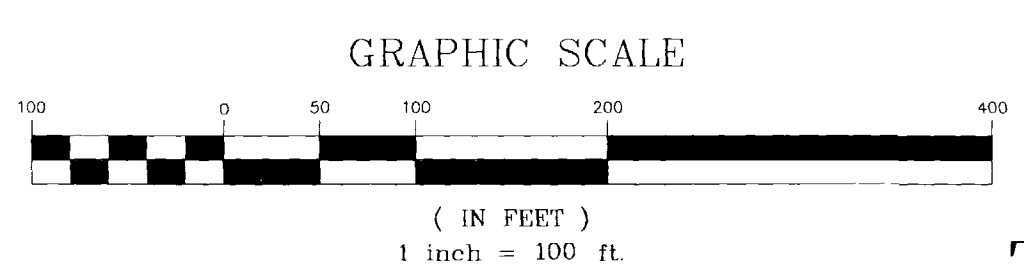
GREEN MINOR SUBDIVISION
(PLAT BOOK 19, PG'S 30 AND 31)

AREA OF ANNEXATION

ANNEXATION PERIMETER	7,658.87 FT
CONTIGUOUS PERIMETER	1,459.92 FT
AREA IN SQUARE FEET	1,132,282
AREA IN ACRES	25.994

LEGEND

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



ORDINANCE NO.
3630

EFFECTIVE DATE
June 20th, 2004

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY: P.T.K. DATE: 03-17-2004
DESIGNED BY: DATE: _____
CHECKED BY: I.W. DATE: _____
APPROVED BY: DATE: _____

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

GRAND VALLEY AUDUBON
ANNEXATION NO. 1

1
OF
1