

ORDINANCE NO. 2910

AN ORDINANCE (A) ESTABLISHING PROCEDURES TO DISCONNECT, (B) DISCONNECTING CERTAIN LANDS, REFERRED TO AS THE EASTERN COMMERCIAL AND VILLA CORONADO ANNEXATIONS AND DECLARING AN EMERGENCY WITH PUBLICATION IN PAMPHLET FORM

RECITALS.

In order to provide guidance for the disconnection and de-annexation of lands annexed to the City, the Council determines that a procedure should be adopted. The Council is cognizant that Article 12 of Title 31 of the Colorado Revised Statutes provides some guidance when a landowner desires to initiate a process to disconnect, however, said Article 12 does not provide guidance when the disconnection is desired by the City Council itself. The City Council has determined to disconnect and de-annex certain lands previously annexed to the City and due to its prior public affirmation of it's intention to disconnect said lands, the City Council finds and determines that further delay in effecting the disconnection is not warranted and that disconnection is in the best interest of the City and its environs. Therefore, the City Council declares a special emergency and determines that this ordinance is necessary for the preservation of the public peace, health And welfare of the citizens and shall take effect on its passage.

The City Council adopts section 1 of this ordinance pursuant to the powers reserved to the City by Article XX of the Colorado Constitution, and the Charter of the City.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

Section 1. Code Amendment. The Grand Junction Code of Ordinances is hereby amended by the addition of section 2-27 as follows:

"When the City Council desires to, or determines that it is necessary to, disconnect and/or de-annex a tract, lot or other area from the City, the Council shall direct the City Attorney to prepare an ordinance to disconnect such tract, lot, or area. Said ordinance may provide for exemption, imposition or relief from taxation as determined by the City Council to be in the best interest of the City. The Council may direct that the City Manager take such steps as are necessary to simplify the process of disconnection and/or de-annexation for affected persons. The City Council may provide in any disconnection and/or de-

annexation ordinance that a tract, lot or area shall be required to pay taxes lawfully assessed or the City Council may provide that such tract, lot or area be exempt from the payment of ad valorem taxes, except that no property shall be exempted from the payment of such taxes, if during the time the property was annexed to the city, any indebtedness was lawfully subject to the taxes required to pay such indebtedness."

Section 2. Property Disconnected. The areas and properties described in Ordinances 2875 and 2876, adopted December 20, 1995, and more particularly described as follows are hereby de-annexed and disconnected from the City of Grand Junction, in accordance with and pursuant to Grand Junction Code of Ordinances section 2-27 created by section 1 of this ordinance, effective as provided herein and by the City Charter, to wit: [SEE ATTACHED EXHIBIT VILLA CORONADO and EASTERN COMMERCIAL (legal descriptions)].

Section 3. Taxation. No retailer or vendor located within the above described area shall be required to collect tax on any taxable sale(s) or transaction(s) from April 1, 1996, in accordance with ordinance 2876, until the effective date of section 3 of this ordinance. The City shall hold such retailers and vendors harmless from civil or criminal penalty provided for by the Code of Ordinances of the City of Grand Junction for actions taken, or failures to act, done in accordance with this section 3. Upon application by a taxpayer on forms provided by the City, the City shall refund specific sales and/or use tax paid pursuant to and in accordance with the Code of Ordinances and any and all regulations adopted thereunder or construing the application thereof. Taxes paid on sale, use, storage or consumption of goods occurring during the time the area was within the taxing jurisdiction of the City shall be the only taxes refunded; sales and use taxes charged uniformly on utility services are non-refundable.

Section 4. Declaration of Emergency and Effective Date. City Council hereby declares that a special emergency exists and that this ordinance is necessary to ensure the preservation of the peace and the public health, safety and welfare by effectuating the Council's publicly articulated purpose of disconnecting the territory and providing for balloting the question of the annexation and for an election thereon. This Ordinance, immediately on its final passage, shall be recorded in the city book of ordinances kept for that purpose, authenticated by the signatures of the Mayor and the City Clerk. The full text of the amending ordinance, in accordance with paragraph 51 of the Charter of the City of Grand Junction, is to be published in pamphlet form with notice published in accordance with the Charter. This ordinance shall take effect at 12:01 a.m. May 4, 1996; section 1 shall be and become effective first followed by sections 2, 3 and 4.

