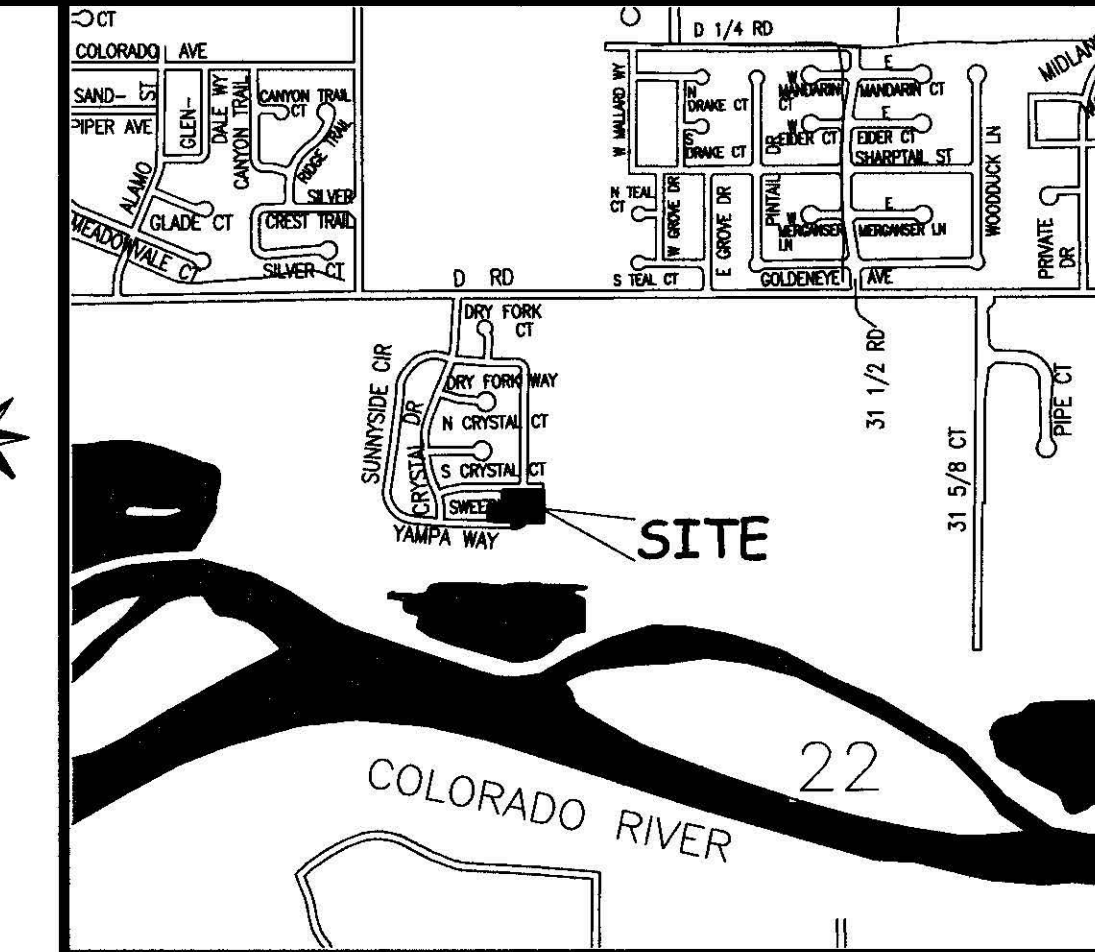
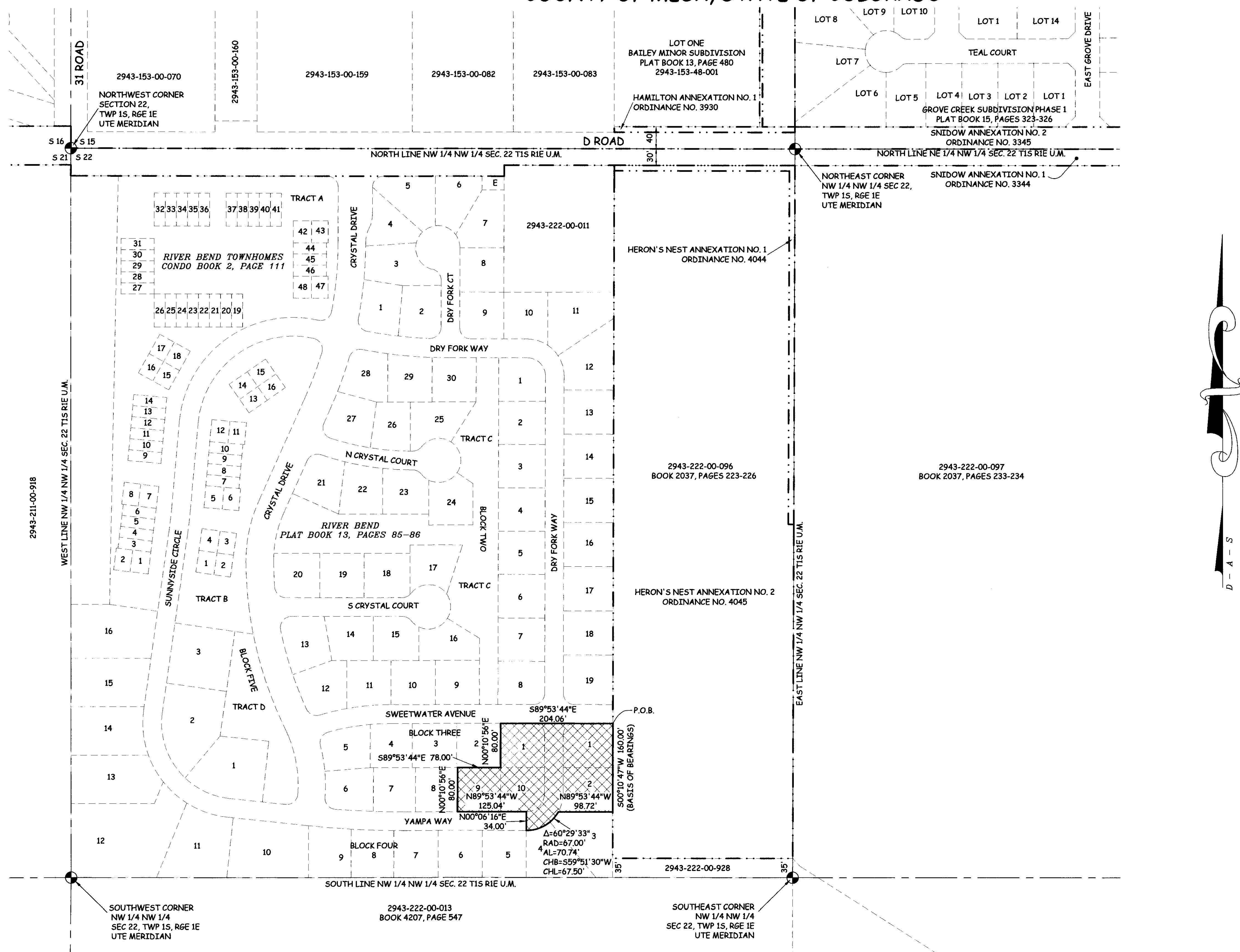


