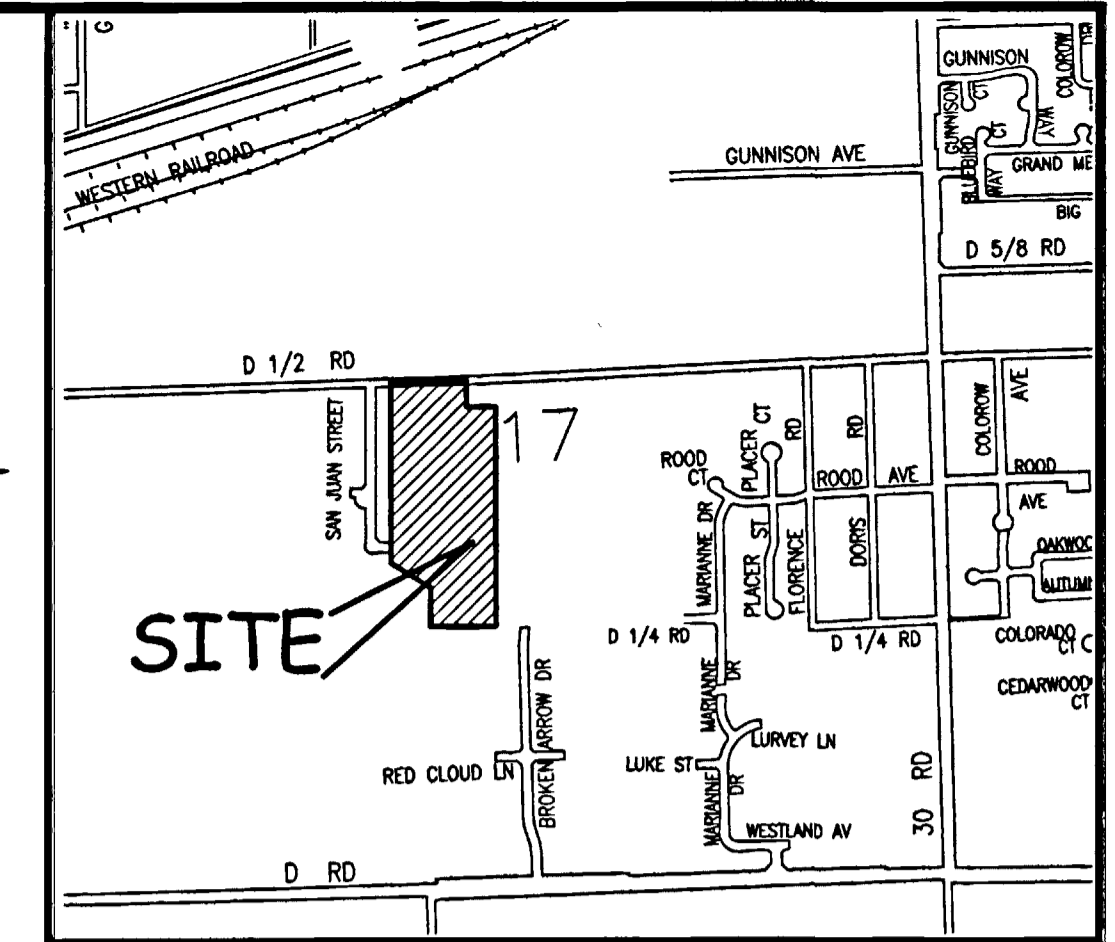


# WEXFORD ANNEXATION

SITUATE IN NW 1/4 OF THE SE 1/4 OF SECTION 17 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 17, TWP. 1S, RGE. 1E, U.M. COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