INTRODUCED THIS 20TH DAY OF MARCH, 1996.

ADOPTED AND ADOPTED AS AN EMERGENCY ORDINANCE THIS 17TH DAY OF
APRIL, 1996.

ATTEST:

/s/ Ron Maupin

President of City Council

/s/ Stephanie Nye
City Clerk

effective May 4, 1996

EXHIBIT A

Legal Descriptions:

VILLA CORDONADO #1

A tract of land in Section 30, Township 1N, Range 1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northwest corner of the SW 1/4, NW 1/4 of said Section 30; thence south 62°54'45" east a distance of 100.00 feet to the TRUE POINT OF BEGINNING; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 2001.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 2001.0 feet to the TRUE POINT OF BEGINNING.

Contiguous Perimeter - 2001 ft.
Total Perimeter - 8008 ft.

VILLA CORONADO #2

A tract of land in Section 30, Township 1N, Range 1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning of the northwest corner of the SW 1/4, NW 1/4 of said Section 30; thence south 62°54'45"E a distance of 100.0 feet to the TRUE POINT OF BEGINNING; thence north 62°54'45" west a distance of 1.0 feet to a point; thence north 27°05'15" east a distance of 4.0 feet to a point; thence south 62°54'45" east a distance of 1001.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a

distance of 1.0 feet to the TRUE POINT OF BEGINNING.

Contiguous Perimeter - 6,007 feet
Total Perimeter - 24,036 feet

VILLA CORONADO #3

A tract of land in Sections 30, 31, 32 and 33, Township 1N, Range 1E of the Ute Meridian and Sections 2, 3, 7, 8, 9, 10, 11, 17 and 18, Township 1S, Range 1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northwest corner of the SW 1/4 NW 1/4 of said Section 30; thence south 62°54'45" east a distance of 99.0 feet to a point; thence north 27°05'15" east a distance of 4.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 2001.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a

point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1001.0 feet to a point; thence south 27°05'15" west a distance of 4.0 feet to a point; thence south 62°54'45" east a distance of 840.79 feet to a point; thence east a distance of 20 feet to a point on the east line of the NE 1/4 SW 1/4 of said Section 30; thence east parallel with the north line of the NW 1/4 SE 1/4 of said Section 30 a distance of 1320 feet to a point on the east line of the NW 1/4 SE 1/4 of said Section 30; thence south along the west line of the NE 1/4 SE 1/4 of said Section 30 a distance of 1280 feet to a point; thence east parallel with the south line of the NE 1/4 SE 1/4 a distance of 1320 feet to a point on the west line of the NW 1/4 SW 1/4 of said Section 29; thence east parallel with the south line of the NW 1/4, SW 1/4 of said Section 29 a distance of 20.0 feet to a point; thence south a distance of 20.0 feet to a point on the south line of the NW 1/4 SW 1/4 of said Section 29; thence east along the south line of the NW 1/4 SW 1/4 of said Section 29 a distance of 1300 feet to the southeast corner of the NW 1/4 SW 1/4 of said Section 29; thence south along the east line of the SW 1/4 SW 1/4 of said Section 29 a distance of 1300 feet to a point; thence east parallel with the south line of the SE 1/4 SW 1/4 of said Section 29 a distance of 20.0 feet to a point; thence south a distance of 20.0 feet to a point on the south line of the SE 1/4 SW 1/4 of said Section 29; thence south parallel with the west line of the NE 1/4, NW 1/4 of said Section 32 a distance of 1320 feet to a point on the south line of the NE 1/4 NW 1/4 of said Section 32; thence south parallel with the west line of the SE 1/4 NW 1/4 of said Section 32 a distance of 1320 feet to a point on the south line of the SE 1/4 NW 1/4 of said Section 32; thence east along the north lines of the NE 1/4 SW 1/4 and the NW 1/4 SE 1/4 of said Section 32 a distance of 2600 feet to a point; thence south parallel to the east line of the NW 1/4 SE 1/4 of said Section 32 a distance of 1320 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 32; thence south parallel with the east line of the SW 1/4 SE 1/4 of said Section 32 a distance of 20.0 feet to a point; thence east a distance of 20.0 feet to a point on the east line of the SW 1/4 SE 1/4 of said Section 32; thence east parallel with the north line of the SE 1/4 SE 1/4 of said Section 32 a distance of 1300 feet to a point; thence south 00°25' east parallel with the east line of the SE 1/4 SE 1/4 of said Section 32 a distance of 642.04 ft. to a point on the north right-of-way line of Interstate Highway 70; thence south 00°25' east a distance of 5.09 feet to a point;

thence southeasterly parallel with the north right-of-way line of Interstate Highway 70 the following 19 courses:

