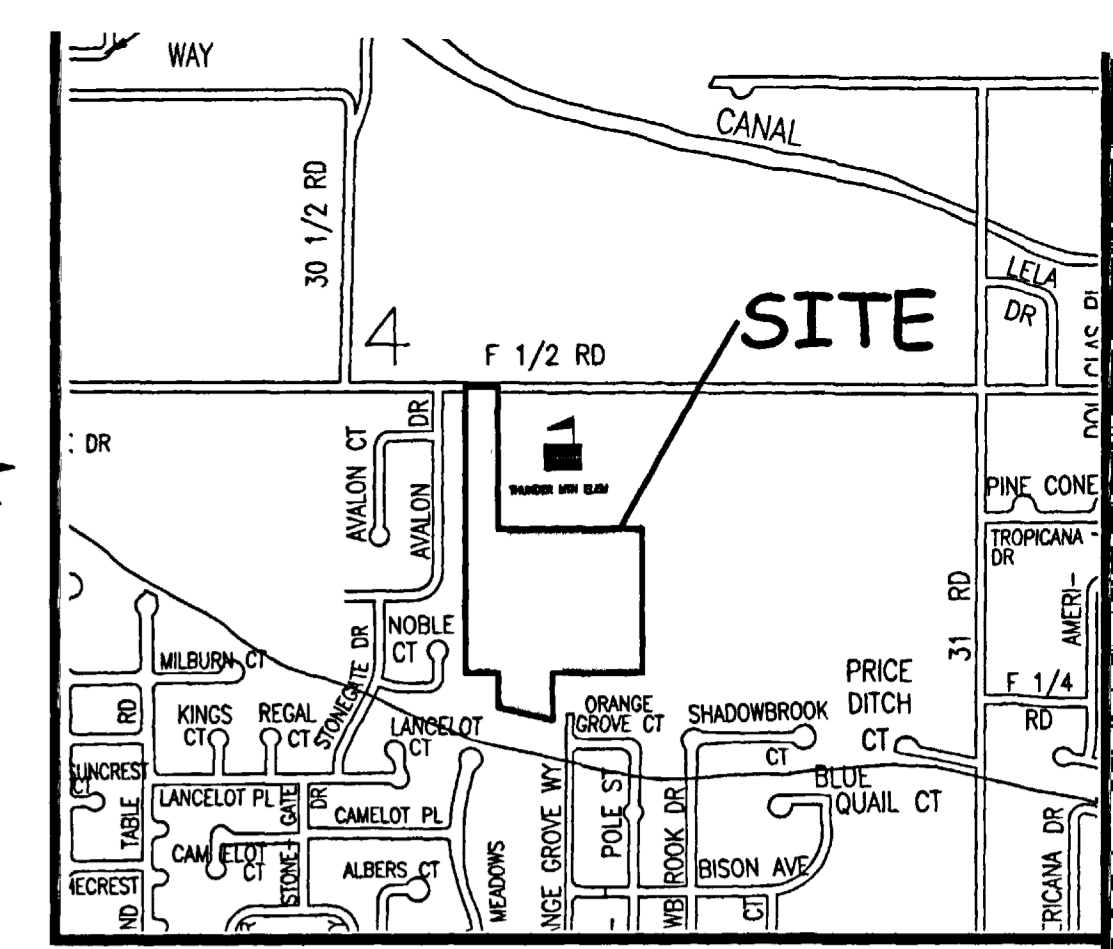


# THUNDERBROOK ESTATES ANNEXATION

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



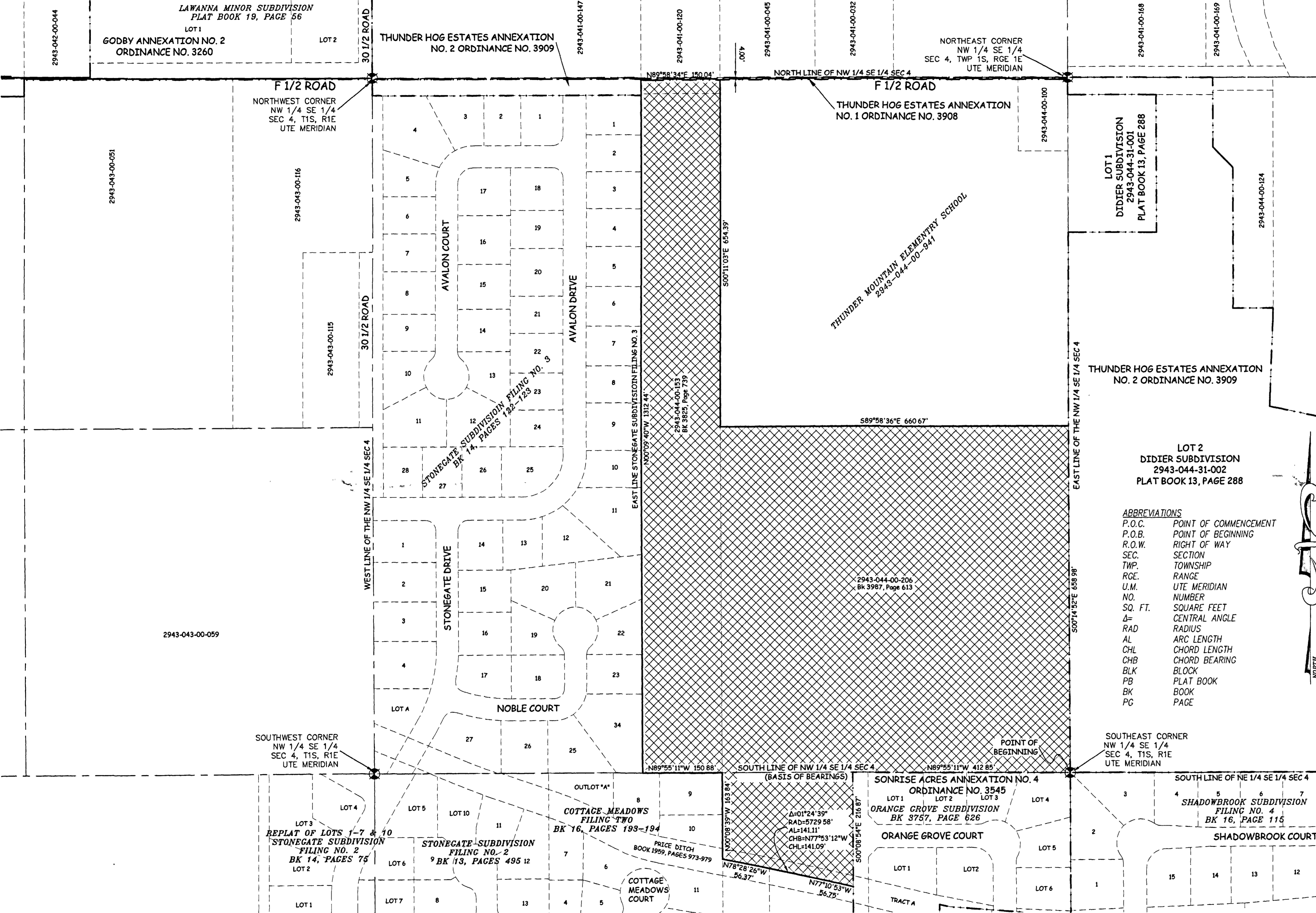
## LEGAL DESCRIPTION

A certain parcel of land located in the Southeast Quarter (SE1/4) of Section 4, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of said Section 4 and assuming the South line of the NW1/4 SE1/4 of said Section 4 bears N89°55'11"W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N89°55'11"W along the South line of the NW1/4 SE1/4 of said Section 4 a distance of 412.85 feet to the Northwest corner of Orange Grove Subdivision, as same is recorded in Book 3757, Page 626, Public Records of Mesa County Colorado; thence S00°08'54"E along the West line of said Orange Grove Subdivision, a distance of 216.87 feet to the centerline of Price Ditch as described in Book 1959, Pages 973-979, Public Records of Mesa County Colorado; thence N77°10'53"W along said centerline, a distance of 56.75 feet; thence along said centerline, 141.11 feet along the arc of a 5729.58 foot radius curve concave South, having a central angle of 01°24'39" and a chord bearing N77°53'12"W a distance of 141.09 feet; thence N78°28'26"W along said centerline a distance of 56.37 feet to a point on the East line of Cottage Meadows Filing Two, as same is recorded in Plat Book 16, Pages 193-194, Public Records of Mesa County Colorado; thence N00°08'39"W along said East line, a distance of 163.84 feet to the Northeast corner of Lot 9 of said Cottage Meadows Filing Two; thence N89°55'11"W along the North line of said Cottage Meadows Filing Two, a distance of 150.88 feet to the Southeast corner of Lot 34 of Stonegate Subdivision Filing No. 3, as same is recorded in Book 14, Pages 122-123, Public Records of Mesa County Colorado; thence