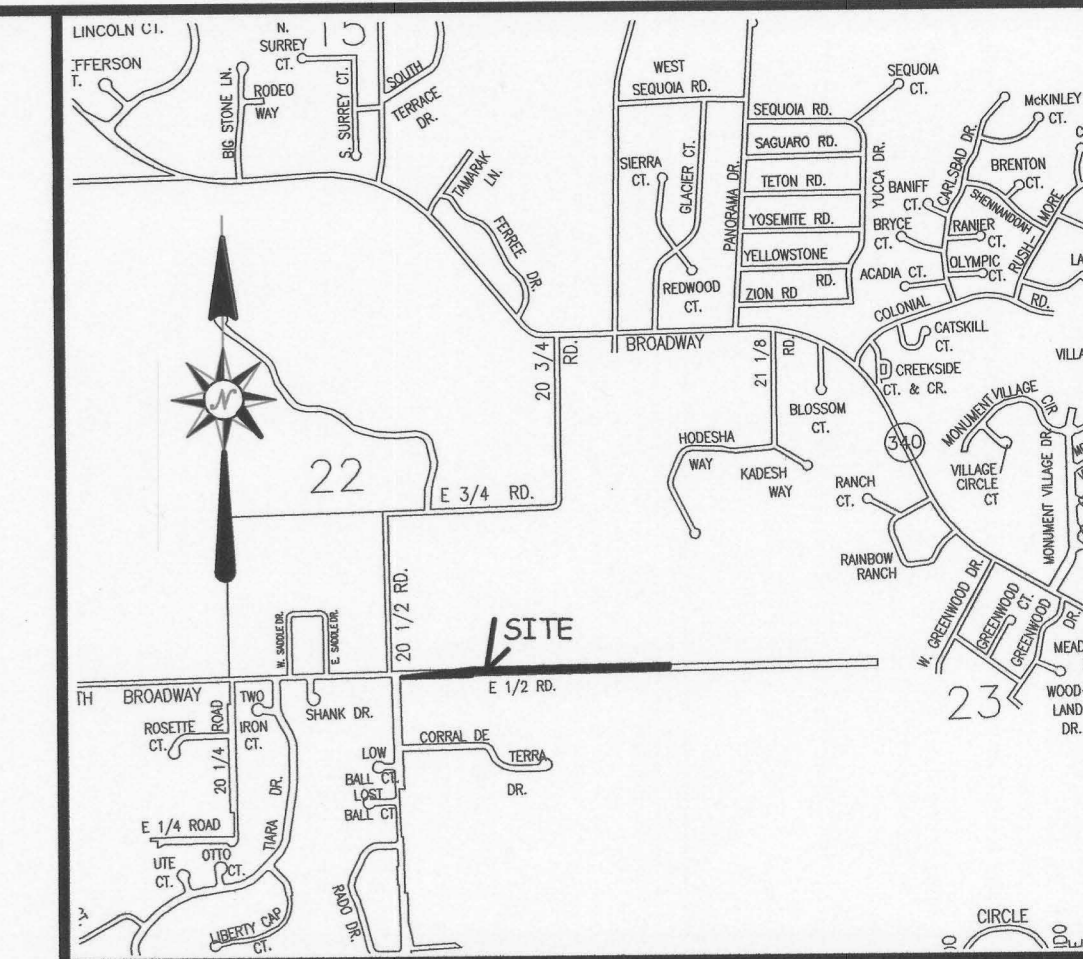# CUNNINGHAM INVESTMENT ANNEXATION NO. 3

SITUATE IN THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 22,
TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6th PRINCIPAL MERIDIAN
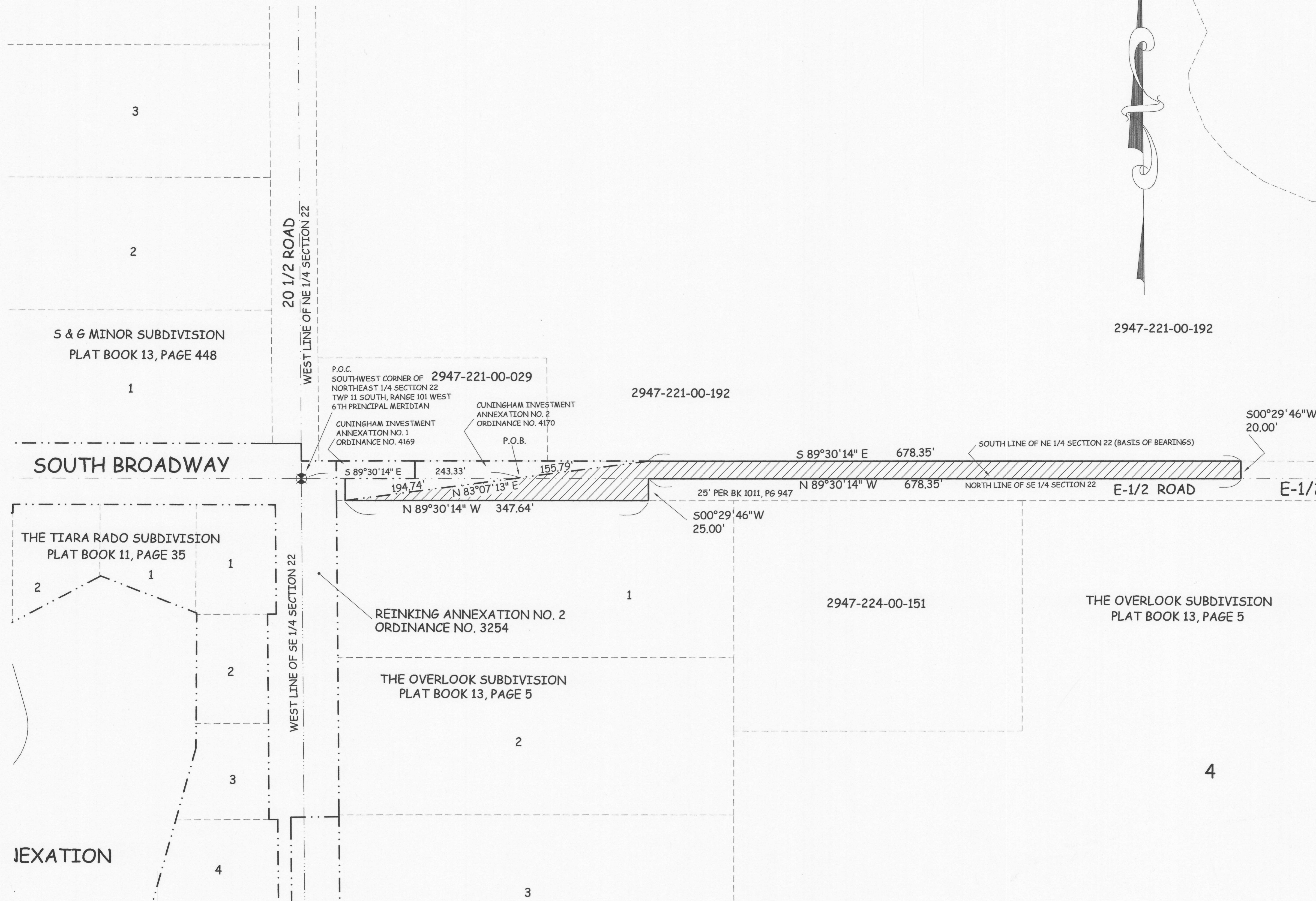## COUNTY OF MESA, STATE OF COLORADO

LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the Northeast Quarter (NE 1/4) of said Section 22 and assuming the South line of the NE 1/4 of said Section 22 bears N 89°30'14" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°30'14" E along the South line of the NE 1/4 of said Section 22 a distance of 243.33 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 83°07'13" E a distance of 155.79 feet to a point on the North right of way for E-1/2 Road; thence S 89°30'14" E along said right of way, a distance of 678.35 feet; thence S 00°29'46" W, a distance of 20.00 feet to a point on the South line of the NE 1/4 of said Section 22; thence N 89°30'14" W along said South line, a distance of 678.35 feet; thence S 00°29'46" W, a distance of 25.00 feet to a point on the South right of way for said E-1/2 Road; thence N 89°30'14" W along said South right of way, a distance of 347.64 feet; thence N 83°07'13" E a distance of 194.74 feet, more or less, to the Point of Beginning.
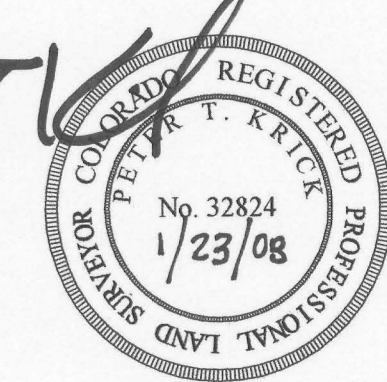
Map labels

S & G MINOR SUBDIVISION
PLAT BOOK 13, PAGE 448

20 1/2 ROAD

WEST LINE OF NE 1/4 SECTION 22

2947-221-00-192

2947-221-00-029

2947-221-00-192

P.O.C.
SOUTHWEST CORNER OF
NORTHEAST 1/4 SECTION 22
TWP 11 SOUTH, RANGE 101 WEST
6TH PRINCIPAL MERIDIAN

CUNNINGHAM INVESTMENT
ANNEXATION NO. 1
ORDINANCE NO. 4169

CUNNINGHAM INVESTMENT
ANNEXATION NO. 2
ORDINANCE NO. 4170

P.O.B.

SOUTH BROADWAY

S 89°30'14" E   243.33'

194.74'   N 83°07'13" E

N 89°30'14" W   347.64'

155.79'

25' PER BK 1011, PG 947

S00°29'46"W
25.00'

S 89°30'14" E   678.35'

SOUTH LINE OF NE 1/4 SECTION 22 (BASIS OF BEARINGS)

N 89°30'14" W   678.35'   NORTH LINE OF SE 1/4 SECTION 22   E-1/2 ROAD   E-1/2

S00°29'46"W
20.00'

THE TIARA RADO SUBDIVISION
PLAT BOOK 11, PAGE 35

WEST LINE OF SE 1/4 SECTION 22

REINKING ANNEXATION NO. 2
ORDINANCE NO. 3254

THE OVERLOOK SUBDIVISION
PLAT BOOK 13, PAGE 5

THE OVERLOOK SUBDIVISION
PLAT BOOK 13, PAGE 5

2947-224-00-151

ANNEXATION

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: January 23rd, 2008

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR PETER T. KRICK No. 32824 1/23/08

AREA OF ANNEXATION

ANNEXATION PERIMETER	2,099.87 FT
CONTIGUOUS PERIMETER	350.54 FT.
AREA IN SQUARE FEET	21,389***
AREA IN ACRES	0.49

***CONTAINS 21,389 SQ. FT. OF E-1/2 ROAD RIGHT OF WAY

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

GRAPHIC SCALE

60   30   0   60   120   240

(IN FEET)
1 inch = 60 ft.

ORDINANCE NO.
4171

EFFECTIVE DATE
February 17th, 2008

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY	P.T.K.	DATE	09-25-2007
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE
1" = 60'

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

CUNNINGHAM INVESTMENT
ANNEXATION NO. 3

1
OF
1

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