- 1) South 79°40' east a distance of 20.36 feet to a point on the east line of the SE 1/4 SE 1/4 of said Section 32;
- 2) South 79°40' east a distance of 46.95 feet to a point;
- 3) Along a curve to the right having a radius of 5875.0 feet and a chord bearing south 76°10'00" east a distance of 718.14 feet to a point;
- 4) South 72°40' east a distance of 1593.0 feet to a point;
- 5) South 72°40' east a distance of 117.0 feet to a point;
- 6) Along a curve to the left having a radius of 5585 feet and a chord bearing south 74°02'30" east a distance of 268.77 feet to a point;
- 7) Along a curve to the left having a radius of 5585.0 feet and a chord bearing south 82°18'30" east a distance of 1344.95 feet to a point;
- 8) South 89°25'30" east a distance of 46.50 feet to a point;
- 9) South 89°40' east a distance of 1268.7 feet to a point on the east line of the NE 1/4 of said Section 4;
- 10) South 89°40' east a distance of 1001.3 feet to a point;
- 11) Along a curve to the right having a radius of 5875 feet and a chord bearing south 88°07'30" east a distance of 316.47 feet to a point;
- 12) Along a curve to the right having a radius of 5875 feet and a chord bearing south 82°07'13" east a distance of 914.20 feet to a point;
- 13) South 77°40' east a distance of 337.4 feet to a point;
- 14) South 77°40' east a distance of 1349.0 feet to a point;
- 15) South 77°40' east a distance of 148.1 feet to a point;
- 16) South 87°07'30" east a distance of 304.1 feet to a point;

- 17) South 77°40' east a distance of 500.0 feet to a point;
- 18) South 68°12'30" east a distance of 304.1 feet to a point;
- 19) South 77°40' east a distance of 98.9 feet to a point, said point being 1.0 feet west of the east line of Lot 1 of said Section 3;

thence south parallel with the east line of Lot 1 of said Section 3 a distance of 246.5 feet to a point on the south line of said Lot 1; thence south parallel with the east line of the SE 1/4 NE 1/4 of said Section 3 and within the road right-of-way as described and dedicated in Book 714, Page 521 in the office of the Mesa County Clerk and Recorder, a distance of 1320 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 3; thence south 89°54'49" west along the south line of the SE 1/4 NE 1/4 of said Section 3 a distance of 32.0 ft. to a point; thence south 00°00'45" east a distance of 33.0 feet to the northeast corner of Lot 2, Straka Minor Subdivision; thence south 00°00'45" east a distance of 363.0 feet to the southeast corner of Lot 2, Straka Minor Subdivision, thence north 89°54'49" east a distance of 32.0 feet to a point; thence south 00°00'45" east a distance of 478.17 feet to a point; thence west a distance of 34.41 feet to a point; thence south 72°34'20" west a distance of 4.81 feet to the northeast corner of Lot 1, Block 1, Clifton Manor Subdivision; thence south 00°00'45" east a distance of 444.36 feet to the southeast corner of Lot 1, Block 3, Clifton Manor Subdivision; thence south 00°00'45" east a distance of 879.65 feet to the southeast corner of Lot 4, Block 3, Cliffview Subdivision; thence north 89°58'30" east a distance of 39.0 feet to a point; thence south 00°00'45" east parallel with the east line of the SE 1/4 SE 1/4 of said Section 3 a distance of 440.0 feet to a point on the south line of the SE 1/4 of said Section 3; thence south 00°17'30" east parallel with the east line of the NE 1/4 NE 1/4 of said Section 4 a distance of 160.0 feet to a point; thence south 89°46'48" west a distance of 29.0 feet to the northeast corner of Lot 1, Pioneer Village Subdivision; thence south 00°17'30" east a distance of 499.76 feet to the southeast corner of Lot 8, Pioneer Village Subdivision, said point also being the northeast corner of Lot 1, Block 3, Clifton Village Subdivision; thence south 00°17'30" east a distance of 572.80 feet to a point; thence along a curve to the right having a radius of 116.80 feet and a chord bearing south 22°31'30" west a distance of 93.03 feet to a point; thence south 45°20'30" west a distance of 276.81 feet to a point; thence along a curve to the left having a radius of 246.0 feet and

