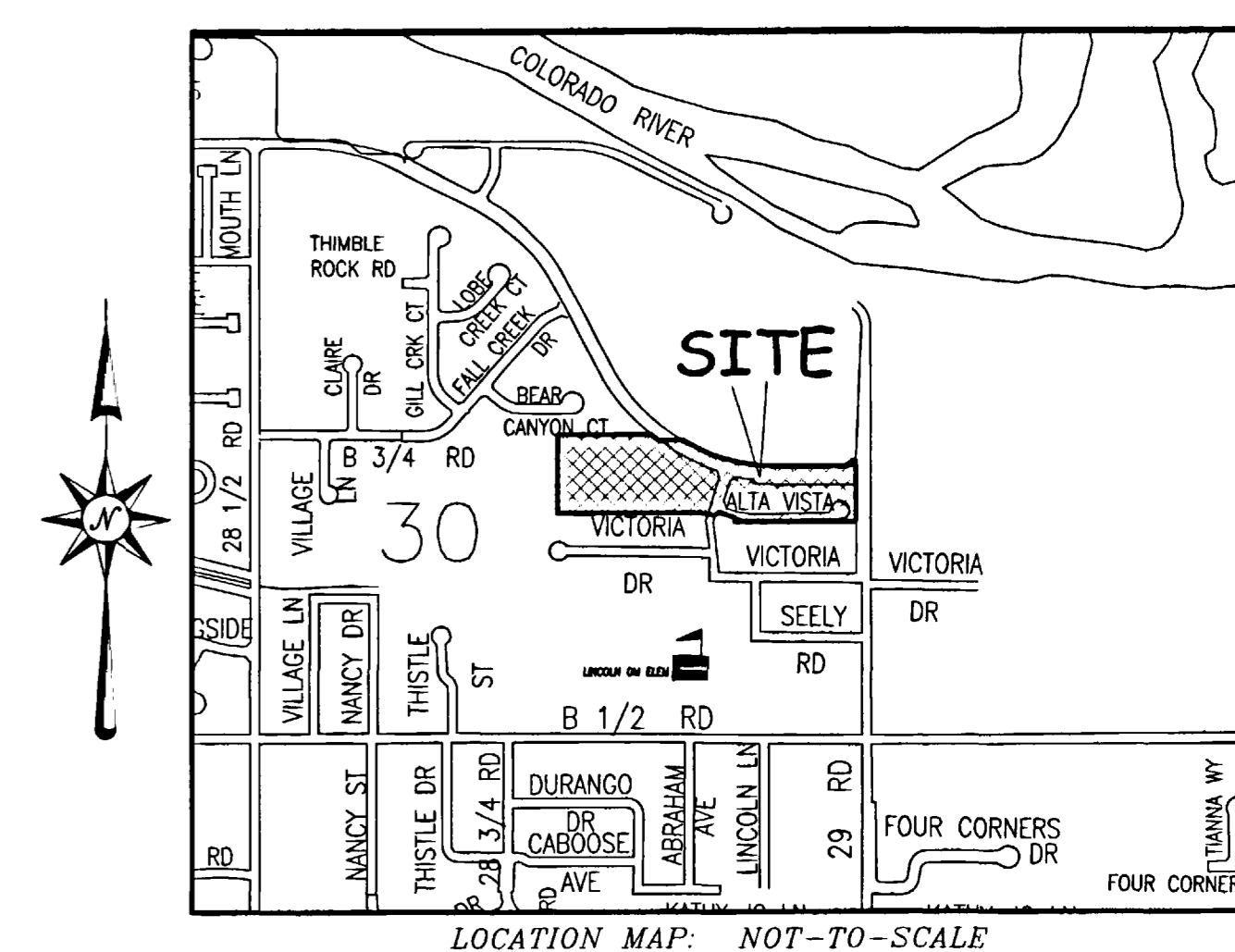


PUMPKIN RIDGE ANNEXATION

SITUATE IN THE SW 1/4 NE 1/4 & THE SE 1/4 NE 1/4 OF SECTION 30, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