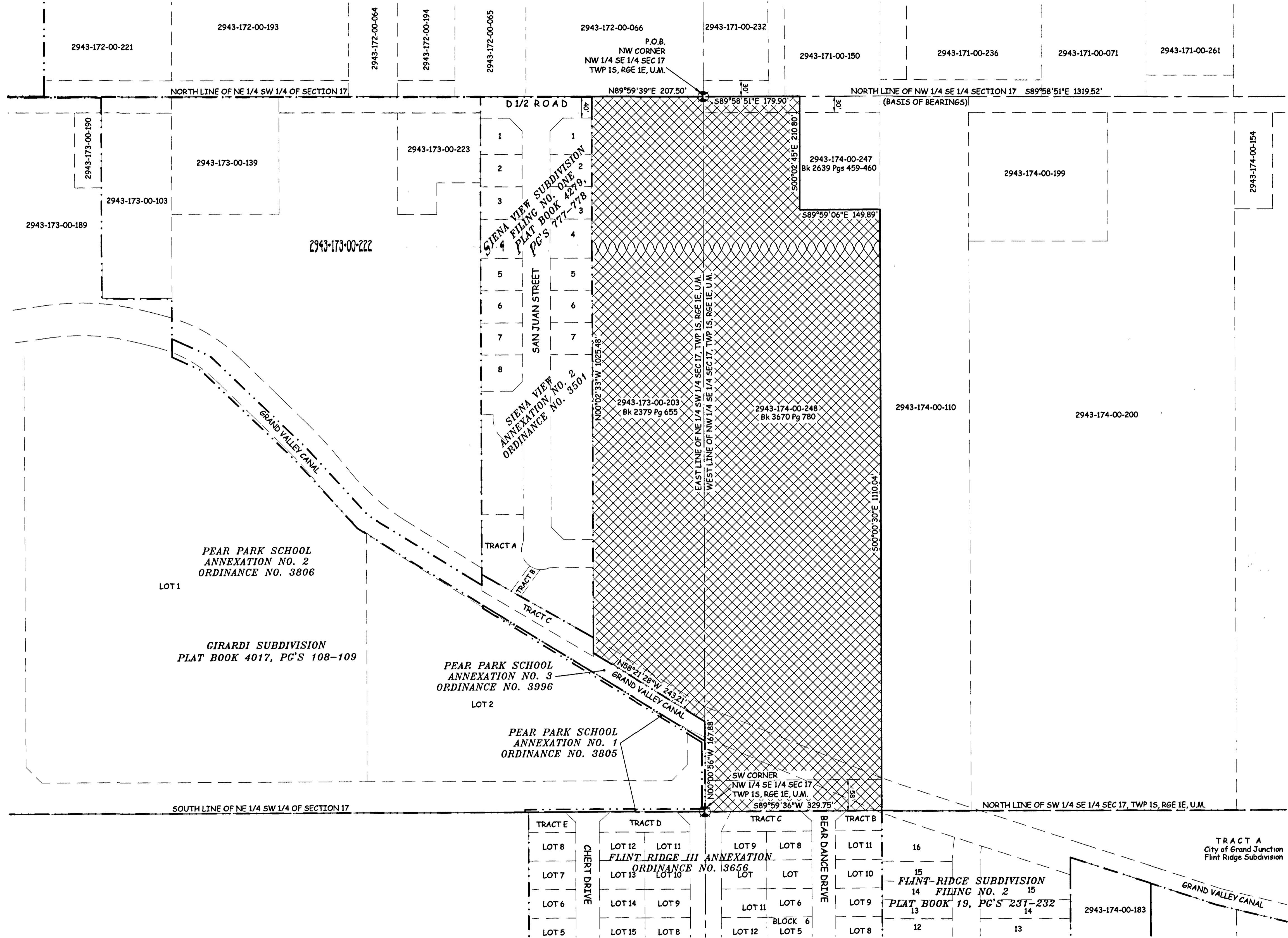
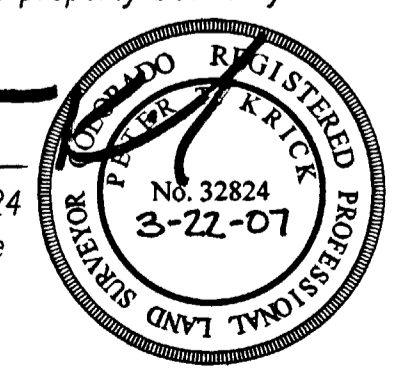
A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 17 and assuming the North line of said NW 1/4 SE 1/4 bears  $589^{\circ}58'51''E$  with all other bearings contained herein being relative thereto; thence from said Point of Beginning,  $589^{\circ}58'51''E$  along said North line a distance of 179.90 feet; thence  $500^{\circ}02'45''E$  a distance of 210.80 feet to the Southwest corner of that certain parcel of land as described in Book 2639, Pages 459-460, Public Records of Mesa County, Colorado; thence  $589^{\circ}59'06''E$  along the South line of said parcel a distance of 149.89 feet to the Southeast corner of said parcel; thence  $500^{\circ}00'30''E$  along the East line of that certain parcel of land as described in Book 3670, Page 780, Public Records of Mesa County, Colorado, a distance of 1110.04 feet to the Southeast corner of said parcel; thence  $589^{\circ}59'36''W$  along the South line of said parcel, said South line also being the North line of the Flint Ridge III Annexation, City of Grand Junction, Ordinance No. 3656, a distance of 329.75 feet to the Southwest corner of said NW 1/4 SE 1/4; thence  $N00^{\circ}00'56''W$  along the West line of said NW 1/4 SE 1/4 a distance of 167.88 feet to a point on the Pear Park School Annexation No. 3, City of Grand Junction, Ordinance No. 3996; thence  $N58^{\circ}21'28''W$  along said Pear Park School Annexation No. 3 a distance of 243.21 feet to a point on the East line of Siena View Subdivision Filing No. One, as same is recorded in Plat Book 4279, Pages 777-778, Public Records of Mesa County, Colorado; thence  $N00^{\circ}02'33''W$  along said East line and its continuation a distance of 1025.48 feet to a point on the North line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 17; thence  $N89^{\circ}59'39''E$  along said North line a distance of 207.50 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

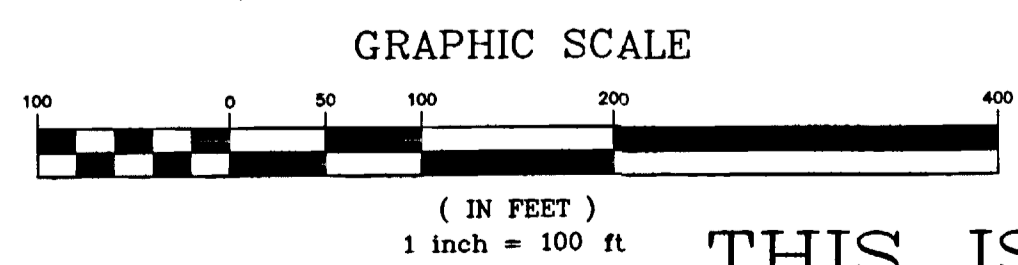
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the City of Grand Junction  
DATE: March 22, 2007



AREA OF ANNEXATION	
ANNEXATION PERIMETER	3,624.43 FT
CONTIGUOUS PERIMETER	1,766.32 FT
AREA IN SQUARE FEET	629,811***
AREA IN ACRES	14.46

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



ORDINANCE NO. 4042  
EFFECTIVE DATE APRIL 22, 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	1-5-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'



PUBLIC WORKS AND UTILITIES  
REAL ESTATE DIVISION

WEXFORD ANNEXATION  
13069500.tif