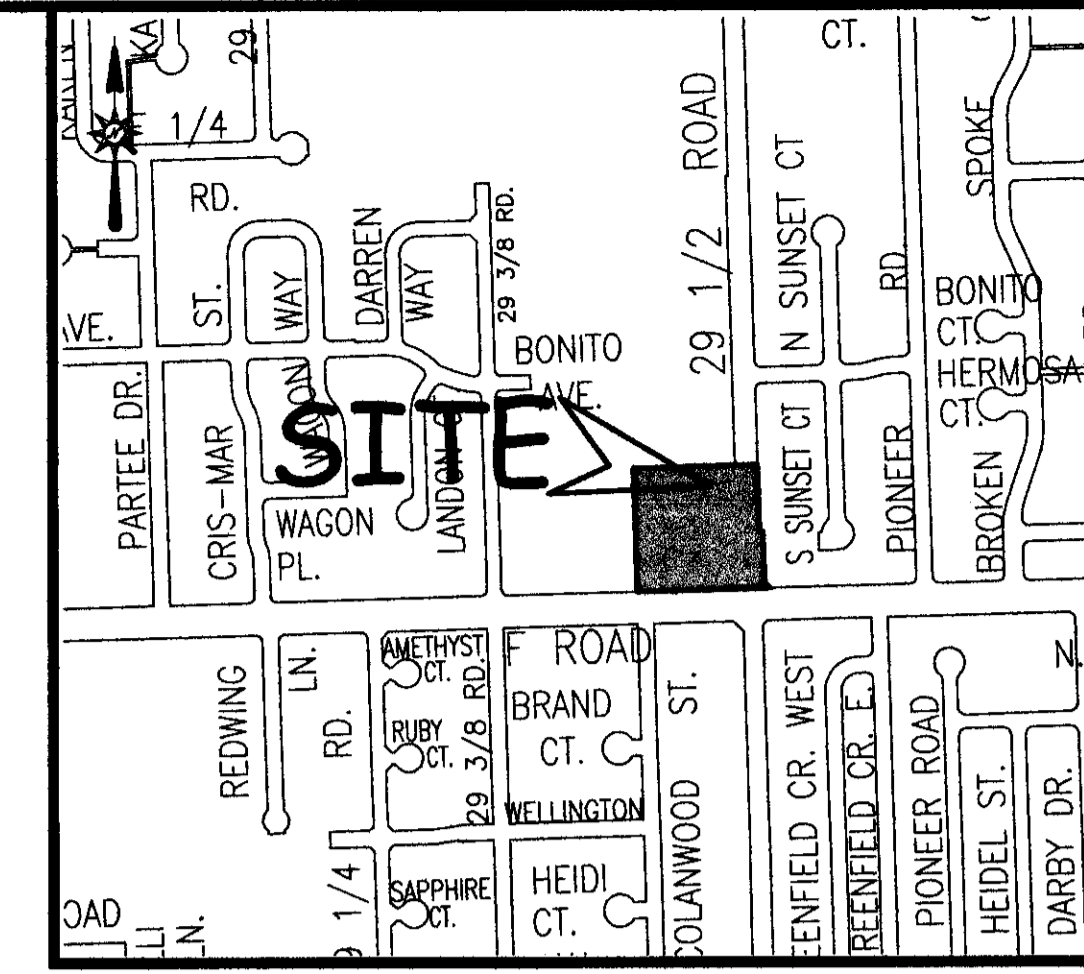


# MAVERIK ANNEXATION

SITUATE IN THE SW 1/4 AND THE SE 1/4 OF SECTION 5,  
TWP 1S, RGE 1E, U.M. COUNTY OF MESA, STATE OF COLORADO

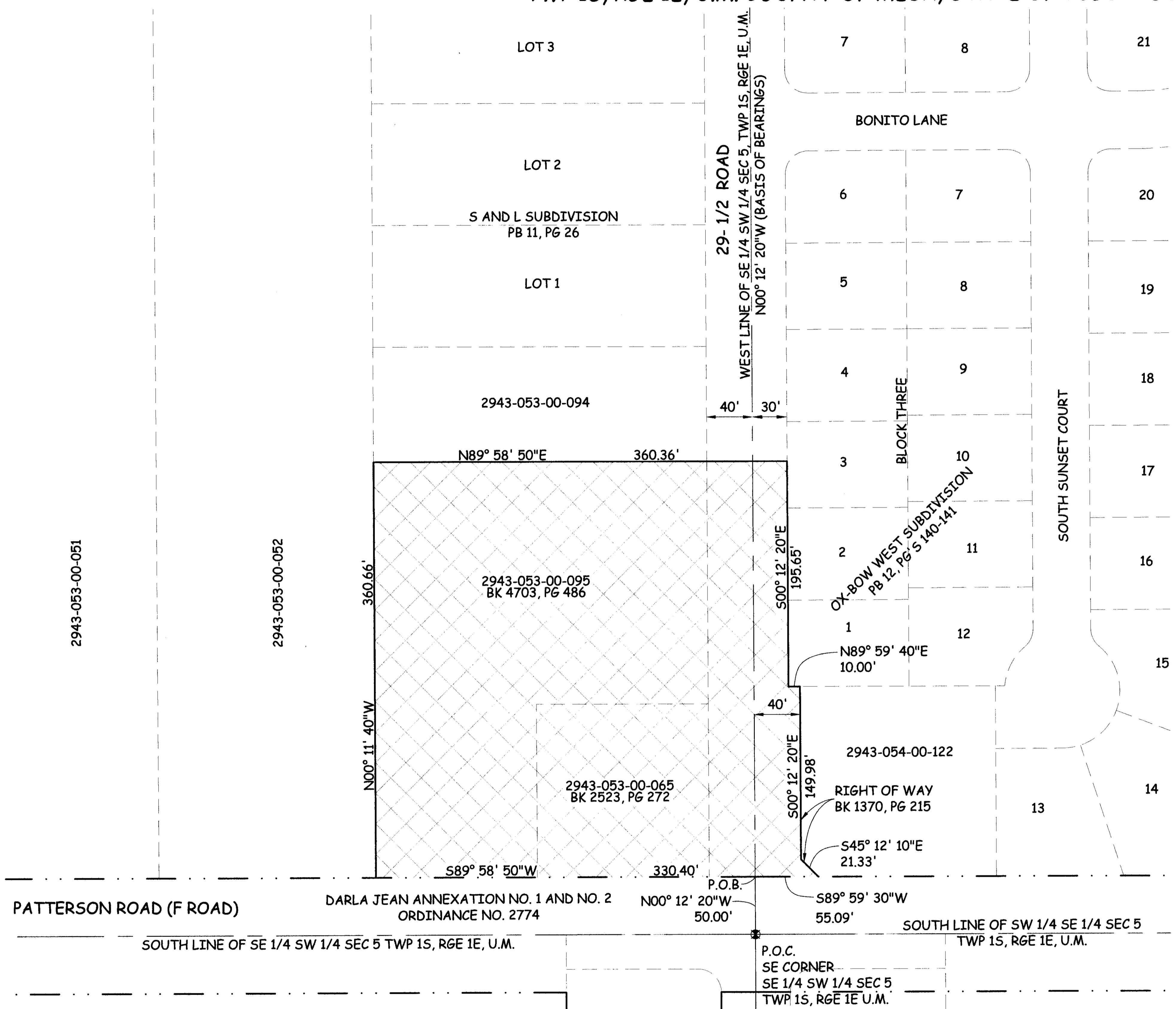


LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

A certain parcel of land located in the Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of Section 5, 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 Southeast corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 5 and assuming the West line of the SE 1/4 SW 1/4 of said Section 5 to bear N00°12'20"W with all bearings contained herein relative thereto; thence N00°12'20"W a distance of 50.00 feet along the West line of the SE 1/4 SW 1/4 of said Section 5 to a point on the North line of Darla Jean Annexation No. 1 and No. 2, Ordinance No. 2774, City of Grand Junction, said point also being the Point of Beginning; thence S89°58'50"W a distance of 330.40 feet along a line being 50.00 feet North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 5, said line also being the North line of said Darla Jean Annexation No. 1 and No. 2; thence N00°11'40"W a distance of 360.66 feet; thence N89°58'50"E a distance of 360.36 feet to a point on the West line of Ox-Bow West Subdivision, as same is recorded in Plat Book 12, Pages 140 through 141, public records of Mesa County, Colorado; thence S00°12'20"E a distance of 195.65 feet along a line being 30.00 feet East of and parallel with the