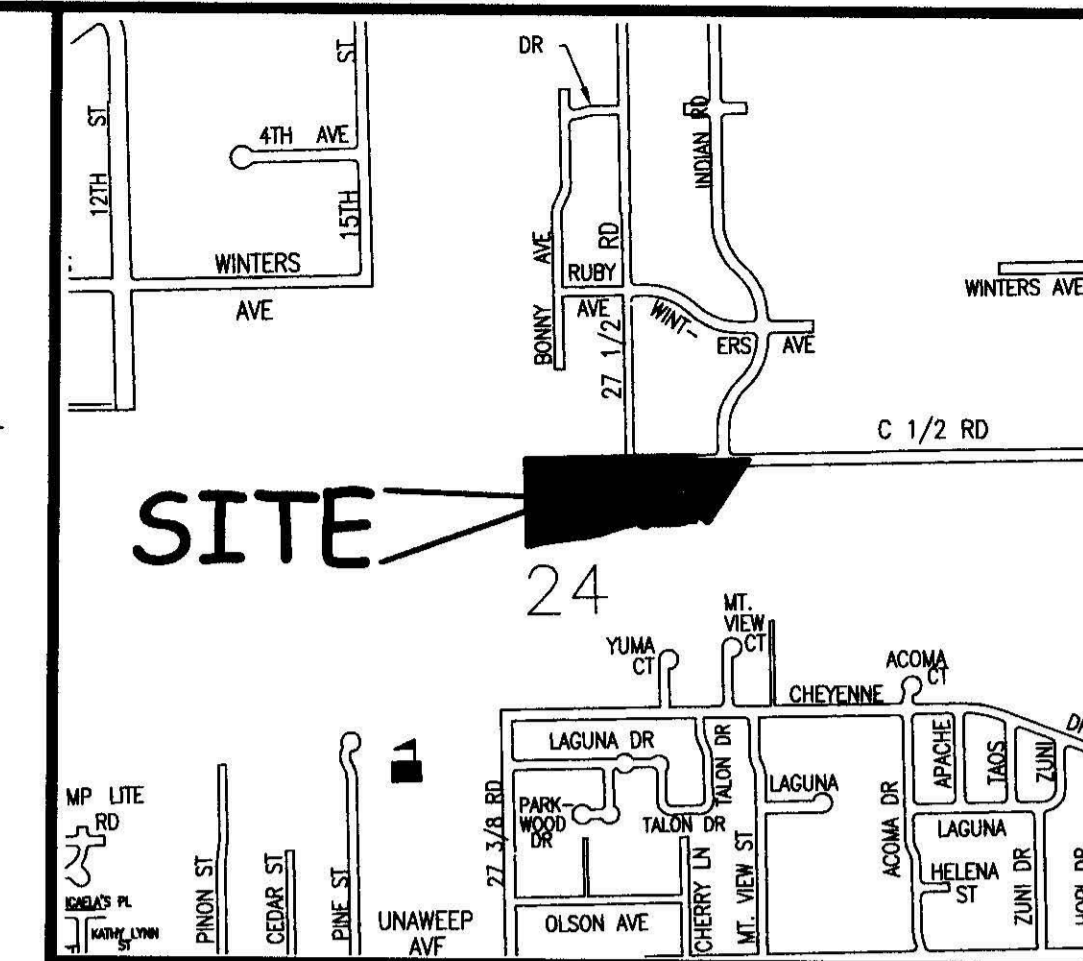


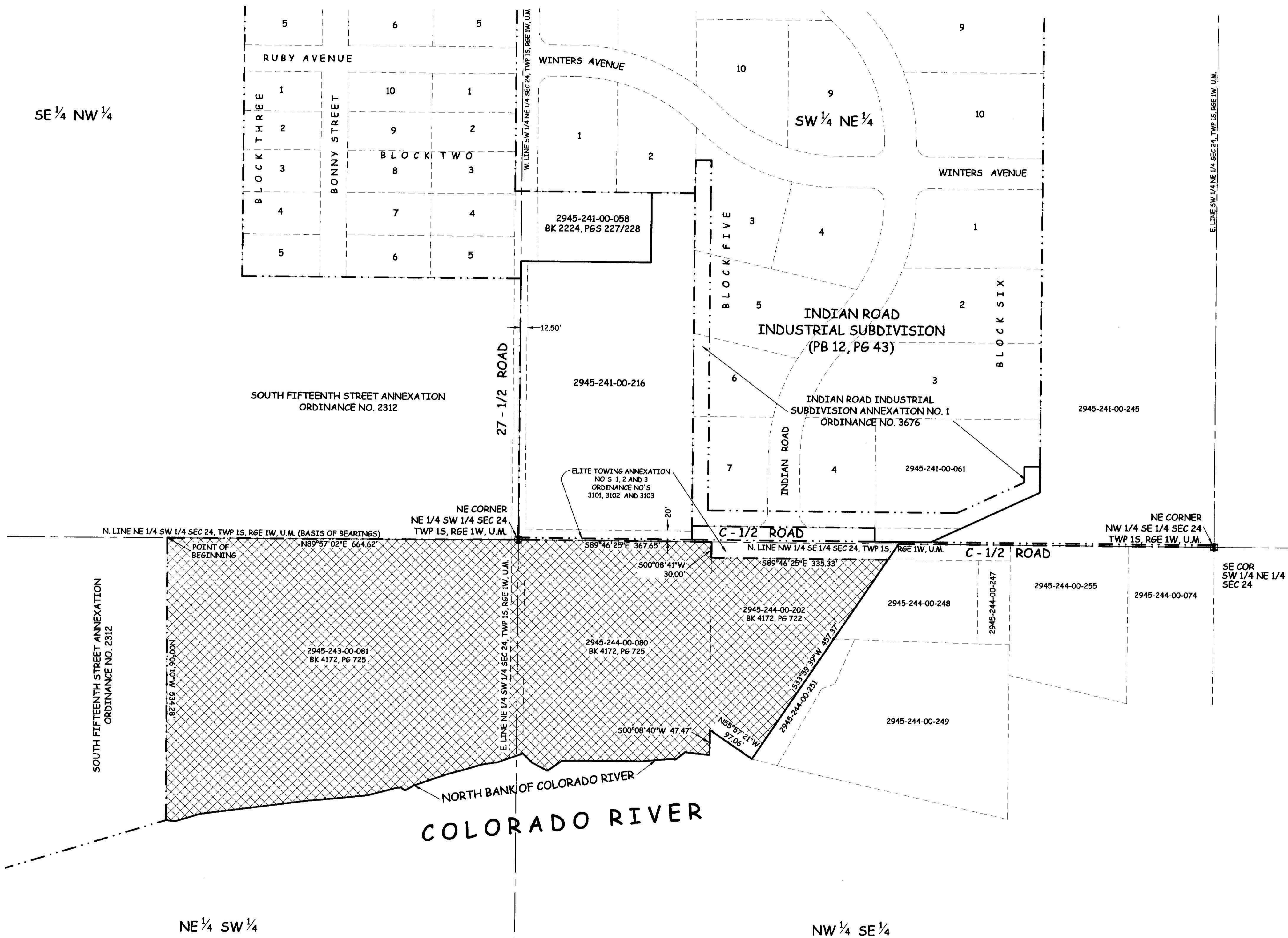
# BRADY SOUTH ANNEXATION

SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 SW 1/4)  
AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SE 1/4)  
OF SECTION 24, T1S, R1W, U.M., COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

SE 1/4 NW 1/4



## LEGAL DESCRIPTION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of that certain parcel of land described in Book 4172, Page 725, Public Records of Mesa County, Colorado, and assuming the North line of the NE 1/4 SW 1/4 bears N89°57'02"E with all other bearings contained herein being relative thereto; thence N89°57'02"E along said North line a distance of 664.62 feet to the Northeast corner of said NE 1/4 SW 1/4; thence along the North line of the NW 1/4 SE 1/4 of said Section 24 and along the South line of the Elite Towing Annexation No. 1, City of Grand Junction, Ordinance Number 3101 the following 3 courses: (1) S89°46'25"E a distance of 367.65 feet; (2) S00°08'41"W a distance of 30.00 feet; (3) S89°46'25"E a distance of 335.33 feet to the Northeast corner of said parcel; thence S33°59'39"W along the East line of said parcel a distance of 457.37 feet; thence along the South line