## MCHAN ST DYER/GREEN/OTTENBERG ANNEXATION NO. 1 SITUATE IN THE NE 1/4 OF THE NE 1/4 OF SECTION 32, TWP 15, RGE 1E, U.M., COUNTY OF MESA, STATE OF COLORADO /<del>PB 17, PG'S 1</del>71\& 172 FAIRWAY PINES ANNEXATION ORDINANCE NO. 3520 2943-294-00-144 CHIPETA PINES ANNEXATION 2943-294-00-061 ORDINANCE NO. 3191 ANNEXATION NO. 1 ANNEXATION NO. 2 ORDINANCE NO. 3736 Tract B ORDINANCE NO. 3737 **BROAD** NORTH LINE OF NE 1/4 NE 1/4 SEC 32, TWP 15, RGE 1E, U. M. BROAD (BASIS OF BEARINGS) N89°52'02"E 440.29' NE COR SEC 32 NE 1/4 NE 1/4 SEC 3 XXX \$89°52'02"W 289 89'XXX LOCATION MAP NOT-TO-SCALE TWP 15, RGE 1E, U.M. TWP 15, RGE 1E, U.M. HAWKS NEST ANNEXATION NO. 3 ORDINANCE NO. 3738 RED TAIL RIDGE ANNEXATION NO. 1 2943-321-00-166 LEGAL DESCRIPTION ORDINANCE NO. 3499 BK 3065, PG 311 A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being 589°44'21"E 185.44" more particularly described as follows: BEGINNING at the Northeast corner of that certain parcel of land as 2943-321-00-102 described in Book 2908, Page 495, Public Records, Mesa County, Colorado, BK 2908, PG 495 and assuming the North line of said parcel bears N89°52'02"E with all other bearings contained herein being relative thereto; thence 500°15'28"W along ×2943-321-00-167 the East line of said parcel a distance of 50.00 feet; thence 589°52'02"W a distance of 289.89 feet to a point on the West line of said parcel; thence 500°15′54"W along said West line a distance of 583.49 feet to the Southeast corner of that certain parcel of land as described in Book 3046, Pages 522-523, Public Records, Mesa County, Colorado; thence N89°43'58"W along the South line of said parcel a distance of 335.34 feet to the Southwest corner of said parcel, also being a point on the West line of the NE 1/4 of the NE 1/4 of said Section 32; thence NO0°11'54"E along said 2943-321-00-942 West line a distance of 397.28 feet to the Southwest corner of that certain N89°43'58"W 335 34' parcel of land as described in Book 3065, Page 311, Public Records, Mesa County, Colorado: thence 589°44'21"E along the South line of said parcel a distance of 185.44 feet to the Southeast corner of said parcel; thence N00°15′34″E along the East line of said parcel a distance of 235.14 feet to a point on the South line of B Road; thence N89°52'02"E along said South line being a line 30.00 feet South of and parallel with the North line of the NE \_\_\_\_\_ 1/4 of the NE 1/4 of said Section 32, a distance of 440.29 feet, more or less, to the Point of Beginning. 2943-321-00-156 BK 2928, PGS 184-185 2943-321-00-154 2943-332-00-078 POINT OF COMMENCEMENT \_\_\_\_\_ POINT OF BEGINNING RIGHT OF WAY R.O.W. HAWKS NEST SECTION ANNEXATION NO. 4 ORDINANCE NO. 3739 **TOWNSHIP** RANGE UTE MERIDIAN NUMBER SQUARE FEET CENTRAL ANGLE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING 2943-321-00-157 BLOCK BK 3774, PG 184 PLAT BOOK SW COR BOOK NE 1/4 NE 1/4 SEC 32 \ TWP 15, RGE 1E, U.M. PAGE SOUTH LINE OF NE 1/4 NE 1/4 SEC 32, TWP 15, RGE 1E, U. M 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. 2943-321-00-114 2943-321-00-158 AREA OF ANNEXATION GRAPHIC SCALE PETER T. KRICK, PLS No. 32824 ORDINANCE NO. EFFECTIVE DATE Professional Land Surveyor for the CONTIGUOUS PERIMETER 440 29 FT LEGEND MAY 6, 2007 City of Grand Junction 2516 87 FT ANNEXATION PERIMETER 183,256\*\*\*\* AREA IN SQUARE FEET DATE: April 6, 2007 AREA IN ACRES 4 21 1 inch = 100 ft. IS NOT A BOUNDARY SURVEY \*\*\*(CONTAINS NO AREA WITHIN PUBLIC RIGHTS OF WAY) DRAWN BY \_\_\_\_\_ CM \_\_\_\_ DATE \_\_01-26-2007 Grand Junction SCALE PUBLIC WORKS DYER/GREEN/OTTENBERG ANNEXATION NO. 1 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 1" = 100' CHECKED BY P.T.K. DATE action based upon any defect in this survey be commenced more than ten years from the REAL ESTATE DIVISION date of the certification shown hereon. 13070200.tif APPROVED BY \_\_\_\_\_ DATE .