## GPD GLOBAL / WOOMER ANNEXATION SITUATE IN THE S 1/2 NW 1/4 OF SECTION 32 & THE SE 1/4 NE 1/4 OF SECTION 31, T. 1N, R. 1W, U.M. COUNTY OF MESA, STATE OF COLORADO SITE 2701-322-00-004 POINT OF N89°58'43"W 1320.32 N89°59'38"W 1319.97 COMMENCEMENT NE CORNER NORTH LINE SE 1/4 NW 1/4 SECTION 32 NORTH LINE SW 1/4 NW 1/4 SECTION 32 NE CORNER SW 1/4 NW 1/4 SE 1/4 NW 1/4 SW 1/4 NW 1/4 SEC. 32 TIN RIW UM SEC. 32 TIN RIW UM SEC. 32 TIN RIW UM 2701-322-00-065 LOCATION MAP: NOT-TO-SCALE -N89°59'12"E 36.06' N89°58'41"E 41.93' LEGAL DESCRIPTION 504°45'48"E 54.50' 589°59'06"E 1279.32' A REPLAT OF A certain parcel of land located in the South Half of the Northwest Quarter (S 1/2 NW TWENTY THREE PARK PLAZA 1/4) of Section 32 and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of FILING NO. ONE Section 31, Township One North, Range One West of the Ute Principal Meridian, County PLAT BOOK 13, PAGES 250-252 of Mesa, State of Colorado and being more particularly described as follows: BLOCK FIV 2701-322-19-003 Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter APPLETON WEST PLANNED COMMERCIAL PARK (SW 1/4 NW 1/4) of said Section 32 and assuming the West line of the SW 1/4 NW 1/4 PLAT BOOK 12, PAGE 364 of said Section 32 to bear S00°03'12"W with all bearing contained herein relative thereto; thence S00°03'12"W along the West line of the SW 1/4 NW 1/4 of said Section 32 a distance of 265.04 feet to the Point of Beginning; thence N89°59'12"E a distance of 36.06 feet to a point on the Easterly right of way of 23 Road as recorded in Book 875 Page 969 of the Mesa County, Colorado public records; thence S04°45'48"E along the Easterly right of way of said 23 Road a distance of 54.50 feet to the Northwest corner of LOT 3 Lot 3, Appleton West Planned Commercial Park as recorded in Plat Book 12, Page 364 of the Mesa County, Colorado public records; thence S89°59'06"E along the Northerly 2701-322-07-002 line of Lots 2 and 3 of said Appleton West Planned Commercial Park a distance of 2701-322+07-004 1279.32 feet to the Northeast corner of said Lot 2 also being a point on the East line of LOT 2 the SW 1/4 NW 1/4 of said Section 32; thence S00°03'24"W along the East line of the SW 1/4 NW 1/4 of said Section 32 a distance of 341.29 feet to the Northwest corner of Lot 1, Elder, Quin, & McGill Inc. Planned Commercial Park as recorded in Plat Book 12, Page 338 of the Mesa County, Colorado public records; thence S89°58'48"E along the North line of said Lot 1 a distance of 553.67 feet to the Northeast corner of said Lot 1; LOT 1 thence S00°03'32"W along the East line and the Southerly projection of the East line of said Lot 1, a distance of 596.41 feet to a point on the Northerly line of the Interstate Annexation No. 2, Ordinance No. 2522, City of Grand Junction; thence N89°42'54"W along the Northerly line and the Westerly projection of the Northerly line of said Interstate Annexation No. 2 a distance of 1873.56 feet to a point on the West line of the SW 1/4 NW 1/4 of said Section 32, whence the Southwest corner of the SW 1/4 NW 1/4 of said Section 32 bears S00°03'12"W a distance of 73.23 feet; thence continuing along the Westerly projection of the North line of said Interstate Annexation No. 2 ELDER, QUINN, & MCGILL INC. N89°37'19"W a distance of 101.25 feet to the Southeast corner of Twenty Three Park PLANNED COMMERCIAL PARK Plaza Annexation, Ordinance No. 3779, City of Grand Junction; thence along the PLAT BOOK 12, PAGE 338 Easterly line of said Twenty Three Park Plaza Annexation the following two (2) courses: (1) N00°22'41"E a distance of 167.00 feet; (2) N04°09'11"E a distance of 816.50 feet; thence N89°58"41"E a distance of 41.93 feet to a point on the Westerly line of the SW 1/4 NW 1/4 of said Section 32; thence N00°03'12"E along the Westerly line of the SW **\(\righta\)** 1/4 NW 1/4 of said Section 32 a distance of 1.17 feet to the Point of Beginning. 0 INTERSTATE 70 ABREVIATIONS POINT OF COMMENCEMENT POINT OF BEGINNING RIGHT OF WAY R.O.W. SECTION **SE COR. SW 1/4** 1873.56 SUBDIVISION OF LOTS 14 & 15, BLOCK ONE NORTH LINE INTERSTATE ANNEXATION NO. 2 SE CORNER SE 1/4 NW 1/4 **TOWNSHIP** 101.25 INTERSTATE COMMERCIAL PARK ORDINANCE NO. 2522 SE 1/4 NW 1/4 SEC. 32 TIN RIW UM RANGE N89°59'03"W 1319.90 -NORTH LINE INTERSTATE ANNEXATION #4 PLAT BOOK 13, PAGE 241 SEC. 32 TIN RIW UM UTE MERIDIAN SE CORNER SOUTH LINE SW1/4 NW1/4 SECTION 32 ORDINANCE NO. 2522 589°59'03"E 589°59'03"E 659.95' NUMBER SW 1/4 NW 1/4 SOUTH LINE SE1/4 NW1/4 SECTION 32 SQ. FT. SQUARE FEET SEC. 32 TIN RIW UM INTERSTATE ANNEXATION NO. 4 SW CORNER -ORDINANCE NO. 2522 SW 1/4 NW 1/4 SEC. 32 TIN RIW UM 13 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 INTERSTATE COMMERCIAL PARK constitute a legal survey, and is not intended to be used as a PLAT BOOK 12, PAGE 288 means for establishing or verifying property boundary lines. AREA OF ANNEXATION GRAPHIC SCALE EFFECTIVE DATE **LEGEND** ANNEXATION PERIMETER 5862 67 FT. ORDINANCE NO. PETER T. KRICK, PLS No. 3282 4492.78 FT. CONTIGUOUS PERIMETER July 9, 2006 Professional Land Surveyor for the AREA IN SQUARE FEET 1,636,558\*\*\* 37.57 City of Grand Junction AREA IN ACRES ( IN FEET ) THIS IS NOT A BOUNDARY SURVEY DATE: June 8,2006 \*\*\*(CONTAINS 12.27 ACRES OR 534,576 SQ FT. WITHIN PUBLIC RIGHTS OF WAY) DRAWN BY T.L.P. DATE 03-10-06 SCALE PUBLIC WORKS Grand Junction According to Colorado law you must commence any legal action based upon any defect in this survey wihin DESIGNED BY \_\_\_\_\_ DATE \_\_\_ AND UTILITIES WOOMER ANNEXATION GPD GLOBAL / three years after you first discover such defect. In no event may any action based upon any defect in this CHECKED BY P.T.K DATE 1" = 100' survey be commenced more than ten years from the date of the certification shown hereon. 13063600.tif REAL ESTATE DIVISION APPROVED BY \_\_\_\_\_ DATE