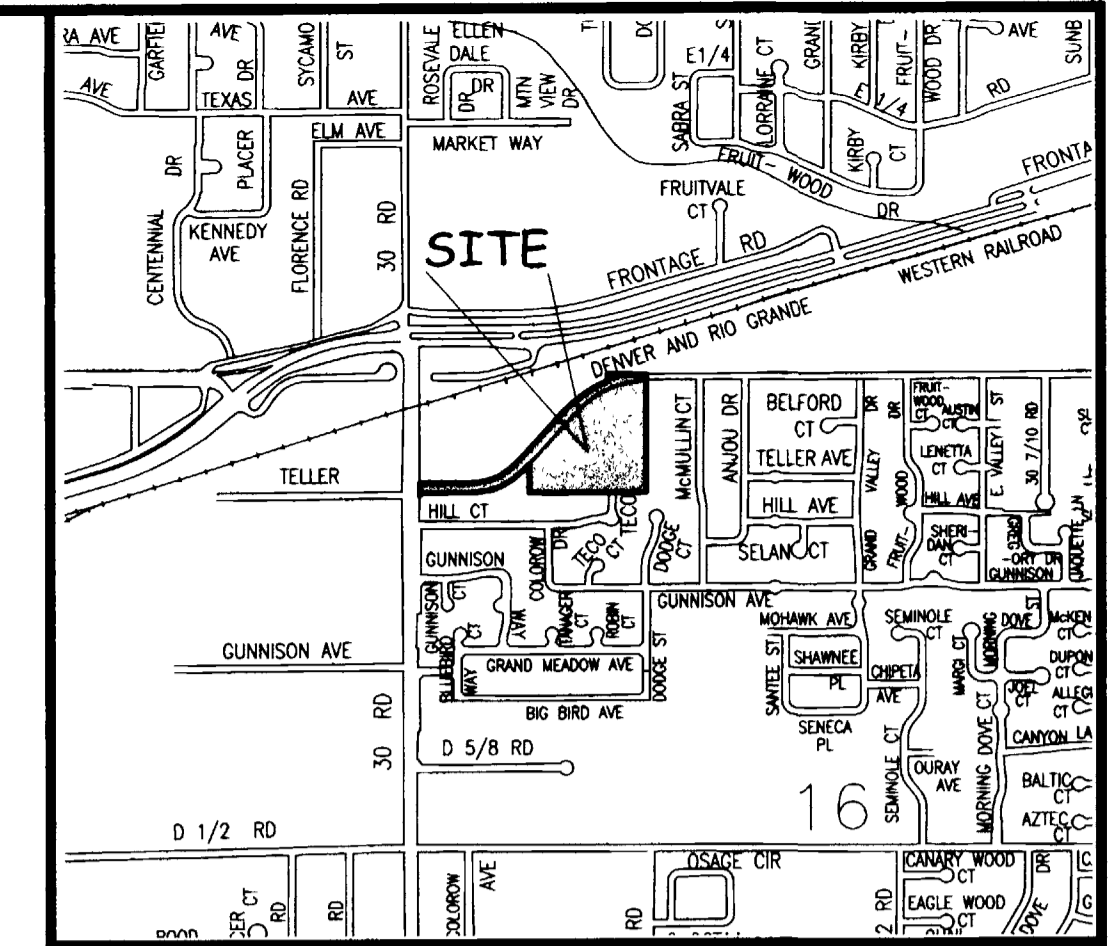


# APPLE ACRES ANNEXATION

SITUATE IN THE NW 1/4 OF SECTION 16, T15, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



## LEGAL DESCRIPTION

A parcel of land located in the Northwest Quarter (NW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

