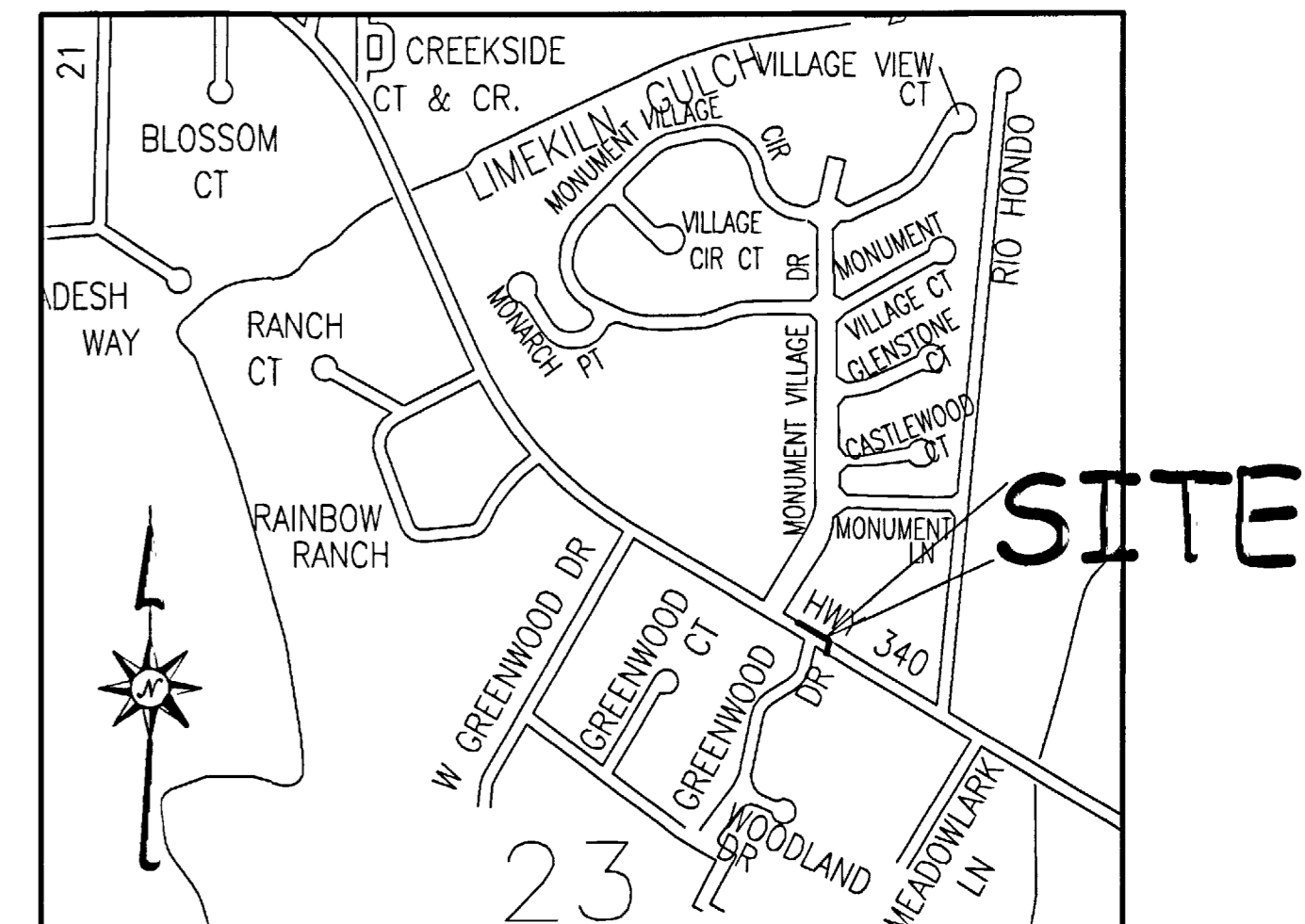


# ACE HARDWARE ANNEXATION NO. 1

SITUATE IN THE N 1/2 OF SECTION 23, T11 S, R101 W, 6TH P.M.

COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

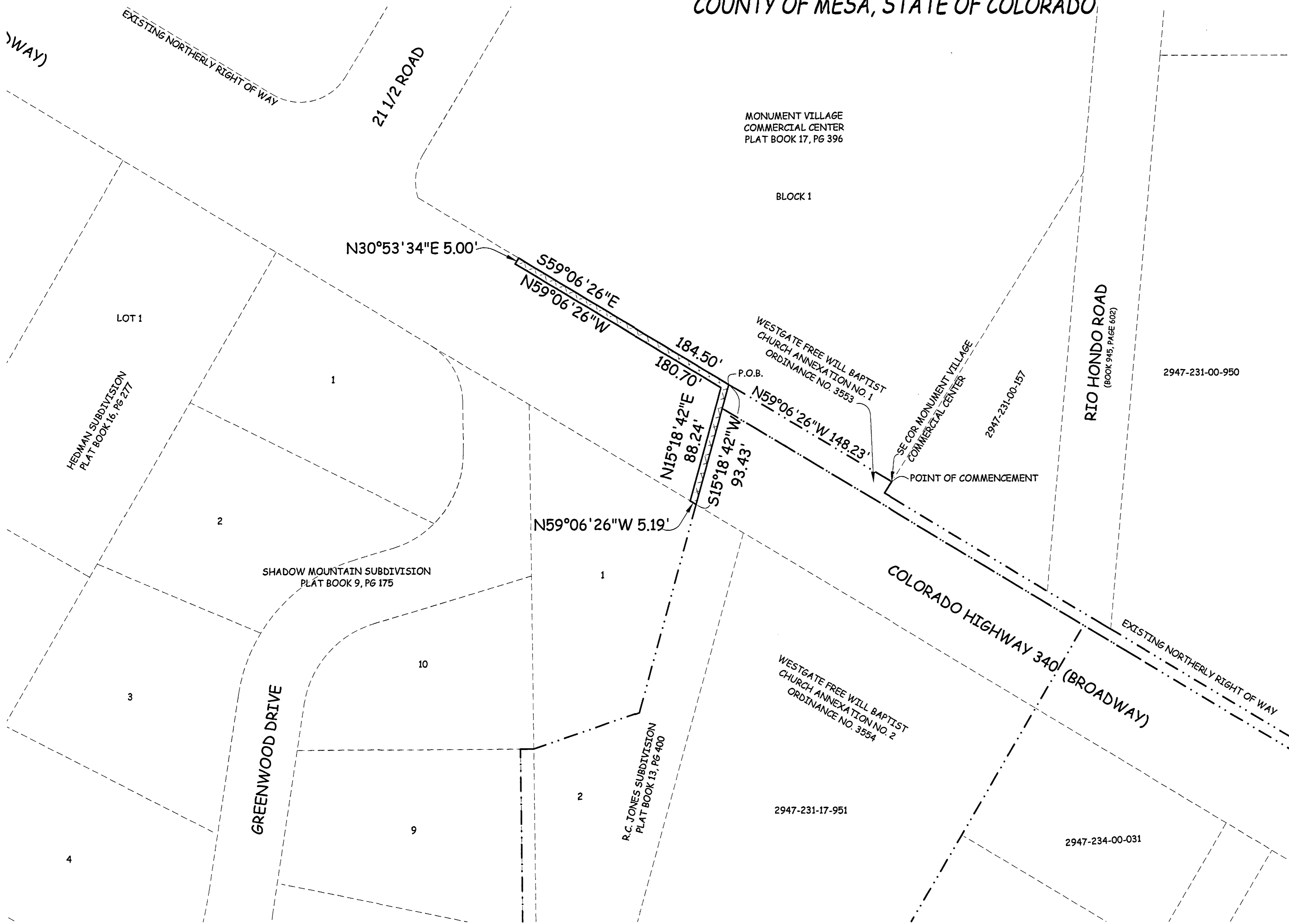
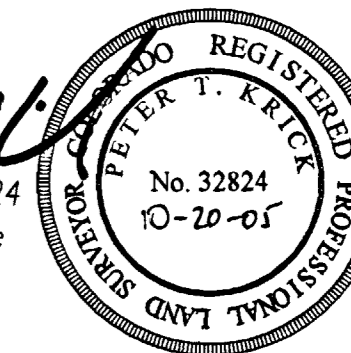
## LEGAL DESCRIPTION

A certain parcel of land located in the North 1/2 (N 1/2) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Block 1, Monument Village Commercial Center as recorded in Plat Book 17, Page 396, Mesa County, Colorado records and assuming the Northerly right of way of Colorado State Highway 340 to bear N59°06'26"W with all bearings contained herein relative thereto; thence from said point of commencement N59°06'26"W along said Northerly right of way a distance of 143.04 feet to the Northwest corner of Westgate Freewill Baptist Church Annexation No. 1, Ordinance No. 3553, City of Grand Junction and the Point of Beginning; thence S15°18'42"W along the Westerly lines of said Westgate Freewill Baptist Church Annexation No. 1, and Westgate Freewill Baptist Church Annexation No. 2, Ordinance No. 3554, City of Grand Junction, a distance of 93.43 feet to the Southerly right of way of said Highway 340; thence N59°06'26"W along the Southerly right of way of said Highway 340, a distance of 5.19 feet; thence N15°18'42"E along a line being 5.00 feet West of and parallel with the Westerly lines of said Westgate Freewill Baptist Church Annexation Nos. 1 & 2, a distance of 88.24 feet; thence N59°06'26"W along a line being 5.00 feet South of and parallel with the Northerly right of way of said Highway 340 a distance of 180.70 feet; thence N30°53'34"E a distance of 5.00 feet to the Northerly right of way of said Highway 340; thence S59°06'26"E along the Northerly right of way of said Highway 340 a distance of 184.50 feet.

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*  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: October 20, 2005



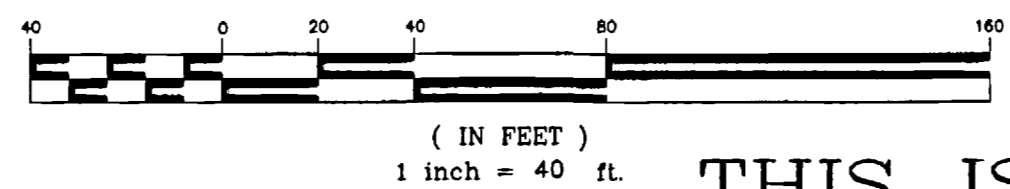
### AREA OF ANNEXATION

|                      |           |
|----------------------|-----------|
| ANNEXATION PERIMETER | 557.07 FT |
| CONTIGUOUS PERIMETER | 93.43 FT. |
| AREA IN SQUARE FEET  | 1,367***  |
| AREA IN ACRES        | 0.03      |

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

\*\*\*CONTAINS 1,367 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

### GRAPHIC SCALE



ORDINANCE NO.  
3830

EFFECTIVE DATE  
NOVEMBER 20, 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 herein.

DRAWN BY T.L.P. DATE 8-12-05  
 DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY P.T.K. DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE  
1" = 40'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

ACE HARDWARE ANNEXATION NO. 1  
13061200.tif