a chord bearing of south 03°50'30" west a distance of 356.36 feet to a point; thence south 37°39'30" east a distance of 25.00 feet to a point on the north right-of-way line of U.S. Highway 6&24; thence south 37°39'30" east a distance of 1.0 feet to a point; thence southwesterly parallel with the north right-of-way line of U.S. Highway 6&24 the following four courses:

- 1) South 52°20'30" west a distance of 357.58 feet to a point;
- 2) South 66°57'48" west a distance of 433.10 feet to a point;
- 3) South 72°52'34" west a distance of 369.72 feet to a point;
- 4) South 73°06'55" west a distance of 214.20 feet to a point;

thence north 00°15' west a distance of 1.05 feet to a point; thence north 00°15' west along the east right-of-way line of Villa Street a distance of 328.05 feet to a point; thence south 89°45' west a distance of 40.0 feet to the northeast corner of Lot 5, Block 1, Villa Coronado Subdivision; thence south 00°15' east along the east line of said Lot 5 a distance of 65.0 feet to the southeast corner of said Lot 5; thence south 89°45' west along the south line of said Lot 5 a distance of 92.49 feet to the southwest corner of said Lot 5; thence south 00°15' east a distance of 82.78 feet to a point; thence north 87°47'06" east a distance of 9.98 feet to a point; thence south 00°15' east a distance of 217.22 feet to the southwest corner of Lot 1, Block 1, Villa Coronado Subdivision, said point also being on the north right-of-way line of U.S. Highway 6&24; thence south 00°15' east a distance of 1.05 feet to a point; thence southwesterly and westerly parallel with and 1.0 feet south of the north right-of-way line of Highway 6&24 as measured perpendicular to said north right-of-way line the following 44 courses:

- 1) South 72°50' west a distance of 342.60 feet to the southwest corner of Short's Subdivision;
- 2) South 72°50' west a distance of 135.3 feet to the intersection of the north right-of-way of U.S. Highway 6&24 with the north right-of-way line of E 1/2 Road;
- 3) South 72°50' west a distance of 278.41 feet to the intersection of the north right-of-way of U.S. Highway 6&24 with the south right-of-way line of E 1/2 Road;
- 4) South 72°50' west a distance of 274.21 feet to the

intersection of the north right-of-way of U.S. Highway 6&24 with the east line of the SW 1/4 of said Section 10;

- 5) North 00°19' west along the east line of the SW 1/4 of said Section 10 a distance of 48.77 feet to a point;
- 6) South 89°41' west a distance of 20.0 feet to a point;
- 7) South 72°50' west a distance of 153.7 feet to a point;
- 8) South 63°22' west a distance of 304.1 feet to a point;
- 9) South 72°50' west a distance of 2279.4 feet to the intersection of the north right-of-way of U.S. Highway 6&24 and the west line of the SW 1/4 of said Section 10, said point being the southeast corner of East Park Subdivision;
- 10) South 72°53' west a distance of 195.47 feet to the intersection of the north right-of-way of U.S. Highway 6&24 and the west right-of-way line of 31 Road;
- 11) South 72°53' west a distance of 210.01 feet to the southeast corner of Lot 7, 31 Road Business Park;
- 12) South 72°04'12" west a distance of 75.62 feet to a point;
- 13) South 69°03'28" west a distance of 567.88 feet to the southwest corner of Lot 5, 31 Road Business Park;
- 14) South 69°16'30" west a distance of 133.19 feet to a point;
- 15) South 72°48'48" west a distance of 452.59 feet to a point;
- 16) South 72°50' west a distance of 80.90 feet to a point;
- 17) South 84°28' west a distance of 297.60 feet to a point;
- 18) South 72°50' west a distance of 158.5 feet to a point;
- 19) South 46°16' west a distance of 111.8 feet to a point;
- 20) South 72°50' west a distance of 147.8 feet to the southeast corner of Lot 6, Block 7, Tamarack Meadows Subdivision; Filing No. 3 and a Replat of Lot 4, Block 5, Tamarack Meadows Subdivision Filing No. 2;
- 21) South 73°12'06" west a distance of 156.67 feet to a point;

