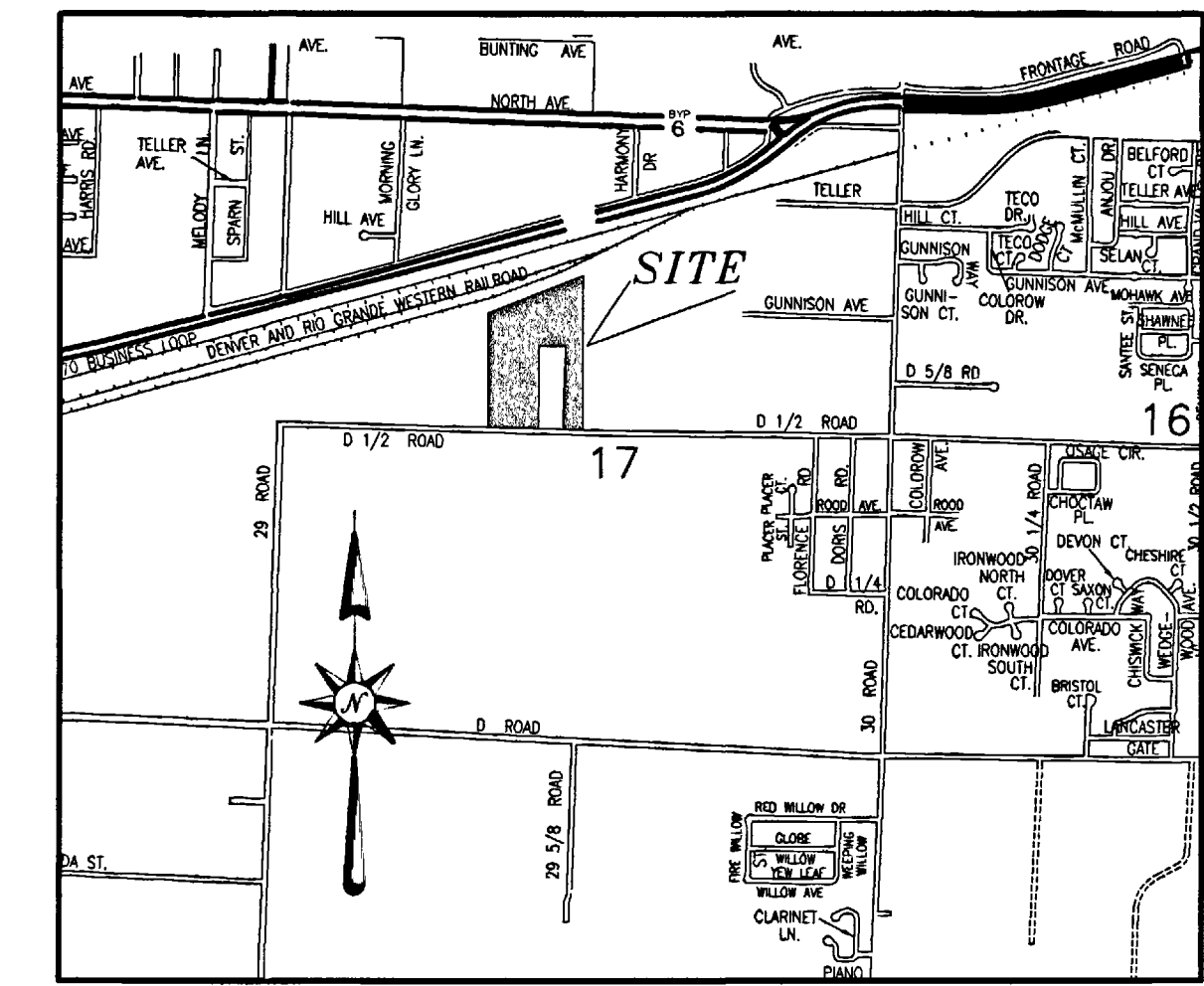
