ABEYTAIWEAVER ANNEXATION NO. 1 SITUATE IN THE NE 1/4 SW 1/4 OF SECTION 16, T15, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO LOT 1 DAVIS TOWNHOUSES 2943-162-00-195 REPLAT OF VICTORIAN MANOR (PB 13, PG 83) PLAT BOOK 13, PAGE 524 2943-162-00-036 2943-162-00-196 FRUITVALE MEADOWS FRUITVALE MEADOWS D 1/2 RD ANNEXATION NO. 2 ANNEXATION NO. 2 ORDINANCE NO. 3098 ORDINANCE NO. 3098 D-1/2 ROAD 206.25' N89°54'18"E N89°54'18"E 563.75 N. LINE NE1/4 SW1/4 SEC 16, T15, R1E, U.M. NW CORNER NE CORNER 500°05'42"E 1.00' N89°54'18"E 1321.18' D-1/2 ROAD 589°54'18"W 201.24' NE 1/4 SW 1/4 NE 1/4 SW 1/4 (BASIS OF BEARINGS) SEC. 16, T15, R1E, U.M. SEC. 16, T1S, R1E, U.M. N00°05'42"W 5.00'-CEDARWOOD 412.00 LOCATION MAP: NOT-TO-SCALE BLOCK TWO 2943-163-00-179 LEGAL DESCRIPTION A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 16, Township 1 South, Range 1 East, of the Ute Principal OSAGE CIRCLE Meridian, County of Mesa, State of Colorado, being more particularly described as CHEROKEE VILLAGE WEST (PB 13, PG 193-194) Commencing at the Northwest corner of the NE 1/4 SW 1/4 of said Section 16 and assuming the North line of the NE 1/4 SW 1/4 of said Section 16 to bear N89°54'18"E with all bearings contained herein relative thereto; thence N89°54'18"E along the North line of said NE 1/4 SW 1/4 of said Section 16 a distance of 563.75 feet; thence S00°05'42"E a distance of 1.00 foot to the Point of Beginning; thence N89°54'18"E along a line being 1.00 foot South of and parallel with the North line of the NE 1/4 SW | | 1/4 of said Section 16 a distance of 206.25 feet; thence S00°02'15"W a distance of 412.00 feet; thence N89°57'45"W a distance of 5.00 feet; thence N00°02'15"E a distance 2943-163-00-061 of 407.00 feet; thence \$89°54'18"W along a line being 6.00 feet South of and parallel with the North line of the NE 1/4 SW 1/4 of said Section 16 a distance of 201.24 feet; thence N00°05'42"W a distance of 5.00 feet to the Point of Beginning. BLOCK THREE S00°02'15"W N00°02'15"E TRACT A 13 14 CHOCTAW PLACE N89°57|45"W 5.00' BLOCK ONE BLOCK TWO 17 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 GRAPHIC SCALE EFFECTIVE DATE ORDINANCE NO. 1,236 48 FT PETER T. KRICK, PLS No. 32824 ANNEXATION PERIMETER LEGEND NOVEMBER 20, 2005 CONTIGUOUS PERIMETER 211.25 FT Professional Land Surveyor for the City of Grand Junction AREA IN SQUARE FEET 3,066 (IN FEET) 1 inch = 40 ft AREA IN ACRES 0 07 IS NOT A BOUNDARY SURVEY DATE: October 20, 2005 (CONTAINS NO AREA WITHIN PUBLIC RIGHTS OF WAY) DRAWN BY T.L.P. DATE 08-19-05 SCALE PUBLIC WORKS [unction 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 DESIGNED BY _____ DATE _ AND UTILITIES ABEYTA/WEAVER ANNEXATION NO. 1 CHECKED BY P.T.K. DATE 1" = 40' COLORADO action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon REAL ESTATE DIVISION 13061500.tif