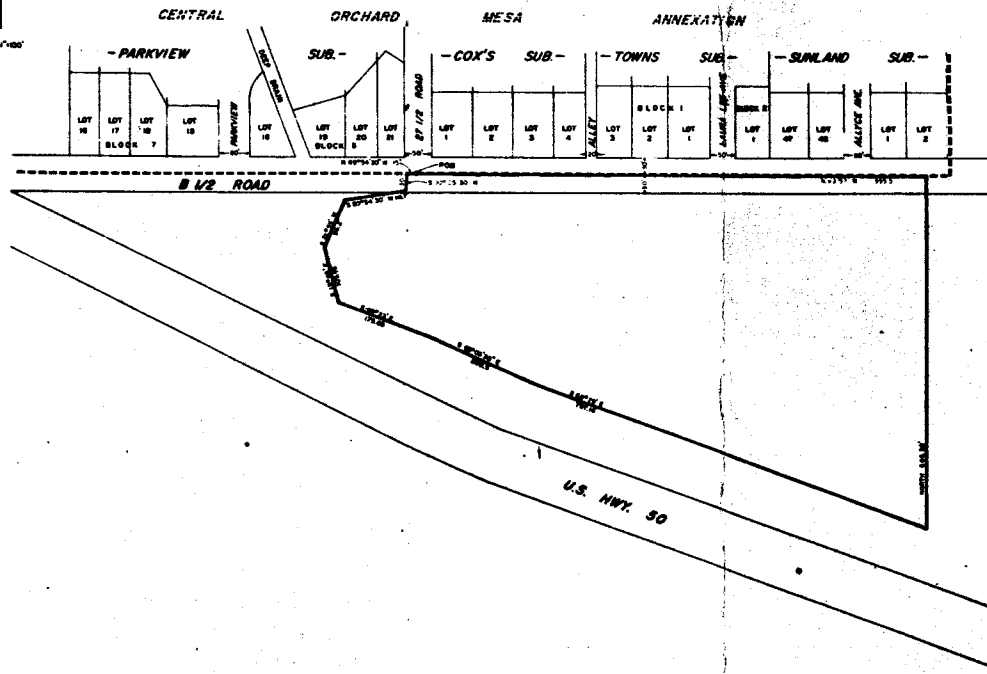


PHIPPS ANNEXATION

LEGAL DESCRIPTION



SCALE 1"=100'



Part of the Northwest one quarter, Southeast one quarter of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian.

More particularly described as: Beginning at the Northwest corner of the Northwest one quarter Southeast one quarter of said Section 25; Thence North 89°54'30" West 15 feet; Thence South 00°05'30" West 30 feet; Thence South 80°54'30" East 116.7 feet; Thence South 81°55' West 96.2 feet; Thence South 13°43' East 105.45 feet; Thence South 69°23' East 179.09 feet; Thence South 65°05'30" East 200.5 feet; Thence South 69°29' East 797.16 feet; Thence due North 666.38 feet to the centerline of B 1/2 Road and the North Line of the said Northwest one quarter Southeast one quarter; Thence North 89°57' West along the North Line of the said Northwest one quarter Southeast one quarter 353.5 feet to the Point of Beginning, Together with the Right-of-Way for B 1/2 Road, Mesa County, Colorado.

LEGEND

Boundary of existing corporate limits -----
 Boundary of new corporate limits _____

AREA OF ANNEXATION

Existing boundary contiguous to corporate limits ----- 870.50 ft.
 Perimeter of area to be annexed ----- 3161.98 ft.
 Total annexed area in square feet ----- 488,703,222 sq. ft.
 Total annexed area in acres ----- 11,452 acres

ENGINEER'S CERTIFICATE

I, Ronald P. Rish a Registered Professional Engineer hereby certify that the accompanying plat and legal description of Phipps Annexation was compiled under my direct supervision from information contained on a property plat prepared by Western Engineers, Inc. dated Sept. 9, 1976, and other information secured from the Mesa County Clerk and Recorder's and Assessor's Office.

SIGNED *Ronald P. Rish*
 DATE March 12, 1977
 ORDINANCE NO _____
 EFFECTIVE DATE _____

DEPARTMENT OF PUBLIC WORKS			
ENGINEERING DIVISION			
CITY OF GRAND JUNCTION, COLORADO			
PHIPPS ANNEXATION			
DESIGNED BY	DATE	APPROVED BY	DATE
BY <i>R.P.R.</i>	3-9-77	BY _____	DATE _____
CHECKED BY	DATE	APPROVED BY	DATE
BY _____	DATE _____	BY _____	DATE _____

Planning Commission recommendation
H.O. zoning. (30 Mar 77)
Advertise for April mtg.

KEM

Planning Commission zoned H.O.
27 Apr 77

Advertise for Council

Approved City Council 18 May 77

KEM