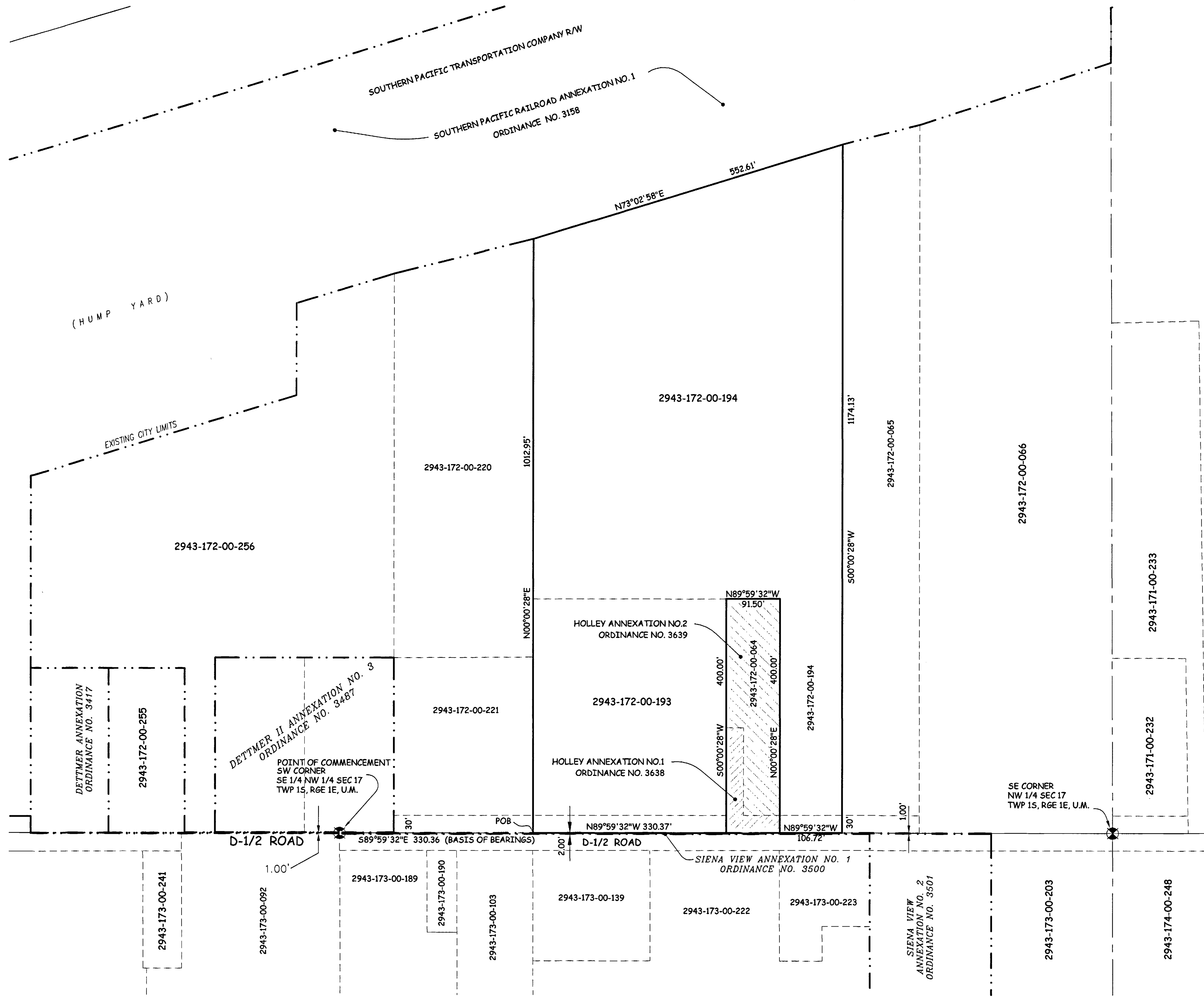


