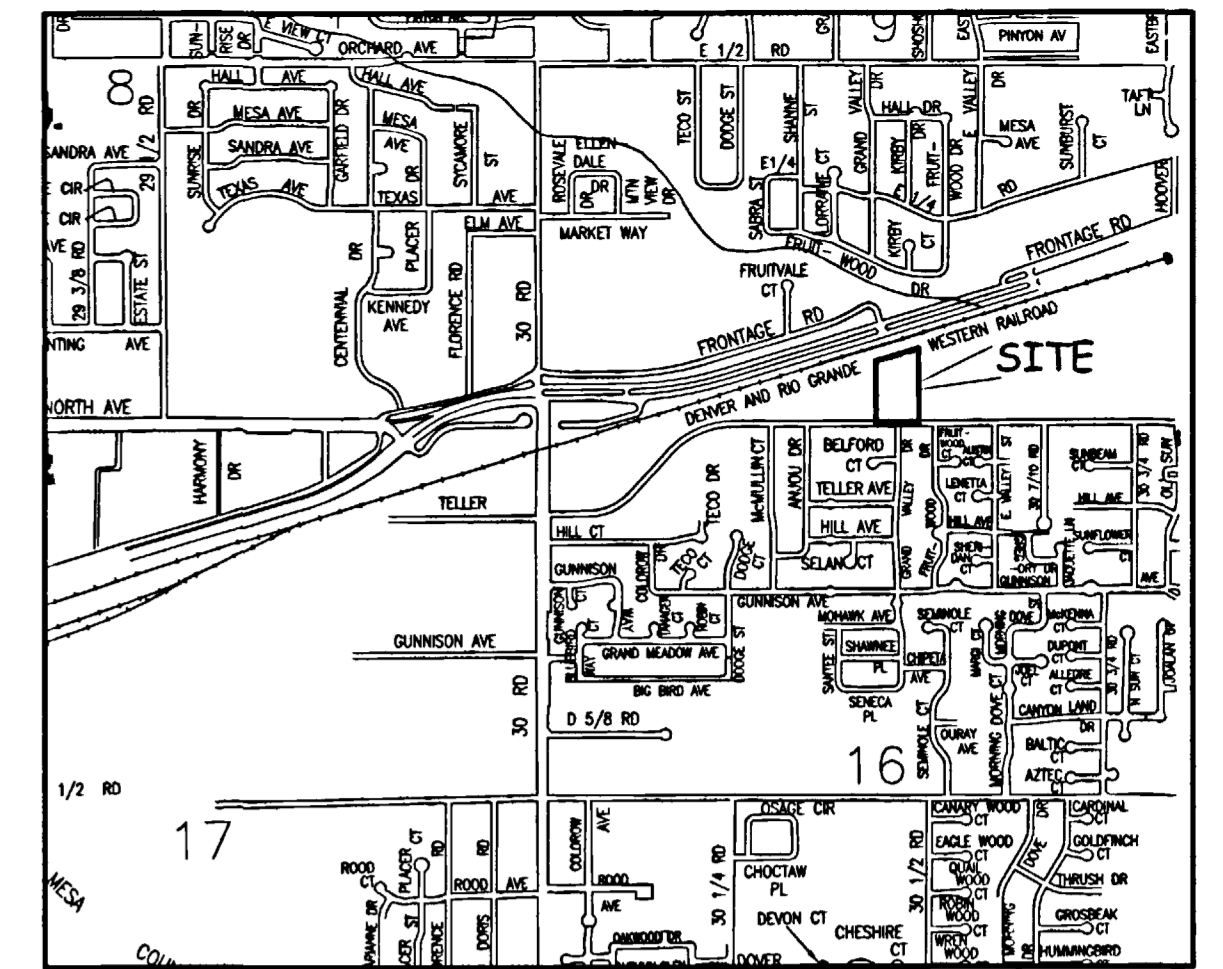


PINE E ROAD COMMERCIAL ANNEXATION

SITUATE IN THE SE 1/4 SW 1/4 OF SECTION 9, T1S, R1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