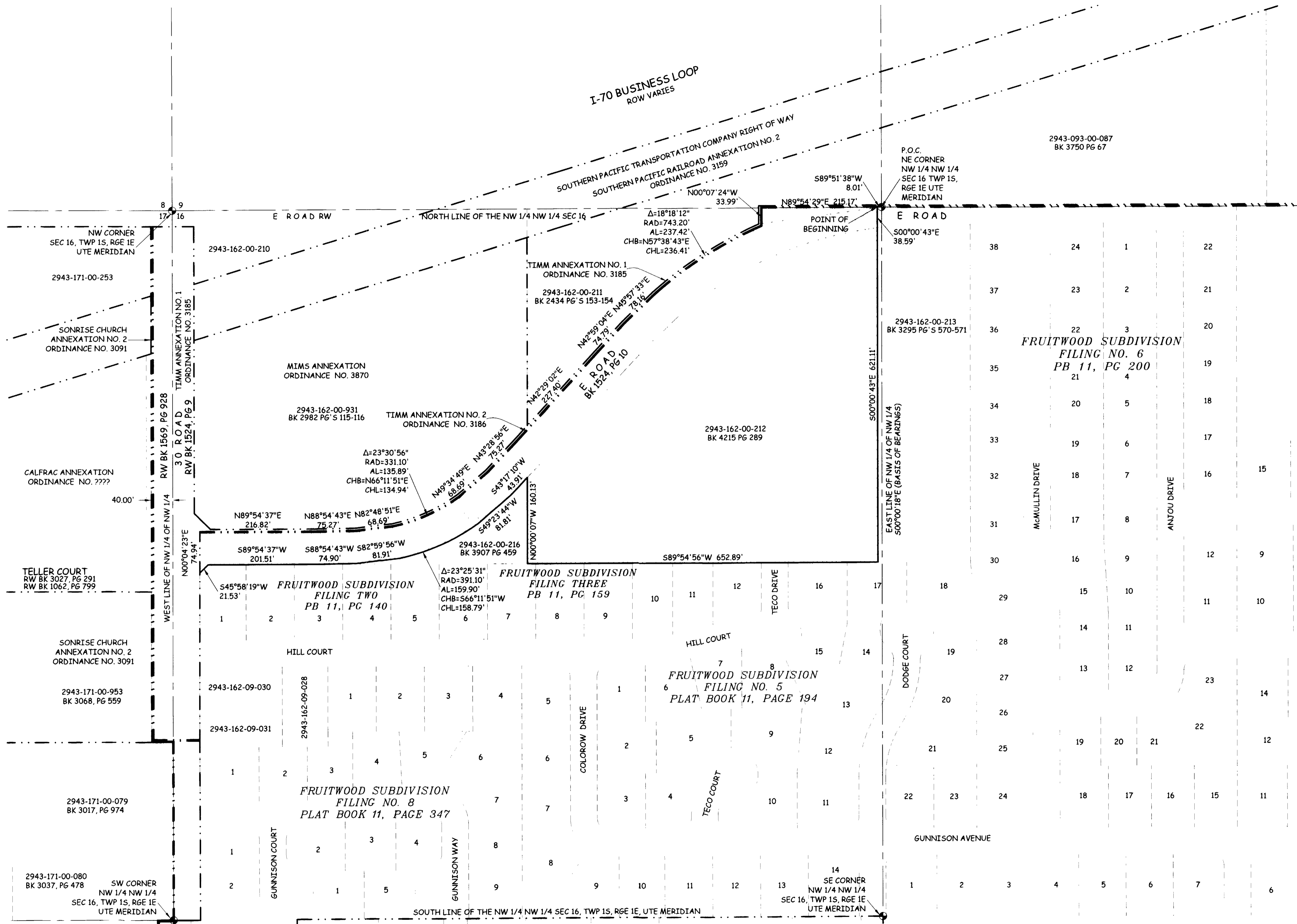
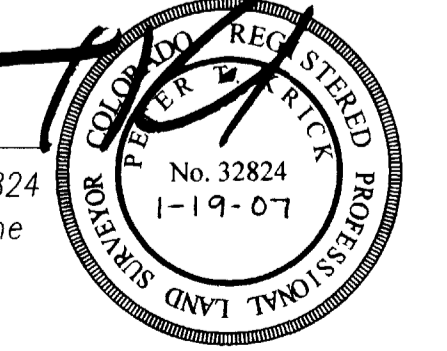
Commencing at the northeast corner of the Northwest Quarter (NW 1/4 NW1/4) of said Section 16 and assuming the East line of said NW 1/4 NW1/4 to bear S00°00'18"E with all bearings contained herein relative thereto, thence S89°51'38"W along the North line of said NW 1/4 NW1/4 a distance of 8.01 feet to the POINT OF BEGINNING, said line also being the South line of the Timm Annexation No. 2, City of Grand Junction Ordinance No. 3186; thence S00°00'43"E a distance of 38.59 feet to the Northeast corner of that certain parcel of land as described in Book 4215, Page 289; thence S00°00'43"E along the East line of said parcel a distance of 621.11 feet to the Southeast corner of said parcel and also being a point on the North line of Fruitwood Subdivision Filing No. 5 as described in Plat Book 11, Page 194, Public Records, Mesa County, Colorado, and Fruitwood Subdivision Filing No. Three as described in Plat Book 11, Page 159, Public Records, Mesa County, Colorado; thence S89°54'56"W along said North line, a distance of 652.89 feet to the Southwest corner of said parcel; thence N00°00'07"W a distance of 160.13 feet to the Northwest corner of said parcel, and also being a point on the South line of E Road as described in Book 1524, Page 10, Public Records, Mesa County, Colorado; thence S43°17'10"W along said South line a distance of 43.91 feet; thence S49°23'44"W along said South line a distance of 81.81 feet; thence 159.90 feet along the arc of a 391.10 foot radius curve concave Northwest, having a central angle of 23°25'31" and a chord bearing S66°11'51"E a distance of 158.79 feet; thence S82°59'56"W along said South line a distance of 81.91 feet; thence S88°54'43"W along said South line a distance of 74.90 feet; thence S89°54'37"W along said South line a distance of 201.51 feet; thence S45°58'19"W along said South line a distance of 21.53 feet to a point on the East line of 30 Road as described in Book 1524, Page 9, Public Records, Mesa County, Colorado and also being a point on the Timm Annexation No. 1, City of Grand Junction Ordinance No. 3185; thence N00°04'23"E along said East line a distance of 74.94 feet to a point on the South line of said Timm Annexation No. 2; thence N89°54'37"E along said South line a distance of 216.82 feet; thence N88°54'43"E along said South line a distance of 75.27 feet; thence N82°48'51"E along said South line a distance of 68.69 feet; thence N23°30'56" along said South line a distance of 68.69 feet; thence 135.89 feet along the arc of a 331.10 foot radius curve concave Northwest, having a central angle of 23°30'56" and a chord bearing N66°11'51"E a distance of 134.94 feet; thence N49°34'49"E along said South line a distance of 68.69 feet; thence N43°28'56"E along said South line a distance of 75.27 feet; thence N42°29'02"E along said South line a distance of 227.40 feet; thence N42°59'04"E along said South line a distance of 74.79 feet; thence N45°57'33"E along said South line a distance of 78.16 feet; thence 237.42 feet along the arc of a 743.20 foot radius curve concave Southeast, having a central angle of 18°18'12" and a chord bearing N57°38'43"E a distance of 236.41 feet; thence N00°07'24"W a distance of 33.99 feet to a point on said North line of said NW 1/4 NW1/4; thence N89°54'29"E along said North line a distance of 215.17 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.