West line of the SE 1/4 SW 1/4 of said Section 5, said line also being the West line of said Ox-Bow West Subdivision; thence N89°59'40"E a distance of 10.00 feet along the Southerly line of said Ox-Bow West Subdivision; thence S00°12'20"E a distance of 149.98 feet along a line being 40.00 feet East of and parallel with the West line of the SE 1/4 SW 1/4 of said Section 5; thence S45°12'10"E a distance of 21.33 feet to a point on the North line of said Darla Jean Annexation No. 1 and No. 2; thence S89°59'30"W a distance of 55.09 feet along a line being 50.00 feet North of and parallel with the South line of the SW 1/4 SE 1/4 of said Section 5, said line also being the North line of Darla Jean Annexation No. 1 and No. 2 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

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: September 1st, 2009

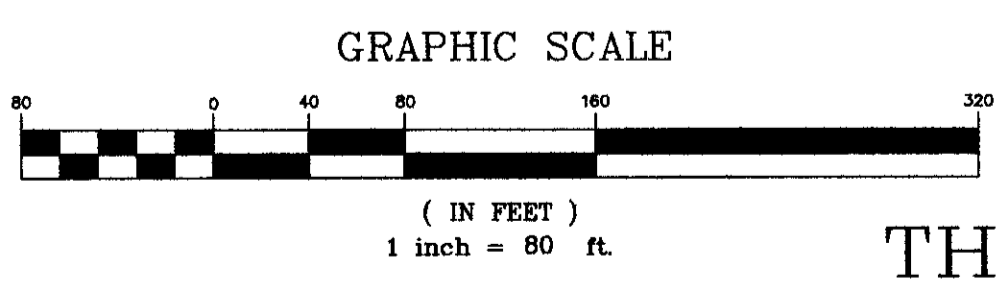
AREA OF ANNEXATION

ANNEXATION PERIMETER	1,483.48 FT
CONTIGUOUS PERIMETER	385.49 FT.
AREA IN SQUARE FEET	131,739.05***
AREA IN ACRES	3.02

\*\*\*CONTAINS 27,018.55 SQ. FT (62 ACRES) WITHIN 29 1/2 ROAD RIGHTS OF WAY

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO. 4380

EFFECTIVE DATE  
October 2nd, 2009

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	J.K.T.	DATE	3-23-09
DESIGNED BY	_____	DATE	_____
CHECKED BY	P.T.K.	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE

1" = 80'



PUBLIC WORKS AND UTILITIES  
REAL ESTATE DIVISION

MAVERIK ANNEXATION

1 OF 1