PRAIRIE VIEW ANNEXATION NO. 1 SITUATE IN THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16, T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO SON CT. **GUNNISON AVENUE** GUNNISON AVENUE GUNNISON FRUITWOOD SUBDIVISION (PB 11, PG 194) FRUITWOOD SUBDIVISION FILING NO. 5 FILING NO. 4 (PB 11, PG 194) (PB 11, PG 194) BLOCK TEN N89°55'43"E (BASIS OF BEARINGS) N. LINE OF NW 1/4 SE 1/4 NW 1/4 SEC 16, TWP 15, RGE 1E, U.M. LOCATION MAP: NOT-TO-SCALE E. UTE MERIDIAN N89°55'43"E 345.00" POINT OF BEGINNING NW CORNER BLOCK 4 NE CORNER NW 1/4 SE 1/4 NW 1/4 NW 1/4 SE 1/4 NW 1/4 SEC 16, TWP 15, RGE 1E UTE MERIDIAN SEC-16.-TWP-15, RGE 1E-GRAND MEADOWS SUBDIVISION UTE MERIDIAN MOHAWKAVE GRAND MEADOWS ANNEXATION LEGAL DESCRIPTION 345.0 BLOCK 3 A certain parcel of land lying in the Northwest Quarter of the Southeast GRAND MEADOW AVENUE Quarter of the Northwest Quarter (NW 1/4 SE 1/4 NW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: 2943-162-00-114 BEGINNING at the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 and assuming the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 bears N 89°55'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N SHAWNEEPLACE GRAND MEADOWS 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said SOUTH SUBDIVISION Section 16, a distance of 345.00 feet; thence 5 00°05'30" W a distance of (PB 20, PG 73) 660.13 feet, more or less, to a point on the South line of the NW 1/4 SE 1/4 2943-162-00-115 NW 1/4 of said Section 16; thence 5 89°54'06" W along the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 134.18 feet, GRAND MEADOWS SOUTH more or less, to a point of intersection with the Southerly projection of the ANNEXATION BLOCK 2 589°54'06"W 208.71' East line of that certain parcel of land as described and recorded in Book ORDINANCE NO. 3510 1826, Page 820, Public Records of Mesa County, Colorado; thence N 00°05'30" W along the East line of said parcel, a distance of 228.71 feet to BIG BIRD AVENUE a point being the Northeast corner of that certain parcel of land; thence S 89°54'06" W along the North line of that certain parcel described in said Book 1826, Page 820, a distance of 208.71 feet to a point on the West line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence N 00°05'30" W 2943-162-00-215 2943-162-00-033 along the West line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a SENECAPLACE (DEED RECORDED IN distance of 431.57 feet, more or less, to the Point of Beginning. SW CORNER BOOK 1826, PG 820) NW 1/4 SE 1/4 NW 1/4 SEC 16, TWP 15, RGE 1E UTE MERIDIAN 20' ROAD RIGHT OF WAY (PER BK 45, PG 575, OCTOBER OF 1894) 589°54'06"W 208.71' 589°54'06"W 134.18' S. LINE OF CHEROKEE VILLAGE NO. TWO (PB 13, PG 13) S. LINE OF NW 1/4 SE 1/4 NW 1/4 SEC 16, TWP 15, RGE 1E, U.M. N. LINE OF SE 1/4 NW 1/4 SEC 16, TWP 15, RGE 1E, U.M. SE CORNER NW 1/4 SE 1/4 NW 1/4 REPLAT OF 2943-162-00-031 2943-162-00-030 SEC 16, TWP 15, RGE 1E UTE MERIDIAN VICTORIAN MANOR 2943-162-00-195 (PB 13, PG 524) The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the 2943-162-00-037 office of the Mesa County Clerk and Recorder. This plat does not 2943-162-51-023 constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines. AREA OF ANNEXATION GRAPHIC SCALE EFFECTIVE DATE ORDINANCE NO. ANNEXATION PERIMETER 2,008.30 FT No. 32824 PETER T. KRICK, PLS No. 32824 November7th, 2004 CONTIGUOUS PERIMETER 431.57 FT. 3672 Professional Land Surveyor for the AREA IN SQUARE FEET 179,340 City of Grand Junction (IN FEET) AREA IN ACRES 1 inch = 60 ft.THIS IS NOT A BOUNDARY SURVEY DATE: October 7th, 2004 DRAWN BY ______ P.T.K. ___ DATE __08-09-2004 SCALE PUBLIC WORKS Grand Junction According to Colorado law you must commence any legal action based upon any defect in DESIGNED BY _____ DATE __ this survey wihin three years after you first discover such defect. In no event may any AND UTILITIES PRAIRIE VIEW ANNEXATION NO. action based upon any defect in this survey be commenced more than ten years from the 1" = 60' CHECKED BY _____T.W.___DATE _____ COLORADO date of the certification shown hereon. REAL ESTATE DIVISION APPROVED BY _____ DATE __

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