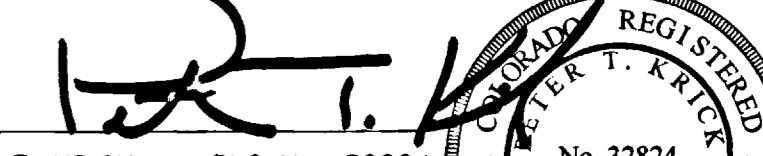
LEGAL DESCRIPTION

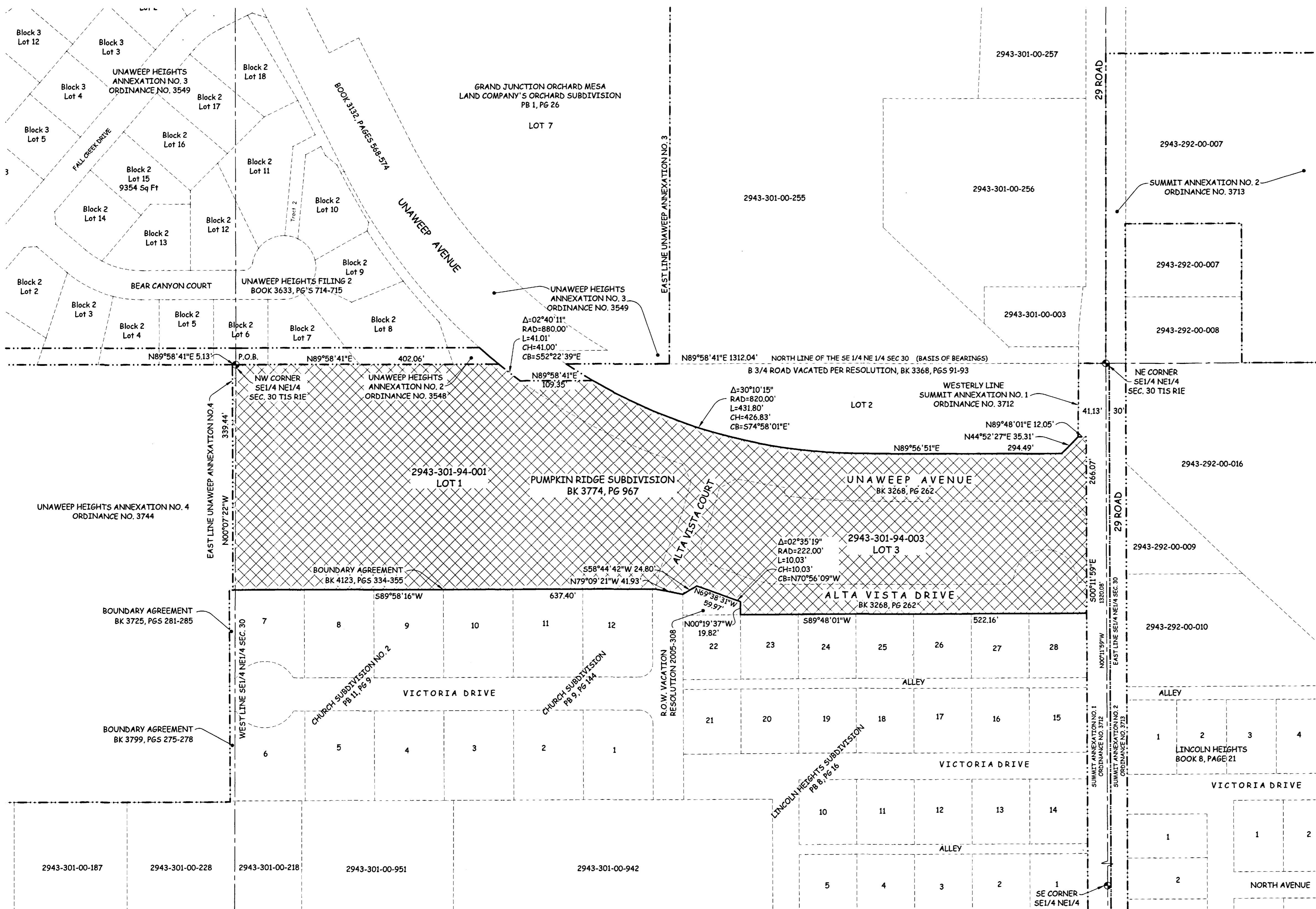
A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 30, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the SE 1/4 NE 1/4 of said Section 30 and assuming the North line of the SE 1/4 NE 1/4 of said Section 30 to bear N89°58'41"E with all bearings contained herein relative thereto; thence N89°58'41"E along the North line of the SE 1/4 NE 1/4 of said Section 30 a distance of 402.06 feet to a point on the Southerly right of way of Unaweep Avenue as recorded in Book 3268, Page 262 of the Mesa County, Colorado public records; thence along the Southerly right of way of said Unaweep Avenue 41.01 feet along the arc of a 880.00 foot non-tangent radius curve concave Northeast, having a central angle of 02°40'11" and a chord bearing S52°22'39"E a distance of 41.00 feet; thence N89°58'41"E a distance of 109.35 feet to a point on the Northerly right of way of said Unaweep Avenue; thence along the Northerly right of way of Unaweep Avenue the following four (4) courses: (1) 431.80 feet along the arc of a 820.00 foot non-tangent radius curve concave Northeast, having a central angle of 30°10'15" and a chord bearing S74°58'01"E a distance of 426.83 feet; (2) thence N89°56'51"E a distance of 294.49 feet; (3) thence N44°52'27"E a distance of 35.31 feet; (4) thence N89°48'01"E a distance of 12.05 feet to a point on the Westerly right of way of 29 Road; thence S00°11'59"E along the Westerly right of way of 29 Road a distance of 266.07 feet to the Northeast corner of Lot 28, Lincoln Heights Subdivision, recorded in Plat Book 8, Page 16 of the Mesa County, Colorado public records, thence along the Northerly line of said Lincoln Heights Subdivision the following five (5) courses: S89°48'01"W a distance of 522.16 feet to the Northwest corner of Lot 23 of said Lincoln Heights Subdivision; (2) thence N00°19'37"W along the East line of Lot 22 of said Lincoln Heights Subdivision a distance of 19.82 feet; (3) thence 10.03 feet along the arc of a 222.00 foot non-tangent foot radius curve, concave Northeast, having a central angle of 02°35'19" and a chord bearing N70°56'09"W a distance of 10.03 feet; (4) thence N69°38'31"W a distance of 59.97 feet; (5) thence S58°44'42"W a distance of 24.80 feet; thence N79°09'21"W a distance of 41.93 feet to the Southeast corner of Lot 1, Pumpkin Ridge Subdivision as recorded in Book 3774, Page 967 of the Mesa County, Colorado public records; thence S89°58'16"W along the South line of said Lot 1, said line being a boundary agreement recorded in Book 4123, Pages 334 through 355, a distance of 637.40 feet to the Southwest corner of said Lot 1 and a point on the Easterly line of Unaweep Heights Annexation No. 4, Ordinance No. 3744, City of Grand Junction; thence N00°07'22"W along the West line of said Lot 1 and the Easterly line of said Unaweep Heights Annexation No. 4 a distance of 339.44 feet to the Northwest corner of said Lot 1; thence N89°58'41"E along the North line of said Lot 1 a distance of 5.13 feet to the Point of Beginning.