- 22) South $72^{\circ}54'46''$ west a distance of 113.43 feet to the intersection of the north right-of-way of U.S. Highway 6&24 with the northerly right-of-way of the Grand Valley Irrigation Company Canal;
- 23) South $72^{\circ}50'$ west a distance of 220.6 feet to the intersection of the north right-of-way of U.S. Highway 6&24 with the southerly right-of-way of the Grand Valley Irrigation Company Canal;
- 24) South $72^{\circ}50'$ west a distance of 14.4 feet to a point;
- 25) North $85^{\circ}22'$ west a distance of 107.7 feet to a point;
- 26) South $72^{\circ}50'$ west a distance of 150.0 feet to a point;
- 27) South $63^{\circ}22'$ west a distance of 304.1 feet to a point;
- 28) South $72^{\circ}50'$ west a distance of 871.5 feet to a point;
- 29) Along a curve to the right having a radius of 1810.0 feet and a chord bearing of south $79^{\circ}33'$ west a distance of 424.5 feet to a point;
- 30) Along a curve to the right with a radius of 1810.0 feet and a chord bearing of south $87^{\circ}35'$ west a distance of 83.1 feet to a point;
- 31) South $88^{\circ}54'$ west a distance of 155.4 feet to a point;
- 32) South $88^{\circ}54'$ west a distance of 160.1 feet to a point;
- 33) North $80^{\circ}48'$ west a distance of 42.5 feet to a point;
- 34) West a distance of 150.0 feet to a point;
- 35) North $75^{\circ}00'$ west a distance of 90.3 feet to a point;
- 36) North $30^{\circ}19'$ west a distance of 39.9 feet to a point;
- 37) South $89^{\circ}45'$ west a distance of 30.0 feet to a point on the west line of said Section 9;
- 38) South $89^{\circ}45'$ west a distance of 30.0 feet to a point;
- 39) South $45^{\circ}06'$ west a distance of 80.1 feet to a point;

- 40) South 75°27' west a distance of 206.1 feet to a point;
- 41) Along a curve to the left with a radius of 1557.5 feet and a chord bearing south 80°43'30" west a distance of 42.4 feet to a point on the east line of Ford Subdivision;
- 42) Along a curve to the left with a radius of 1557.5 feet and a chord bearing south 77°18' west a distance of 143.6 feet to a point on the west line of Lot B, Ford Subdivision;
- 43) Continuing along the above mentioned curve to the left with a radius of 1557.5 feet a distance of 52.1 feet to a point on the east line of Lot A, Ford Subdivision;
- 44) Continuing on the above mentioned curve to the left with a radius of 1557.5 feet and a chord bearing south 70°00' west a distance of 149.0 feet to a point on the west line of the east 1/2 of the SE 1/4 SE 1/4 of said Section 8;

thence leaving said line which is parallel with and 1.0 feet south of the preceding 44 courses south 53°54'18" west a distance of 658.24 feet to a point; said point being 162.5 feet south and 127.1 feet east of the northwest corner of the NE 1/4 NE 1/4 of said Section 17; thence southwesterly and westerly along a line that is parallel with and 1.0 feet south of the north right-of-way of U.S. Highway 6&24 as measured perpendicular to said north right-of-way line the following 7 courses:

- 1) South 50°22' west a distance of 101.9 feet to a point;
- 2) Along a curve to the right with a radius of 1332.5 feet and a chord bearing of south 51°41' west a distance of 61.1 feet to a point;
- 3) Along a curve to the right with a radius of 1332.5 feet and a chord bearing of south 62°36' west a distance of 444.5 feet to a point;
- 4) South 72°52' west a distance of 31.1 feet to a point;
- 5) South 73°32' west a distance of 3541.3 feet to a point;
- 6) North 53°22' west a distance of 60.0 feet to a point;
- 7) South 73°32' west a distance of 31.2 feet to a point on the west line of Section 17;

thence leaving said line which is parallel with and 1.0 feet south of the preceding 7 courses south along the west line of Section 17 a distance of 1.0 feet to a point; thence northeasterly and easterly parallel with and 2.0 feet south of the north right-of-way of U.S. Highway 6 and 24, as previously described, a distance of 4271.1 feet to a point, said point being 163.0 feet south and 127.7 feet east of the northwest corner of the NE 1/4 NE 1/4 of said Section 17; thence leaving said line which is parallel with and 1.0 feet south of the preceding 7 courses north 53°54'18" east a distance of 657.51 feet to a point, said point being on the west line of Lot A, Ford Subdivision; thence northeasterly and easterly parallel with and 2.0 feet south of the north right-of-way of U.S. Highway 6&24 as previously described a distance of 11,588.18 feet to a point, said point bearing south 37°39'30" east from the intersection of the west right-of-way of 32 Road and the north right-of-way of U.S. Highway 6&24 a distance of 2.0 feet; thence north 52°20'30" east a distance of 92.0 feet to a point; thence north 37°39'30" west a distance of 2.0 feet to the intersection of the east right-of-way of 32 Road and the north right-of-way of U.S. 6&24 Highway; thence along the east right-of-way of 32 Road the following 3 courses:

- 1) North 37°39'30" west a distance of 25.0 feet to a point;
- 2) Along a curve to the right having a radius of 154.0 feet and a chord bearing of north 03°50'30" east a distance of 223.09 feet to a point;
- 3) North 45°20'30" east a distance of 277.30 feet to a point on the east line of the NE 1/4 of said Section 10;

thence north 00°17'30" west along the east line of the NE 1/4 of said Section 10 a distance of 721.25 feet to the northeast corner of the South 1/2 NE 1/4 NE 1/4 of said Section 10; thence north 00°17'30" east along the east line of the north 1/2 of the NE 1/4, NE 1/4 of said Section 10 a distance of 659.76 feet to the northeast corner of said Section 10; thence north 00°00'45" west along the east line of the SE 1/4 of Section 3 a distance of 2639.59 feet to the northeast corner of the SE 1/4 of said Section 3; thence north along the east line of the SE 1/4, NE 1/4 of said Section 10 a distance of 1320 feet to the northeast corner of the SE 1/4 NE 1/4 of Said Section 10; thence north along the east line of the NE 1/4 NE 1/4 a distance of 247.2 feet to a point, said point being 4.0 feet south of the north right-of-way line of Interstate Highway 70, as measured perpendicular to said right-of-way; thence northwesterly parallel with and 4.0 feet south of the previously described north right-of-way line of Interstate Highway 70, as measured perpendicular to said right-of-way a distance of