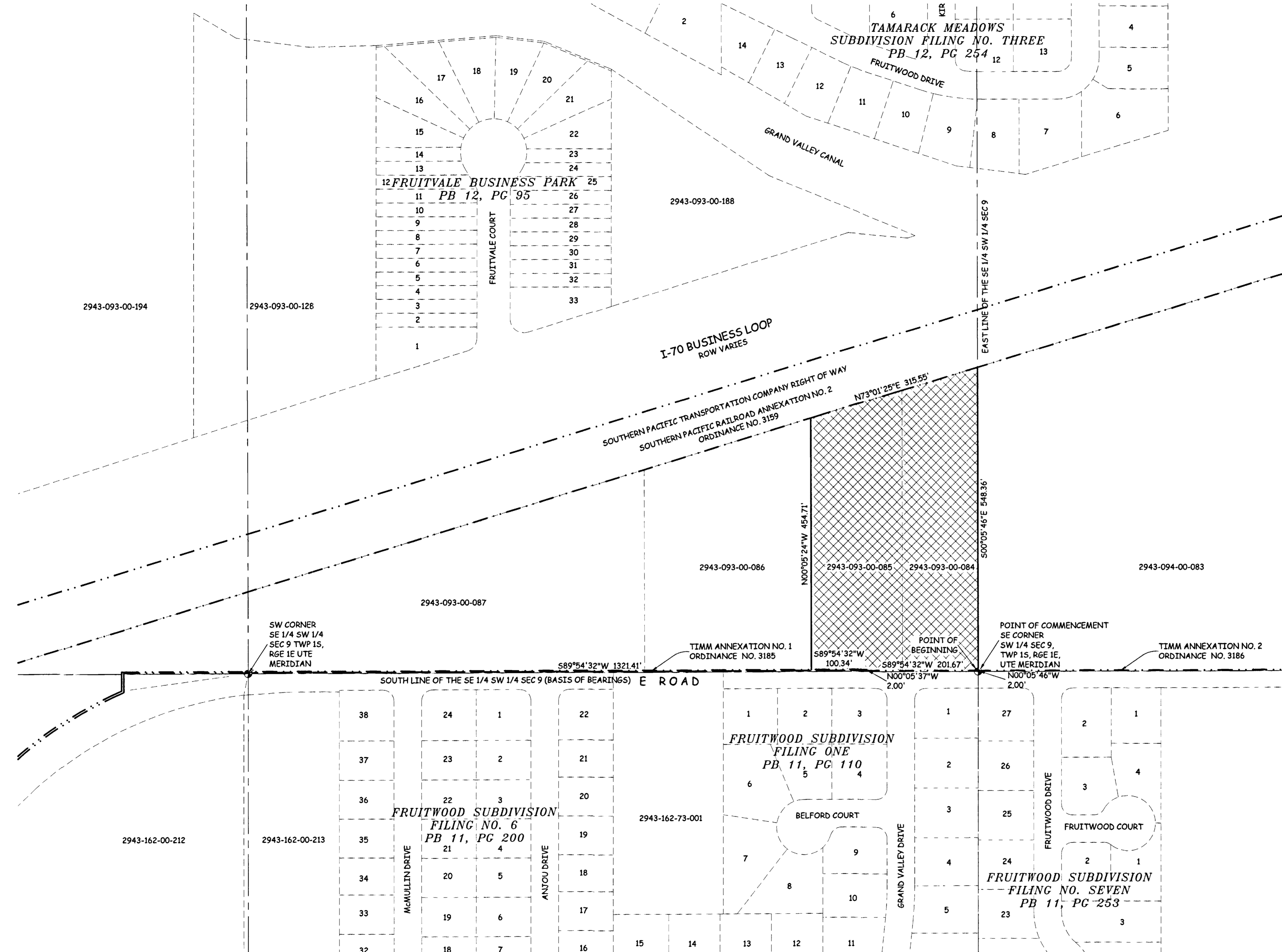
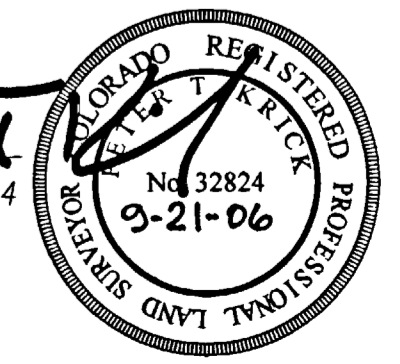
A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of said Section 9 and assuming the South line of said Southeast Quarter of the Southwest Quarter bears S89°54'32"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement N00°05'46"W a distance of 2.00 feet to the Point of Beginning; thence from said Point of Beginning S89°54'32"W along a line being the North line of Timm Annexation No. 2 City of Grand Junction Ordinance No. 3186 and 2.00 feet North of and parallel with the South line of said Southwest Quarter a distance of 201.67 feet to the East line of Timm Annexation No. 1 City of Grand Junction Ordinance No. 3185; thence N00°05'37"W along the East line of said Timm Annexation No. 1 a distance of 2.00 feet; thence S89°54'32"W along the North line of said Timm Annexation No. 1 a distance of 100.34 feet to the West line of that certain parcel of land described in Book 4091, Page 577 of the Mesa County, Colorado Public Records; thence N00°05'24"W along the West line of said parcel a distance of 454.71 feet to the South line of the Southern Pacific Transportation Company right of way; thence N73°01'25"E along said South right of way and also being the South line of Southern Pacific Railroad Annexation No. 2 City of Grand Junction Ordinance No. 3159 a distance of 315.55 feet to the East line of that certain parcel of land described in Book 4091, Page 579 of the Mesa County, Colorado Public Records said line also being the East line of the said SE 1/4 SW 1/4; thence S00°05'46"E along the East line of said parcel said line being the East line of the said SE 1/4 SW 1/4, a distance of 548.36 feet, more or less, 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
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

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.

[Signature]
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: September 21, 2006

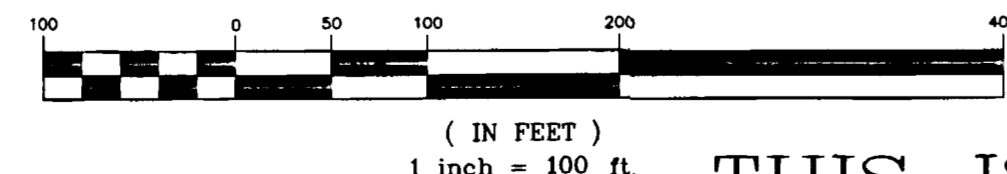


AREA OF ANNEXATION

ANNEXATION PERIMETER	1622.61 FT
CONTIGUOUS PERIMETER	619.64 FT.
AREA IN SQUARE FEET	151,551***
AREA IN ACRES	3.48

LEGEND

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



ORDINANCE NO.
3973

EFFECTIVE DATE
OCTOBER 22, 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 CM DATE 7-24-06
 DESIGNED BY _____ DATE _____
 CHECKED BY P.T.K. DATE _____
 APPROVED BY _____ DATE _____

SCALE

1" = 100'



PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION

PINE E ROAD COMMERCIAL ANNEXATION

13066700.tif