KELLEY ANNEXATION NO. 2 SITUATE IN THE S 1/2 OF SECTION 25 AND THE NE 1/4 OF THE NW 1/4 25 SITE OF SECTION 36, TWP 1N, RGE 2W, U.M., COUNTY OF MESA, STATE OF COLORADO LOCATION MAP NOT-TO-SCALE SE 1/4 SW 1/4 NE 1/4 SW 1/4 LEGAL DESCRIPTION 2697-362-00-036 A certain parcel of land located in the South half (5 1/2) of Section 25 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 North, KIPP SIMPLE LAND DIVISION Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more Plat Book 18, Page 90 particularly described as follows: K N ENERGY PARK Commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter Plat Book 15, Page 338 PARCEL B PARCEL A (NE 1/4 NW 1/4) of said Section 36 and assuming the East line of the (NE 1/4 NW 1/4) of said Section 36 to bear 500°04'11°W with all bearings contained herein relative thereto; thence 500°04'11"W along the said East line a distance of 342.37 feet to a point on the Persigo Annexation No. 2, City of Grand Junction Ordinance No. 2556; thence 555°36'16"W along said Persigo Annexation No. 2 a distance of 2.42 feet to the Point of Beginning; thence continuing 555°36'16"W along said Persigo Annexation No. 2 a distance of 2.43 feet LOT 1 a point on a line being 4.00 feet West of and parallel with said East line of the (NE 1/4 NW 1/4) of said Section 36; thence NO0°04'11°E along said parallel line a distance of 345.12 2697-362-00-005 feet to a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 25: thence N00°00'31"W along a line being 4.00 feet West of and parallel with the East line of the (SE 1/4 SW 1/4) of said Section 25 a distance of 1320.84 feet to a point on the North line of the (SE1/4 SW 1/4) of said Section 25; thence NOO"00"45"E E. AND C. SUBDIVISION Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 25 a distance of Plat Book 12, Page 400 831.85 feet; thence S89°52'48"E a distance of 44.00 feet to a point on the East right of recorded in Plat Book 13. Page 138, Public Records of Mesa County, Colorado; thence 500°00'45°W along said right of way a distance of 831,71 feet to a point on the North line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 25; LOT ONE 500°00'31"E along said East line a distance of 185.77 feet; thence 589°51'47"E a distance LOT 2 recorded in Book Plat 14, Page 342, Public Records of Mesa County, Colorado: thence 2697-362-00-004 500°00'31"E along the West line of said Lot 1 a distance of 125.00 feet to the Southwest 2697-253-00-036 corner of said Lot 1; thence N89°51'47°W a distance of 32.00 feet to a point on a line being **B**sok 1998, Page 173 25; thence S00°00'31"E along said parallel line a distance of 545.12 feet to a point on the POINT OF COMMENCMENT SOUTHEAST CORNER South line of the (SE 1/4 SW 1/4) of said Section 25; thence S00°04'11"W along a line NE 1/4 SW 1/4 being 2.00 feet West of and parallel with said East line of the (NE 1/4 NW 1/4) of said SEC 36, TWP IN, REE 2W, SEC 25, TWP IN, RGE 2W, UTE PRINCIPAL MERIDIAN Section 36 a distance of 343.74 feet, more or less, to the Point of Beginning KELLEY ANNEXATION NO. 1 UTE PRINCIPAL MERIDIAN 555°36'16"W ORDINANCE NO. 3989 POINT OF BEGINNING N00°04'11"E 345.12' N00°00'31"W 1320.84' N00°00'45"E 831.85" 500°04'11"W 343.74' 21-1/2 ROAD **ABBREVIATIONS** EAST LINE OF THE NW 1/4 SEC 36 POINT OF COMMENCEMENT 555°36'16"W N89°51'45"W 500°00'32"E 465,10" (BASIS OF BEARINGS) **12**5.00' `30.00' 32.00 589°52'48"E P.O.B. POINT OF BEGINNING R.O.W. RIGHT OF WAY 2697-361-00-047 SECTION FERRIS COMMERCIAL PARK 2697-254-00-019 Plat Book 14, Page 342 **TOWNSHIP** PERSIGO ANNEXATION NO. 2 RANGE ORDINANCE NO. 2556 ~ U.M. UTE MERIDIAN NO. NUMBER SQUARE FEET CENTRAL ANGLE LOT 1 LOT 2 RIVERVIEW COMMERCIAL RADIUS RIVERVIEW COMMERCIAL SUBDIVISION II SUBDIVISION KNIGHT & DURMAS SIMPLE SUBDIVISION ARC LENGTH Plat Book 13, Page 138 Plat Book 16, Page 58 2697-254-00-102 Plat Book 3712, Pages 802-803 CHORD LENGTH Book 2590, Pages 536-537 CHORD BEARING BLK BLOCK LOT 1 PLAT BOOK BOOK PAGE SW 1/4 SE 1/4 NW 1/4 SE 1/4 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 ORDINANCE NO. EFFECTIVE DATE ANNEXATION PERIMETER 5,142 68 FT LECEND PETER T. KRICK, PLS No. 32824 CONTIGUOUS PERIMETER 920.86 FT. DECEMBER 17, 2006 Professional Land Surveyor for the AREA IN SQUARE FEET 63,833*** City of Grand Junction AREA IN ACRES 1 46 THIS IS NOT A BOUNDARY SURVEY inch = 100 ft DATE: November 17, 2006 ***(CONTAINS 470 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY) DRAWN BY ____ CM ___ DATE 9-8-06 **\$**CALE Grand Junction PUBLIC WORKS Notice. According to Colorado law you must commence any legal action based upon any defect in DESIGNED BY _____ DATE AND UTILITIES this survey within three years after you first discover such defect. In no event may any KELLEY ANNEXATION NO. 2 CHECKED BY ____P.T.K. DATE _ action based upon any defect in this survey be commenced more than ten years from the <u>1* = 100'</u> COLORADO date of the certification shown hereon REAL ESTATE DIVISION 13067200.tif APPROVED BY _____ DATE _