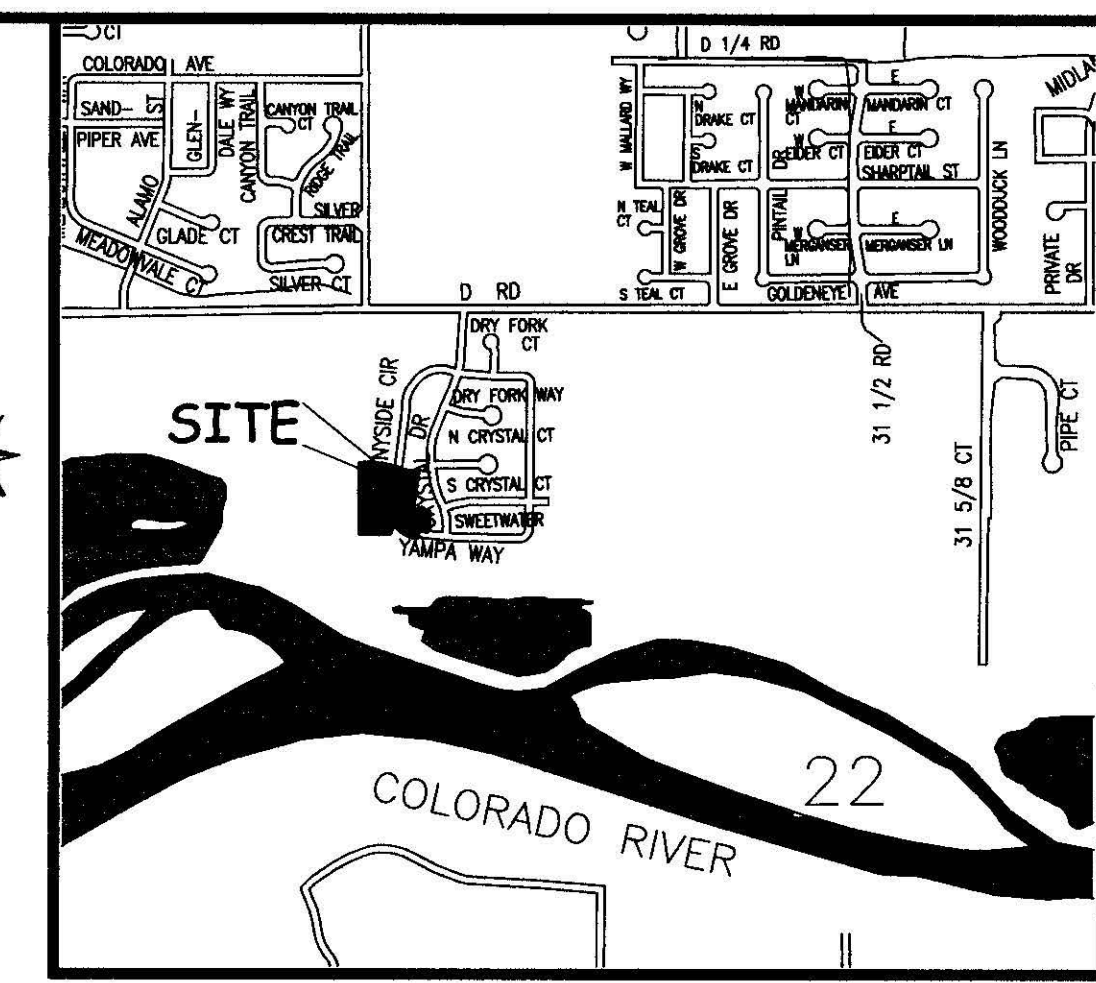