10,697.94 feet to a point said point being 19.0 feet west of the east line of the SE 1/4 SE 1/4 of Section 32, thence north 00°25' west parallel with the east line of the SE 1/4 SE 1/4 of said Section 32 a distance of 647.14 feet to a point, said point being 19.0 feet west and 19.0 feet south of the northeast corner of the SE 1/4 SE 1/4 of said Section 32, thence west parallel with the north line of the SE 1/4, SE 1/4 of said Section 32 a distance of 1320 feet to a point, said point being 19.0 feet west and 19.0 feet south of the northeast corner of the SW 1/4 SE 1/4 of said Section 32; thence north parallel with the east line of the NW 1/4 SE 1/4 of said Section 32 a distance of 1340 feet to a point, said point being 19.0 feet west and 1.0 feet north of the northeast corner of the NW 1/4 SE 1/4 of said Section 32; thence west parallel with the south lines of the SW 1/4 NE 1/4 and the SE 1/4 NW 1/4 a distance of 2600 feet to a point, said point being 1.0 feet north and 21.0 feet east of the southwest corner of the SE 1/4 NW 1/4 of said Section 32; thence north parallel with the west lines of the SE 1/4 NW 1/4 and the NE 1/4 NW 1/4 of said Section 32 a distance of 2660 feet to a point; said point being 21.0 feet north and 21.0 feet east of the southwest corner of the SE 1/4 SW 1/4 of Section 29; thence west parallel with the south line of the SE 1/4 SW 1/4 of said Section 29 a distance of 20.0 feet to a point; thence north parallel with the west line of the SE 1/4 SW 1/4 of said Section 29 a distance of 1300 feet to a point, said point being 1.0 feet north and 1.0 feet east of the southwest corner of the NE 1/4 SW 1/4 of said Section 29; thence west parallel with the south line of the NW 1/4, SW 1/4 of said Section 29 a distance of 1300 feet to a point, said point being 21.0 feet east and 1.0 feet north of the southwest corner of the NW 1/4 SW 1/4 of said Section 29; thence north 20.0 feet to a point; thence west parallel with the south line of the NE 1/4, SE 1/4 of Section 30 a distance of 1340 feet to a point, said point being 21.0 feet north and 1.0 feet east of the southwest corner of the NE 1/4 SE 1/4 of said Section 30; thence north parallel with the west line of the NE 1/4 SE 1/4 of said Section 30 a distance of 1280 feet to a point, said point being 19.0 feet south and 1.0 feet east of the northwest corner of the NE 1/4 SE 1/4 of said Section 30; thence west parallel with the north line of the NW 1/4 SE 1/4 of said Section 30 a distance of 1321 feet to a point on the west line of the NW 1/4 SE 1/4 of said Section 30, said point also being 19.0 feet south of the northwest corner of the NW 1/4 SE 1/4 of said Section 30; thence west parallel to the northline of the NE 1/4, SW 1/4 of said Section 30 a distance of 20.0 feet to a point; thence north a distance of 19.0 feet to a point on the north line of the NE 1/4 SW 1/4 of said Section 30, said point being 20.0 feet west of the southeast corner of the SE 1/4 NW 1/4 of said Section 30; thence north 44°33'45" west a distance of 1852.7 feet to the northwest corner of the SE 1/4

NW 1/4 of said Section 30; thence west along the north line of the SW 1/4 NW 1/4 of said Section 30 a distance of 1320 feet to the POINT OF BEGINNING.

EASTERN COMMERCIAL/FRUITWOOD ANNEXATION

A tract of land situated in Sections 29, 30, 32, and 33, Township 1 North, Range 1 East of the Ute Meridian, and in Sections 2, 3, 4, 8, 9, 10, 11, 16 and 17, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest Corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 30;
thence S 44°33'45" E a distance of 1852.7 feet to a point, said point being 20.0 feet West of the Southeast Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 30;
thence South a distance of 19.0 feet to a point;
thence East a distance of 20.0 feet to a point on the East line of the SW $\frac{1}{4}$ of said Section 30;
thence East, parallel with the North line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30 a distance of 1321 feet to a point, said point being 1.0 feet East and 19.0 feet South of the Northwest Corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30;
thence South, parallel with the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30 a distance of 1280 feet to a point, said point being 21.0 feet North and 1.0 feet East of the Southwest Corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30;
thence East, parallel with the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30 a distance of 1340 feet to a point, said point being 21.0 feet North and 21.0 feet East of the Southwest Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 29;
thence South a distance of 20.0 feet to a point;
thence East, parallel with the South line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 29 a distance of 1300 feet to a point, said point being 1.0 feet North and 1.0 feet East of the Southwest Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 29;
thence South, parallel with the West line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 29 a distance of 1300 feet to a point, said point being 21.0 feet North and 1.0 feet East of the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 29;

thence East a distance of 20.0 feet to a point;
 thence South, parallel with the West lines of the NE¹/₄ NW¹/₄ and the SE¹/₄ NW¹/₄ of said Section 32 a distance of 2660 feet to a point, said point being 1.0 feet North and 21.0 feet East of the Southwest Corner of the SE¹/₄ NW¹/₄ of said Section 32;
 thence East, parallel with the North lines of the NE¹/₄ SW¹/₄ and the NW¹/₄ SE¹/₄ a distance of 2600 feet to a point, said point being 1.0 feet North and 19.0 feet West of the Northeast Corner of the NW¹/₄ SE¹/₄ of said Section 32;
 thence South, parallel with the East line of the NW¹/₄ SE¹/₄ of said Section 32 a distance of 1340 feet to a point, said point being 19.0 feet South and 19.0 feet West of the Northeast Corner of the SW¹/₄ SE¹/₄ of said Section 32;
 thence East, parallel with the North line of the SE¹/₄ SE¹/₄ of said Section 32 a distance of 1320 feet to a point, said point being 19.0 feet South and 19.0 feet West of the Northeast Corner of the SE¹/₄ SE¹/₄ of said Section 32;
 thence South, parallel with the East line of the SE¹/₄ SE¹/₄ of said Section 32 a distance of 639.60 feet to a point on the North right-of-way line of Interstate Highway No. 70;
 thence South a distance of 4.07 feet to a point;
 thence Easterly, parallel with the North right-of-way line of Interstate Highway No. 70 the following Eighteen (19) courses and distances:

