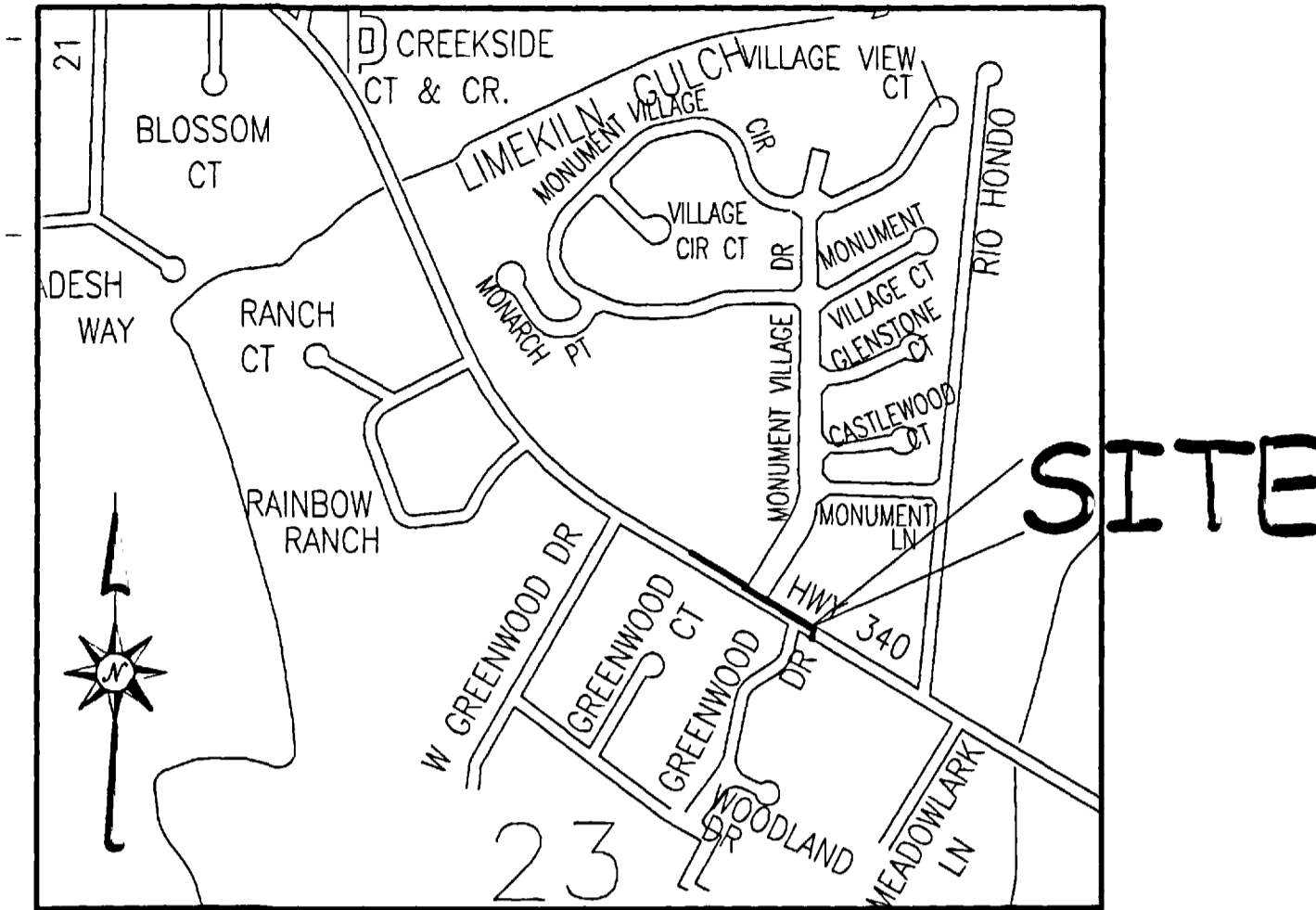


ACE HARDWARE ANNEXATION NO. 2

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



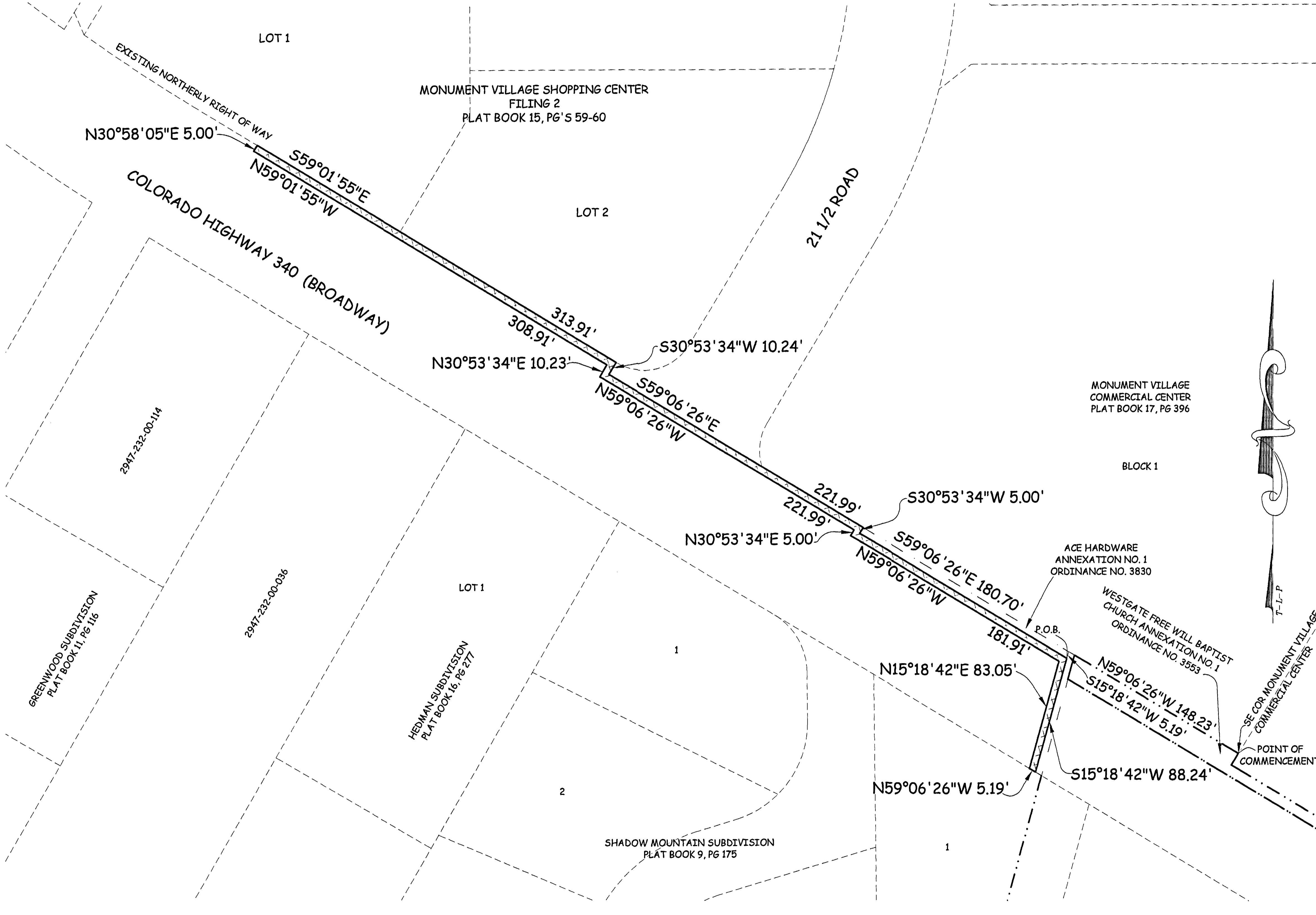
LOCATION MAP: NOT-TO-SCALE

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:

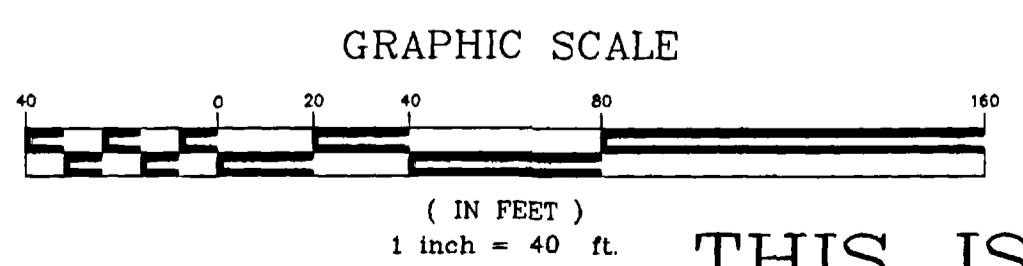
Commencing at the Southeast corner of Block 1, Monument Village Commercial Center as recorded in Plat Book 17, Page 396, Mesa County, Colorado records and assuming the Northerly right of way of Colorado State Highway 340 to bear N59°06'26"W with all bearings contained herein relative thereto; thence from said point of commencement N59°06'26"W along said Northerly right of way a distance of 148.23 feet; thence S15°18'42"W along a line being 5.00 West of and parallel with the Westerly line of Westgate Freewill Baptist Church Annexation No. 1, Ordinance No. 3553, City of Grand Junction, a distance of 5.19 feet to the Point of Beginning; thence S15°18'42"W along a line being 5.00 feet West of and parallel with 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 88.24 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 10.00 feet West of and parallel with the Westerly lines of said Westgate Freewill Baptist Church Annexation Nos. 1 & 2, a distance of 83.05 feet; thence N59°06'26"W along a line being 10.00 feet South of and parallel with the Northerly right of way of said Highway 340 a distance of 181.91 feet; thence N30°53'34"E a distance of 5.00 feet; thence N59°06'26"W a distance of 221.99 feet; thence N30°53'34"E a distance of 10.23; thence N59°01'55"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 308.91 feet; thence N30°58'05"E a distance of 5.00 to the Northerly right of way of said Highway 340; thence S59°01'55"E along the Northerly right of way of said Highway 340 a distance of 313.91 feet; thence S30°53'34"W a distance of 10.24 feet; thence S59°06'26"E a distance of 221.99 feet; thence S30°53'34"W a distance of 5.00 feet; thence S59°06'26"E 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 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.



AREA OF ANNEXATION	
ANNEXATION PERIMETER	1641.37 FT
CONTIGUOUS PERIMETER	273.94 FT.
AREA IN SQUARE FEET	4,078***
AREA IN ACRES	0.09

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



ORDINANCE NO.
3831

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	08-12-05
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. 2
13061300.tif



PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction

DATE: October 20, 2005