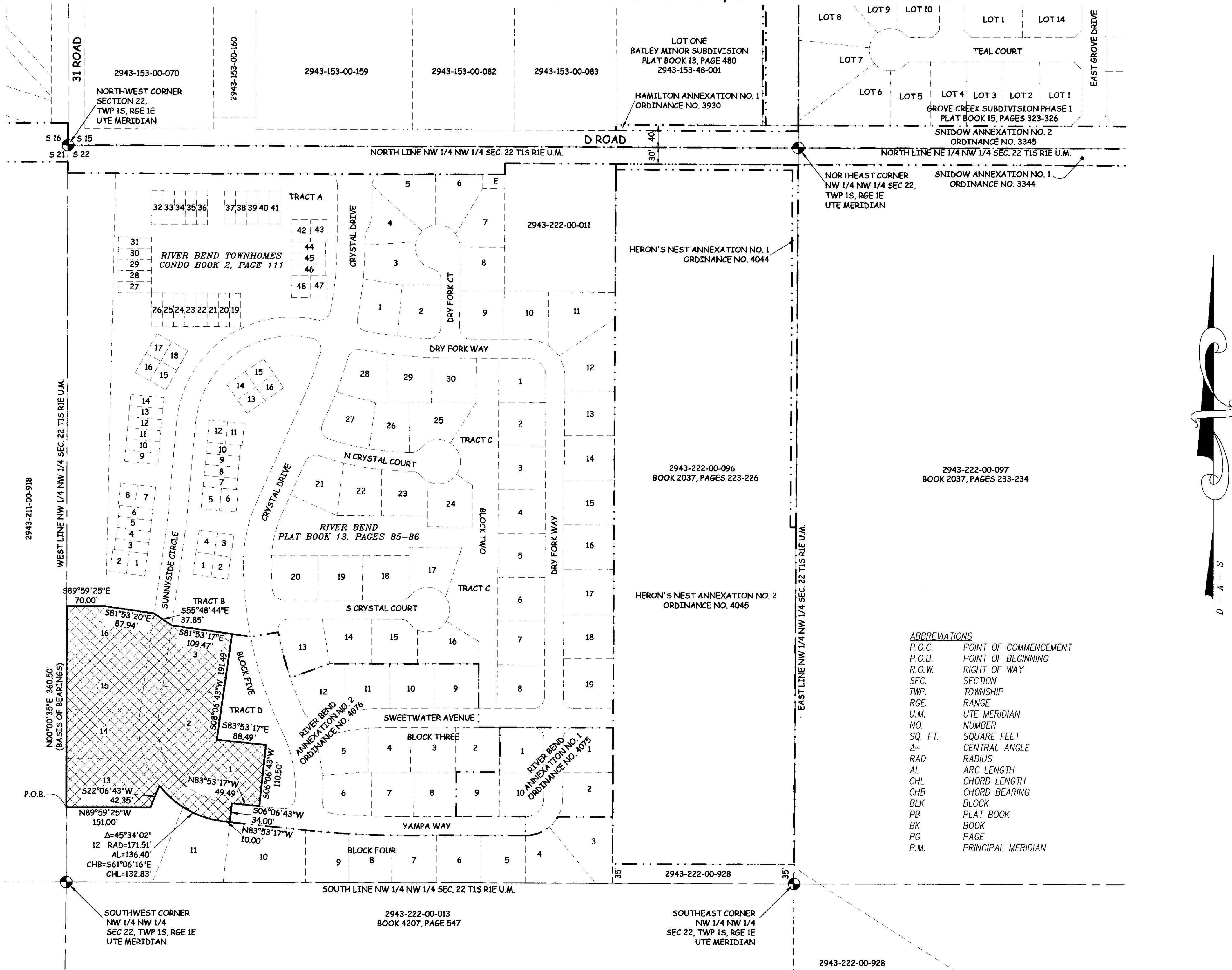


