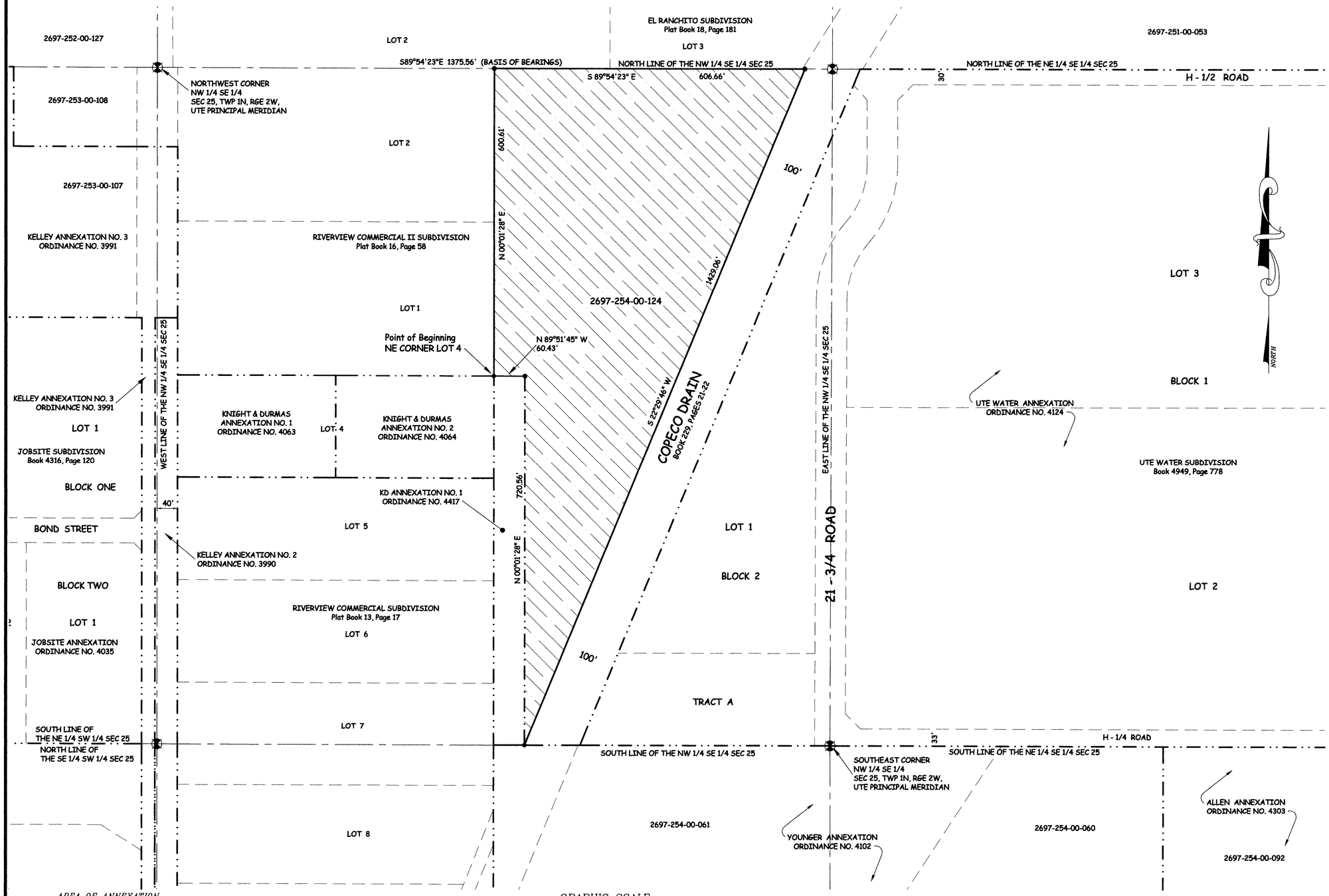
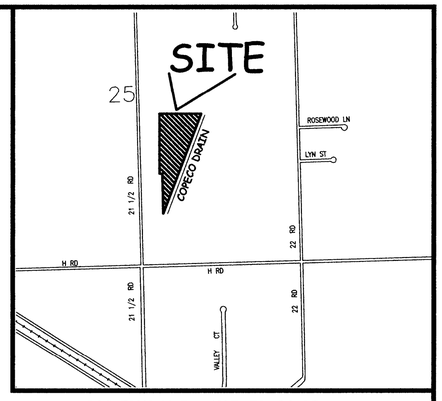
KD ANNEXATION NO. 2

SITUATE IN THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TWP 1N, RGE 2W, U.M., COUNTY OF MESA, STATE OF COLORADO





LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township One North, Range Two West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 4, Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 17, Public Records of Mesa County, Colorado and assuming the North line of the NW 1/4 SE 1/4 of said Section 25 bears S 89°54'23" E with all other bearings contained herein being referenced thereto; thence from said Point of Beginning, N 00°01'28" E along the East line of Riverview Commercial II Subdivision, as same is recorded in Plat Book 16, Page 58, Public Records of Mesa County, Colorado, a distance of 600.61 feet, more or less, to a point on the North line of the NW 1/4 SE 1/4 of said Section 25; thence S 89°54'23" E along the North line of the NW 1/4 SE 1/4 of said Section 25, a distance of 606.66 feet, more or less, to a point on the Westerly line of that certain 100 foot wide right of way for the Copeco Drain, as same is recorded in Book 229, Pages 21 and 22, Public Records of Mesa County, Colorado; thence S 22°29'46" W along said Westerly line, a distance of 1429.06 feet, more or less, to a point on the South line of the NW 1/4 SE 1/4 of said Section 25; thence N 00°01'28" E along a line parallel to the East line of said Riverview Commercial Subdivision, a distance of 720.56 feet; thence N 89°51'45" W a distance of 60.43 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

Notice:
This drawing has been determined to be of sufficient clarity and legibility for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of the Mesa County Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document.

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: April 6th, 2010

COLORADO REGISTERED PETER T. KRICK No. 32824 4-06-10 PROFESSIONAL LAND SURVEYOR

AREA OF ANNEXATION

CONTIGUOUS PERIMETER	780.99 FT.
ANNEXATION PERIMETER	3,417.32 FT
AREA IN SQUARE FEET	397,130***
AREA IN ACRES	9.1169

***(CONTAINS NO AREA WITHIN PUBLIC RIGHTS OF WAY)

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.
LINEAL UNITS = U.S. SURVEY FOOT

ORDINANCE NO.
4417

EFFECTIVE DATE
May 7th, 2010

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 hereon.

DRAWN BY	P.T.K.	DATE	01-21-10
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'

CITY OF Grand Junction COLORADO

PUBLIC WORKS
AND UTILITIES
ENGINEERING DIVISION

KD ANNEXATION NO. 2