## BURNETT ANNEXATION SITUATE IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 SECTION 19, T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO SCOTT CIRCLE 2943-193-00-087 2943-194-00-230 2943-194-00-229 BROADVIEW SUBDIVISION 2943-193-00-202 🕽 BK 4572, PG 15 2943-194-00-088 589° 58' 27"E 147,74 589° 57' 14"E -500° 02' 43"W SOUTH LINE OF SE 1/4 SW 1/4 SEC 19, TWP 15, RGE 1E, U.M. 30.00' SOUTH LINE OF SW 1/4 SE 1/4 SEC 19, TWP 15, RGE 1E, U.M. N89°58'27"W (BASIS OF BEARINGS) UNAWEEP AVENUE (CROAD) UNAWEEP HEIGHTS FILING 1 BOOK 20, PG' 5 45-47 SE 1/4 SW 1/4 SEC 19 LOT 1 TRACT 2943-301-00-010 MAHAN MANOR ANNEXATION VILLAGE NINE SUBDIVISION ORDINANCE NO. 4008 <u>ABBREVIATIONS</u> PB 11, PG 254 Lot 27 2943-301-00-274 SQ. FT. BOOK 3268, PAGES 258-259 RAD 2943-301-00-011 AREA OF ANNEXATION GRAPHIC SCALE ORDINANCE NO. SFFECTIVE DATE ANNEXATION PERIMETER 2,369.87 FT 4247 492.16 FT. CONTIGUOUS PERIMETER July 18th, 2008 AREA IN SQUARE FEET 47,313.97\*\*\* AREA IN ACRES 1.09 IS NOT A BOUNDARY SURVEY \*\*\*(CONTAINS 24,128.61 SQ. FT. (0.55 ACRES) WITHIN PUBLIC RIGHTS OF WAY) J.K.T. DATE 04-08-08 SCALE PUBLIC WORKS Grand Junction According to Colorado law you must commence any legal action based upon any defect in DESIGNED BY AND UTILITIES this survey within three years after you first discover such defect. In no event may any COLORADO 1" = 60' action based upan any defect in this survey be commenced more than ten years from the P.T.K. DATE

DATE

APPROVED BY

C ROAD

LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

A certain parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 19, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Southeast corner of the SE 1/4 SW 1/4 of said Section 19 and assuming the South line of the SE 1/4 SW 1/4 of said Section 19 to bear N89°58'27"W with all bearings contained herein relative thereto; thence N89°58'27"W a distance of 192.80 feet along the South line of the SE 1/4 SW 1/4 of said Section 19; thence N00°01'33"E a distance of 152.00 feet; thence N89°58'27"W a distance of 127.00 feet to a point on the East line of Lot 2 of Broadview Subdivision, as same is recorded in Plat Book 7, Page 90, public records of Mesa County, Colorado; thence N00°01'33"E a distance of 102.95 feet along the East line of said Broadview Subdivision to the Southwest corner of Lot 3 of Scott Circle Subdivision, as same is recorded in Plat Book 13, Page 95, public records of Mesa County, Colorado; thence S89°58'27"E a distance of 172.00 feet along the South line of said Scott Circle Subdivision; thence S00°01'33"W a distance of 224.95 teet; thence S89°58'27"E a distance of 147.74 feet along a line being 30.00 feet North and parallel with the South line of the SE 1/4 SW 1/4 of said Section 19; thence 889°57'14"E a distance of 610.18 feet along a line being 30.00 feet North and parallel with the South line of the SW 1/4 SE 1/4 of said Section 19; thence S00°02'43"W a distance of 30.00 feet to a point on the South line of the SW 1/4 SE 1/4 of said Section 19; thence N89°57'14"W a distance of 610.16 feet along the South line of the SW 1/4 SE 1/4 of said Section 19 to the Point of Beginning

> POINT OF COMMENCEMENT POINT OF BEGINNING RIGHT OF WAY SECTION **TOWNSHIP** RANGE UTE MERIDIAN NUMBER SQUARE FEET CENTRAL ANGLE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING BLOCK PLAT BOOK B00K 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 verifying property boundary lines.

PETER T. KRICK, PLS No. 32824 Professional Land Surveyor for the Sity of Grand Junction

DATE: June 30th, 2008

REAL ESTATE DIVISION

BURNETT ANNEXATION