# BEAGLEY II ANNEXATION

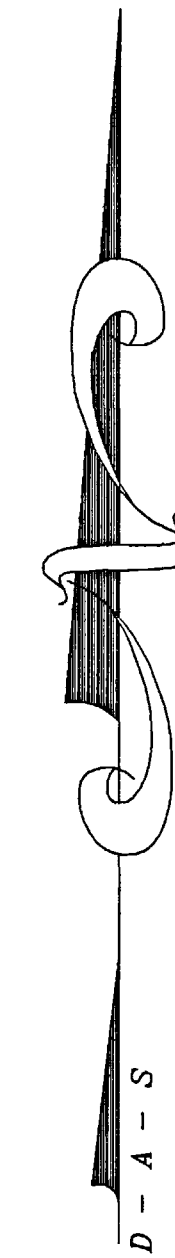
SITUATE IN THE SE 1/4 OF THE NW 1/4 SECTION 17, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



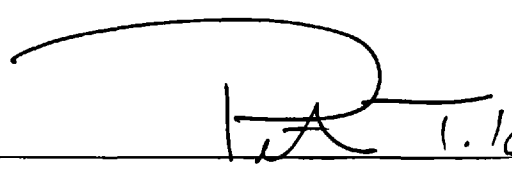
### LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 17, Township 1South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the SW corner of the SE 1/4 NW 1/4 of said Section 17, and assuming the South line of the SE 1/4 NW 1/4 of said Section 17 to bear S89°59'32"E with all bearings contained herein relative thereto; thence S89°59'32"E along the South line of the SE 1/4 NW 1/4 of said Section 17 a distance of 330.36 feet to the Point of Beginning; thence N00°00'28"E a distance of 1012.95 feet to the South line of Southern Pacific Railroad Annexation No. 1, Ordinance No. 3158, City of Grand Junction; thence N73°02'58"E along the South line of said Southern Pacific Railroad Annexation No. 1 a distance of 552.61 feet; thence S00°00'28"W a distance of 1174.13 feet to the South line of the SE 1/4 NW 1/4 of said Section 17, thence N89°59'32"W along the South line of the SE 1/4 NW 1/4 of said Section 17 a distance of 106.72 feet to the Southeast corner of Holley Annexation No. 1, Ordinance No. 3638, City of Grand Junction; thence N00°00'28"E along the East line of said Holley Annexation No. 1 and Holley Annexation No. 2, Ordinance No. 3639, City of Grand Junction, a distance of 400.00 feet to the Northeast corner of said Holley Annexation No. 2; thence N89°59'32"W along the North line of said Holley Annexation No. 2 a distance of 91.50 feet to the Northwest corner of said Holley Annexation No. 2; thence S00°00'28"W along the West line of said Holley Annexation No. 1 and 2 a distance of 400.00 feet to the South line of the SE 1/4 NW 1/4 of said Section 17; thence N89°59'32"W along the South line of the SE 1/4 NW 1/4 of said Section 17 a distance of 330.37 feet 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 boundary lines.

  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: July 8th, 2005



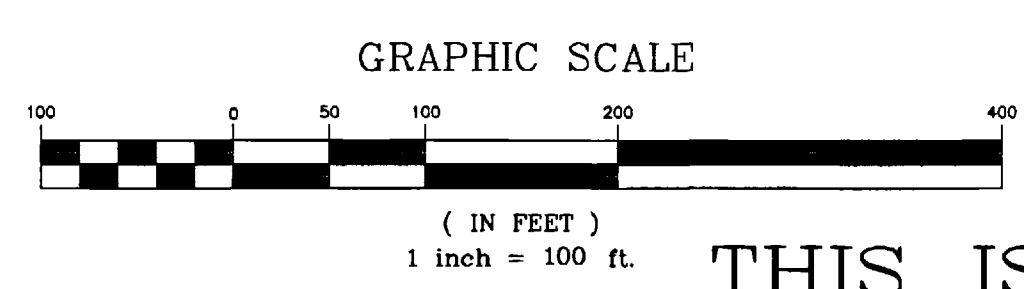
#### AREA OF ANNEXATION

ANNEXATION PERIMETER	4068.27 FT
CONTIGUOUS PERIMETER	6377.13 FT.
AREA IN SQUARE FEET	541,425***
AREA IN ACRES	12.43

(CONTAINS 13,113 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY)

#### LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	



ORDINANCE NO.  
3795

EFFECTIVE DATE  
August 7th, 2005

THIS IS NOT A BOUNDARY SURVEY

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	T.L.P.	DATE	04-20-05
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

BEAGLEY II ANNEXATION  
1306000.tif