RIVER BEND ANNEXATION NO. 3

SITUATE IN THE NW 1/4 NW 1/4 OF SECTION 22, T1S, 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 Southwest corner of Lot 13 of Block Four of River Bend as same is recorded in Plat Book 13, Pages 85-86, Public Records, Mesa County, Colorado, and assuming the West line of said River Bend to bear N00°00'35"E with all bearings contained herein relative thereto; thence N00°00'35"E along West line a distance of 360.50 feet to the Northwest corner of Lot 16 of said Block Four; thence S89°59'25"E along the North line of said Lot 16 a distance of 70.00 feet; thence S81°53'20"E along said North line a distance of 87.94 feet to a point on the West line of Sunnyside Circle; thence S55°48'44"E a distance of 37.85 feet to the Northwest corner of Lot 3 of Block Five of said River Bend also being a point on the East line of said Sunnyside Circle; thence S81°53'17"E along the North line of said Lot 3 a distance of 109.47 feet to the Northwest corner of Tract D; thence S08°06'43"W along the West line of Tract D a distance of 191.49 feet to the Northwest corner of Lot 1 of said Block Five; thence S83°53'17"E along the North line of said Lot 1 a distance of 88.49 feet to the Northeast corner of said Lot 1; thence S06°06'43"W along the East line of said Lot 1 a distance of 110.50 feet to the Southeast corner of said Lot 1 and also being a point on the North line of Yampa Way; thence N83°53'17"W along said North line a distance of 49.49 feet; thence S06°06'43"W a distance of 34.00 feet to a point on the South line of said Yampa Way; thence N83°53'17"W along said South line a distance of 10.00 feet; thence along said South line 136.40 feet along the arc of a 171.51 foot radius curve concave Northeast, having a central angle of 45°34'02" and a chord bearing S61°06'16"E a distance of 132.83 feet to a point being the Northeast corner of Lot 13 of said Block Four; thence S22°06'43"W along the East line of said Lot 13 a distance of 42.35 feet to the Southeast corner of said Lot 13; thence N89°59'25"W along the South line of said Lot 13 a distance of 151.00 feet, more or less, to the POINT OF BEGINNING.

ABBREVIATIONS

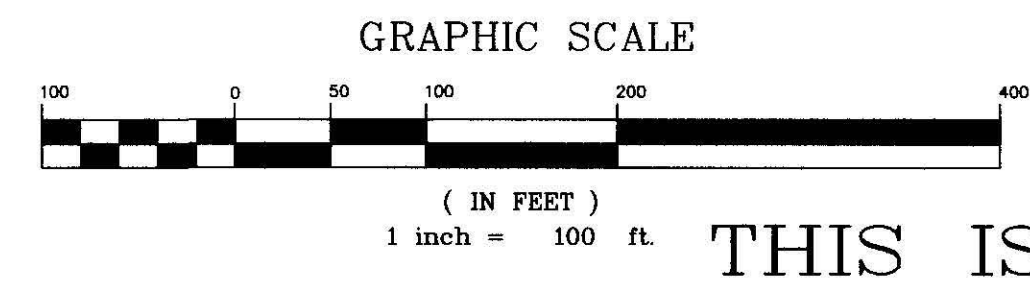
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE
P.M.	PRINCIPAL MERIDIAN

AREA OF ANNEXATION

CONTIGUOUS PERIMETER	473.97 FT.
ANNEXATION PERIMETER	1,479.49 FT.
AREA IN SQUARE FEET	105,103***
AREA IN ACRES	2.41

LEGEND

ANNEXATION BOUNDARY	———
EXISTING CITY LIMITS	---



ORDINANCE NO. 4077 EFFECTIVE DATE JUNE 3, 2007

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	2-28-07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

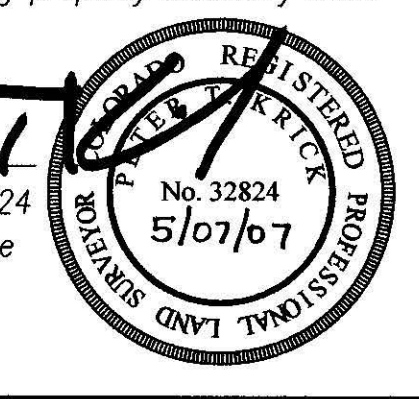
SCALE 1" = 100'

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

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



RIVER BEND ANNEXATION NO. 3

13071600.tif