- ABBREVIATIONS**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - T. TOWNSHIP
 - R. RANGE
 - U.M. UTE MERIDIAN
 - NO. NUMBER
 - SQ. FT. SQUARE FEET
 - Δ CENTRAL ANGLE
 - RAD. RADIUS
 - L. ARC LENGTH
 - CH. CHORD LENGTH
 - CB. CHORD BEARING

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.

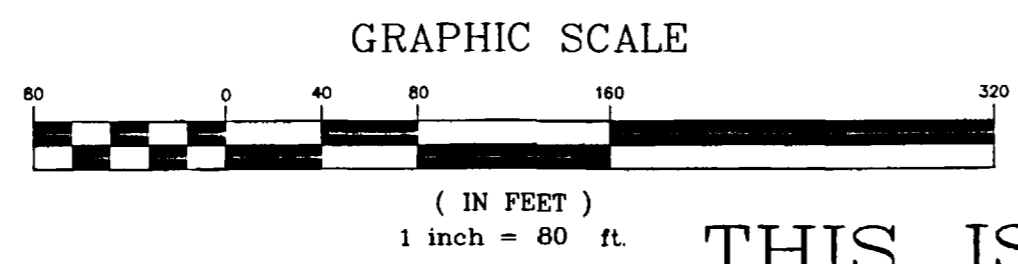
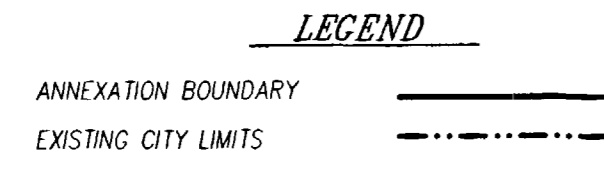

 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: June 20, 2006



AREA OF ANNEXATION

ANNEXATION PERIMETER	3247.71 FT
CONTIGUOUS PERIMETER	1170.00 FT.
AREA IN SQUARE FEET	368,773**
AREA IN ACRES	8.47

**CONTAINS 95,850 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY)



ORDINANCE NO.
3924

EFFECTIVE DATE
July 23, 2006

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	4-21-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 80'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

PUMPKIN RIDGE ANNEXATION
13064300.TIF