*Peter I. Krick*  
PETER I. KRICK, PLS No. 32824  
Professional Land Surveyor for the  
City of Grand Junction  
DATE: January 19, 2007



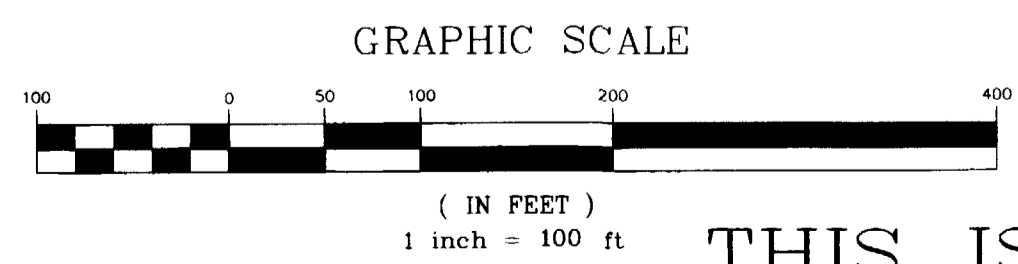
**AREA OF ANNEXATION**

ANNEXATION PERIMETER	5,720.70 FT
CONTIGUOUS PERIMETER	1,582.51 FT
AREA IN SQUARE FEET	385,455,***
AREA IN ACRES	8.85

\*\*\*CONTAINS 88,947 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

**LEGEND**

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO. 4016  
EFFECTIVE DATE FEBRUARY 18, 2007

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 11/20/06  
DESIGNED BY DATE  
CHECKED BY P.T.K. DATE  
APPROVED BY DATE

**SCALE**  
1" = 100'



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

APPLE ACRES ANNEXATION  
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