of said parcel the following 2 courses: (1) N55°57'21"W a distance of 97.06 feet; (2) S00°08'40"W a distance of 47.47 feet to a point on the North Bank of the Colorado River; thence meandering Westerly along said North Bank to a point on the West line of said parcel; thence N00°06'10"W along said West line a distance of 534.28 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.

*[Signature]*  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the City of Grand Junction  
 DATE: May 7, 2007

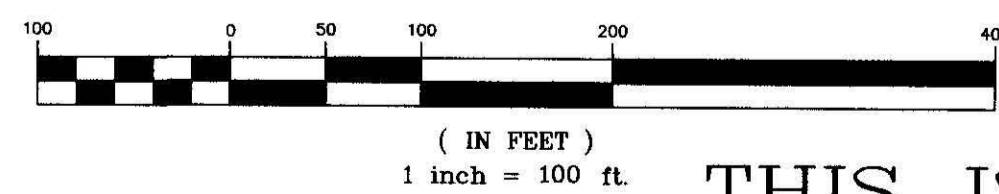
### AREA OF ANNEXATION

CONTIGUOUS PERIMETER	1,931.88 FT.
ANNEXATION PERIMETER	3,606.07 FT.
AREA IN SQUARE FEET	549,691***
AREA IN ACRES	12.62

### LEGEND

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

### GRAPHIC SCALE



ORDINANCE NO.  
4073

EFFECTIVE DATE  
JUNE 3, 2007

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY	CM	DATE	02-26-07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

### SCALE

1" = 100'

CITY OF  
**Grand Junction**  
COLORADO

PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

BRADY SOUTH ANNEXATION

13071300.tif

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.

\*\*\*CONTAINS 10,234 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY