## BARKER ANNEXATION NO. 2 B ROAD SITUATE IN SECTION 32, T1S, R1F, U.M. COUNTY OF MESA, STATE OF COLORADO LOT 4 JON HALL DRIVE JON HALL DRIVE JON HALL SUNSET PARK PLAT BOOK 9, PAGE 93 2943-322-00-138 NE CORNER SE 1/4 NW 1/4 SEC 32 TWP 15, RGE 1E, U.M. 2943-322-00-139 LOT 5 N89°51'18"E 494.71 N. LINE OF SE 1/4 NW 1/4 SEC 32, TWP 15, RGE 1E, U.M. N. LINE OF SW 1/4 NW 1/4 SEC 32 NE COR LOT 1 POINT OF BEGINNING 589°51'18"W NW CORNER SE 1/4 NW 1/4 SEC 32 COUNTRY HOME ESTATES LOT 1 LOT 1 PB 12, PG 211 TWP 15, RGE 1E, U.M. SUBDIVISION LOT 6 PLAT BOOK 9 $\stackrel{\text{CP}}{\Rightarrow}$ LOCATION MAP: NOT-TO-SCALE PAGE 133 LEGAL DESCRIPTION LOT 2 LOT 2 A certain parcel of land lying in Section 32, Township 1 South, Range 1 East of the SW COR LOT 7 Ute Principal Meridian, State of Colorado, County of Mesa and being more COUNTRY ESTATES COUNTRY HOME ESTATES LOT 7 particularly described as follows: PB 11, PG 129 PLAT BOOK 12, PAGE 211 Δ =122°06'00" BEGINNING at the Northwest corner of the Southeast Quarter of the Northwest LC BRG=S01°16'42"E Quarter (SE 1/4 NW 1/4) of said Section 32 and assuming the North line of the SE LOT 3 1/4 NW 1/4 of said Section 32 bears N 89°51'18" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N RED TAIL RIDGE ANNEXATION NO. 1 89°51'18" E along the North line of the SE 1/4 NW 1/4 of said Section 32, a ORDINANCE NO. 3499 distance of 494.71 feet to a point being the Southwest corner of Lot 2, Sunset Park, as same is recorded in Plat Book 9, Page 93, Public Records of Mesa County, LOT 4 Colorado: thence N 00°087'57" W along the West line of said Lot 2, a distance of SE COR LOT 4 2943-321-00-140 160.06 feet, more or less, to a point on the North right of way for Jon Hall Drive, COUNTRY HOME ESTATES as same is shown on said Sunset Park; thence N 89°51'27" E along said North right PB 12, PG 211 of way, a distance of 82.00 feet; thence 5 00°08'57" E along the East line of said Lot 2, a distance of 160.06 feet, more or less, to the Southeast corner of said Lot 2; thence S 89°51'18" W along the North line of the SE 1/4 NW 1/4 of said Section 32, a distance of 15.94 feet to a point being the Northeast corner of that certain REPLAT OF LOT 5 parcel of land described in Book 2276, Pages 610 and 611, Public Records of Mesa County, Colorado; thence 5 00°42'37" E along the East line of said described parcel, COUNTRY HOME ESTATES a distance of 829.00 feet; thence 5 83°04'23" W a distance of 116.60 feet, more PLAT BOOK 13, PAGE 522 or less, to a point on the North right of way for Highway 50; thence 5 00°00'00" E a distance of 59.07 feet; thence 5 63°44'41" E a distance of 1374.64 feet; thence S 18°28'17" W a distance of 4.04 feet; thence N 63°44'41" W a distance of 1636.81 LOT 2 LOT 1 feet; thence N 00°22'37" W along the East line, and the Southerly projection 2943-321-00-082 thereof, of that certain parcel of land described in Book 2736, Page 236, Public Records of Mesa County, Colorado, a distance of 241.53 feet; thence N 62°34'37" SE COR LOT 2 REPLAT OF LOT 5 W, along the North line of said described parcel, a distance of 110.00 feet; thence 2943-322-00-119 COUNTRY HOME ESTATES 5 00°22'37" E a distance of 200.48 feet, more or less, to a point on the North right PB 13, PG 522 of way for Highway 50; thence N 66°35'00" W, along said North right of way, a distance of 16.45 feet; thence N 00°12'09" W a distance of 273.21 feet; thence N 29<sub>43-3</sub>22-00<sub>-109</sub> CANAL 26°21'53" W a distance of 294.96 feet to a point being the beginning of a 50.00 foot radius curve, concave East, whose long chord bears N 01°16'42" E with a long BARKER ANNEXATION NO. 1 chord length of 87.50 feet; thence 106.55 feet Northerly along the arc of said curve, through a central angle of 122°06'00", said line being the West right of way <sup>2943-3</sup>22-00-044 for Lantzer Avenue, as same is shown on Neff Subdivision, as same is recorded in Plat Book 9, Page 133, Public Records of Mesa County, Colorado; thence N 00°13'42" W, along said West right of way, a distance of 192.16 feet, more or less, to a point on the North line of the Southwest Quarter of the Northwest Quarter (SW 1/4 LOT 1 NW 1/4) of said Section 32; thence N 89°47′10″ E, along said North line, a distance 2943-321-00-165 LOT 2 of 159.10 feet, more or less, to the Point of Beginning. HOFFMAN MINOR SUBDIVISION PLAT BOOK 14, PAGE 34 S. LINE OF NE 1/4 SEC 32 $A + \frac{1}{2}R0AD$ S. LINE OF NW 1/4 SEC 32 LYLE DRIVE N89°32'19"E 1312.11 SW CORNER SE 1/4 NW 1/4 SEC 32 TWP 1S, RGE 1E, U.M. CENTER OF SEC 32 RED TAIL RIDGE ANNEXATION NO. 2; 2943-324-00-001 TWP 1 S, RGE 1 E UTE MERIDIAN The Description(s) contained herein have been derived from 518°28'17"W subdivision plats and deed descriptions as they appear in the 2943-321-00-165 LOT 1 office of the Mesa County Clerk and Recorder. This plat does not 2943-323-00-097 constitute a legal survey, and is not intended to be used as a LOT 9 means for establishing or verifying property boundary lines. AREA OF ANNEXATION GRAPHIC SCALE EFFECTIVE DATE ORDINANCE NO. ANNEXATION PERIMETER 6,527.36 FT PFTFR I. KRICK, PLS No. 32824 *LEGEND* October 17, 2004 3666 1,378.68 FT. CONTIGUOUS PERIMETER Professional Land Surveyor for the AREA IN SQUARE FEET 466,963\*\*\* City of Grand Junction ARFA IN ACRES 10.72 IS NOT A BOUNDARY SURVEY DATE: September 17, 2004 (\*\*\*CONTAINS XXX.X SQ. FT. WITHIN PUBLIC RIGHTS OF WAY) P.T.K. DATE 07-28-2004 SCALE DRAWN BY PUBLIC WORKS Grand Junction According to Colorado law you must commence any legal action based upon any defect in DESIGNED BY AND UTILITIES BARKER ANNEXATION NO. 2 this survey wihin three years after you first discover such detect. In no event may any T.W. DATE action based upon any defect in this survey be commenced more than ten years from the 1" = 100' CHECKED BY REAL ESTATE DIVISION date of the certification shown hereon. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_