N00°09'40"W along the East line of said Stonegate Subdivision Filing No. 3, a distance of 1312.44 feet to a point on a line being 4.00 feet South and parallel with the North line of NW 1/4 SE 1/4 of said Section 4 and also being the South line of the Thunder Hog Estates Annexation No. 2, City of Grand Junction, Ordinance No. 3909; thence N89°58'34"E along said parallel line a distance of 150.04 feet to a point on the East line of that certain parcel of land as described in Book 3825, Page 739, Public Records of Mesa County Colorado; thence S00°11'03"E along said East line, a distance of 654.39 feet to the Northwest corner of that certain parcel of land as described in Book 3987, Page 613, Public Records of Mesa County Colorado; thence S89°58'36"E along the North line of said parcel, a distance of 660.67 feet to the Northeast corner of said parcel and being a point on the East line of NW 1/4 SE 1/4 of said Section 4; thence S00°14'52"E along the East line of the NW1/4 SE1/4 of said Section 4, a distance of 658.98 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

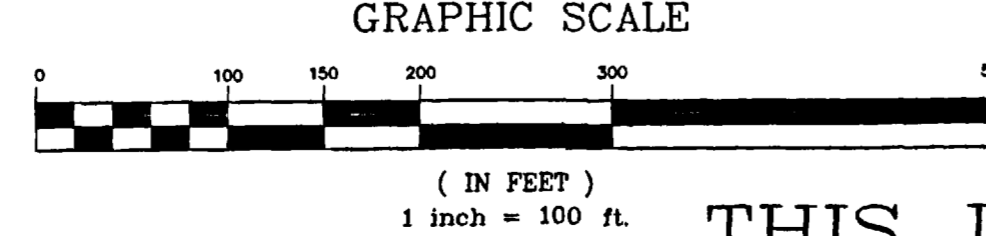


**AREA OF ANNEXATION**

ANNEXATION PERIMETER	4,635 DIFT
CONTIGUOUS PERIMETER	1,484 69FT.
AREA IN SQUARE FEET	679,875***
AREA IN ACRES	15 60

**LEGEND**

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



**ORDINANCE NO.**  
3986

**EFFECTIVE DATE**  
DECEMBER 17, 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	09-18-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

**SCALE**  
1" = 100'



**PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION**

**THUNDERBROOK ESTATES ANNEXATION**  
13067000.TIF

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*  
PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the City of Grand Junction  
DATE: November 17, 2006