NORTH AVENUE ANNEXATION NO. 3 SITUATE IN THE NE 1/4 NW 1/4 OF SECTION 17, TWP 15, RGE 1E, U.M. COUNTY OF MESA, STATE OF COLORADO 1/4 SE 1/4 SEC 8, TWP 1S, RGE 103"W (BASIS OF BEARINGS) MESA COUNTY HUMAN SERVICES ANNEXATION NO. 1— ORDINANCE NO. 3445 LOT 2 2943-083-00-098 LOT 1 CANTRELL ANNEXATION NO. 1 CANTRELL ANNEXATION NO. 2— ORDINANCE NO. 3339 ORDINANCE NO. 3340 NE CORNER NE 1/4 NW 1/4 SEC 17, TWP 1S RGE 1E U.M. NORTH LINE NE 1/4 NW 1/4 589° 57' 29"E 473.27 N89° 57' 29"W 187.88' SEC 17, TWP 15, RGE 1E, U.M. N00° 02' 29"W--500° 02' 31"W 40.00' NORTH AVENUE -589° 57' 29"E 10.02' N89° 57' 29"W 483.25 S00° 09' 44"E 10.00 U - HAUL ANNEXATION CENTRE SQUARE PHASE I CAREER CENTER ANNEXATION 2943-172-00-250 ORDINANCE NO. 3209 PLAT BOOK 12, PAGE 25 ORDINANCE NO. 3801 2943-172-00-962 2943-172-00-027 TRACT 7 TRACT 5 TRACT 6 2943-172-00-148 AREA OF ANNEXATION GRAPHIC SCALE EFFECTIVE DATE ORDINANCE NO. 1,066.54 FT ANNEXATION PERIMETER LEGEND 4354 June 5th, 2009 583.29 FT. CONTIGUOUS PERIMETER 23,761.91*** AREA IN SQUARE FEET

1 inch = 50 ft.

SCALE

1" = 50'

DRAWN BY J.K.T. DATE 2-03-2009

_____ DATE _

DATE _

P.T.K. DATE

DESIGNED BY

APPROVED BY _____

IS NOT A BOUNDARY SURVEY

Grand Junction

PUBLIC WORKS

AND UTILITIES

REAL ESTATE DIVISION

0.55

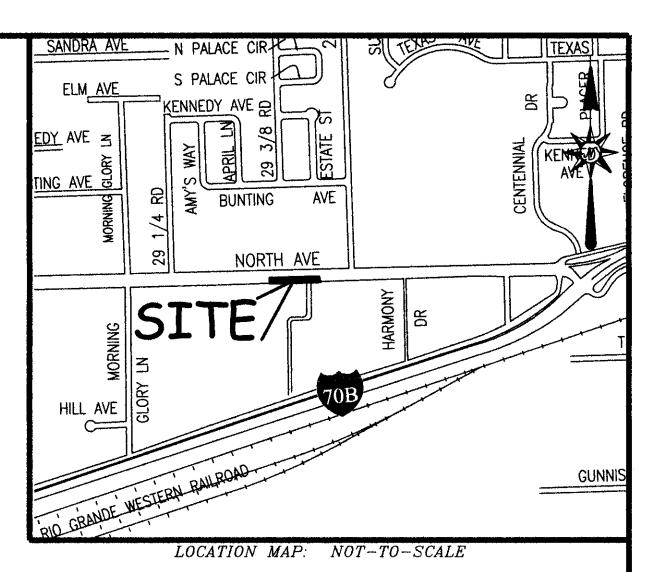
According to Colorado law you must commence any legal action based upon any defect in

action based upon any defect in this survey be commenced more than ten years from the

this survey wihin three years after you first discover such defect. In no event may any

***(CONTAINS 23,761.91 SQ. FT. WITHIN NORTH AVENUE RIGHTS OF WAY)

date of the certification shown hereon.



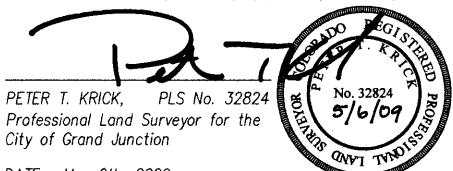
LEGAL DESCRIPTION

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the NE 1/4 NW 1/4 of said Section 17 and assuming the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 8 to bear N00°04'03"W with all bearings contained herein relative thereto; thence N89°57'29"W a distance of 187.88 feet along the North line of the NE 1/4 NW 1/4 of said Section 17, said line also being the North line of U-Haul Annexation, Ordinance No. 3209, City of Grand Junction to the Point of Beginning; thence S00°02'31"W a distance of 40.00 feet along Cantrell Annexation No. 2, Ordinance No. 3340, City of Grand Junction; thence S89°57'29"E a distance of 10.02 feet along said Cantrell Annexation No. 2 to a point on the West line of said U-Haul Annexation; thence S00°09'44"E a distance of 10.00 feet along the West line of said U-Haul Annexation; thence N89°57'29"W a distance of 483.25 feet along a line being 50.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17; thence along the Southeasterly line of Career Center Annexation, Ordinance No. 3801, City of Grand Junction the following two (2) courses: (1) N00°02'29"W a distance of 50.00 feet to a point on the North line of the NE 1/4 NW 1/4 of said Section 17; (2) S89°57'29"E a distance of 473.27 feet along the North line of the NE 1/4 NW 1/4 of said Section 17 to the Point of Beginning.

ABBREVIATIONS POINT OF COMMENCEMENT POINT OF BEGINNING RIGHT OF WAY R.O.W. SECTION TWP. **TOWNSHIP** RANGE UTE MERIDIAN U.M. NUMBER SQUARE FEET CENTRAL ANGLE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING BLOCK PLAT BOOK BOOK 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: May 6th, 2009

NORTH AVENUE ANNEXATION NO. 3