# RIVER BEND ANNEXATION NO. 1

SITUATE IN THE NW 1/4 NW 1/4 OF SECTION 22, T15, R1E, U.M.  
 COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



## LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, 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 Northeast corner of Lot 1, Block Four of River Bend as same is recorded in Plat Book 13, Pages 85-86, Public Records, Mesa County, Colorado, and assuming the East line of said River Bend to bear  $S00^{\circ}10'47''W$  with all bearings contained herein relative thereto; thence  $S00^{\circ}10'47''W$ , along said East line a distance of 160.00 feet to the Southeast corner of Lot 2 of said River Bend; thence  $N89^{\circ}53'44''W$  along the South line of said Lot 2 a distance of 98.72 feet to the Southwest corner and a point on the East line of Yampa Way; thence along the East line of said Yampa Way 70.74 feet along the arc of a 67.00 foot radius curve concave Northwest, having a central angle of  $60^{\circ}29'33''$  and a chord bearing  $S59^{\circ}51'30''W$  a distance of 67.50 feet to the Northeast corner of Lot 5 of said River Bend; thence  $N00^{\circ}06'16''E$  a distance of 34.00 feet to a point on the North line of said Yampa Way; thence  $N89^{\circ}53'44''W$  along said North line a distance of 125.04 feet to the Southwest corner of Lot 9 of Block Three of said River Bend; thence  $N00^{\circ}10'56''E$  along the West line of said Lot 9 a distance of 80.00 feet to the Northwest corner of said Lot 9; thence  $S89^{\circ}53'44''E$  along the North line of said Lot 9 a distance of 78.00 feet to the Northeast corner of said Lot 9; thence  $N00^{\circ}10'56''E$  along the West line of Lot 1 of said Block Three a distance of 80.00 feet to the Northwest corner and a point on the South line of Sweetwater Avenue; thence  $S89^{\circ}53'44''E$  along said South line a distance of 204.06 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
$\Delta$	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE
P.M.	PRINCIPAL MERIDIAN

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*  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: May 7, 2007

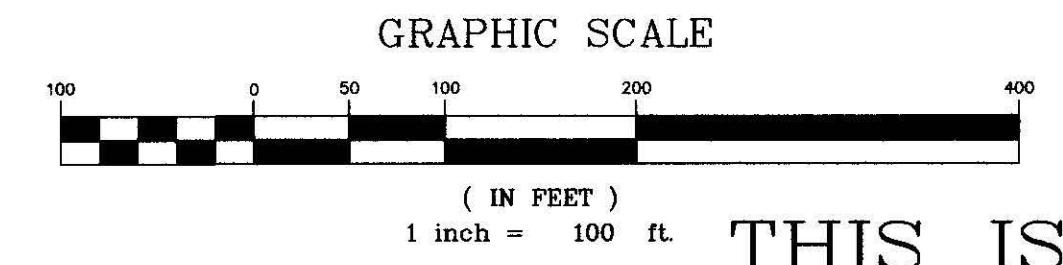


AREA OF ANNEXATION

CONTIGUOUS PERIMETER	160.00 FT.
ANNEXATION PERIMETER	930.56 FT.
AREA IN SQUARE FEET	40,298***
AREA IN ACRES	0.93

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO.  
 4075

EFFECTIVE DATE  
 JUNE 3, 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 herein.

DRAWN BY CM DATE 3-2-07  
 DESIGNED BY DATE  
 CHECKED BY P.T.K. DATE  
 APPROVED BY DATE

SCALE  
 1" = 100'



PUBLIC WORKS  
 AND UTILITIES  
 REAL ESTATE DIVISION

RIVER BEND  
 ANNEXATION NO. 1  
 13071400.tif