1. S 79°40'00" E a distance of 66.45 feet to a point;
2. Along a curve to the right having a radius of 5876 feet and a chord bearing S 76°10'01" E a distance of 717.84 feet to a point;
3. S 72°40'00" E a distance of 1710.05 feet to a point;
4. S 74°02'30" E a distance of 268.60 feet to a point;
5. Along a curve to the left having a radius of 5584 feet and a chord bearing S 82°18'29" East a distance of 1338.51 feet to a point;
6. S 89°25'30" E a distance of 46.52 feet to a point;
7. S 89°40'00" E a distance of 2268.97 feet to a point;
8. Along a curve to the right having a radius of 5876 feet and a chord bearing S 83°40'00" E a distance of 1228.76 feet to a point;
9. S 77°40'00" E a distance of 1920.33 feet to a point;

10. S 87°07'30" E a distance of 304.10 feet to a point;
11. S 77°40'00" E a distance of 499.34 feet to a point;
12. S 68°12'30" E a distance of 304.10 feet to a point;
13. S 77°40'00" E a distance of 800.68 feet to a point;
14. S 87°34'00" E a distance of 310.99 feet to a point;
15. Along a curve to the left having a radius of 2669 feet and a chord bearing S 87°01'00" E a distance of 636.15 feet to a point;
16. S 86°48'00" E a distance of 286.21 feet to a point;
17. Along a curve to the left having a radius of 2719 feet and a chord bearing N 70°59'09" E a distance of 865.16 feet to a point;
18. N 60°09'30" E a distance of 243.59 feet to a point;
19. N 59°20'00" E a distance of 234.08 feet to a point;

thence leaving said line parallel to the north right-of-way of Interstate Highway No. 70, S 30°21'58" E a distance of 458.31 feet to a point;

thence S 7°45'00" E a distance of 166.0 feet to a point on the South line of Lot 2 of said Section 2;

thence S 7°45'00" E a distance of 118.0 feet to a point;

thence along a curve to the right having a radius of 855 feet and a chord bearing S 7°08'00" W a distance of 261.6 feet to a point on the West right-of-way of the Clifton Connection between Interstate Highway 70 and U.S. Highway 6 and 24; thence Southwesterly and Westerly along the Westerly right-of-way of said Clifton Connection the following Eighteen (18) courses and distances:

1. S 19°00'30" W a distance of 285.1 feet to a point;
2. S 24°56'00" W a distance of 144.00 feet to a point on the North right-of-way of the U.S. Government Highline Canal;
3. S 30°20'00" W a distance of 221.3 feet to a point on the South right-of-way of the U.S. Government Highline Canal;
4. S 23°24'30" W a distance of 154.3 feet to a point;

5. S 20°08'00" W a distance of 21.4 feet to a point;
6. Along a curve to the left having a radius of 2035 feet and a chord bearing S 17°19'00" W a distance of 178.1 feet to a point on the South line of the SW¹/₄ NE¹/₄ of said Section 2;
7. Along a curve to the left having a radius of 2035 feet and a chord bearing S 13°43'00" W a distance of 78.0 feet to a point;
8. S 09°38'30" W a distance of 309.8 feet to a point;
9. S 08°07'00" W a distance of 232.7 feet to a point;
10. S 9°35'30" W a distance of 290.2 feet to a point;
11. Along a curve to the right having a radius of 1785 feet and a chord bearing S 19°29'00" W a distance of 427.0 feet to a point on the South line of the NW¹/₄ SE¹/₄ of said Section 2;
12. S 89°59'22" W a distance of 64.70 feet to the Northwest Corner of the SW¹/₄ SE¹/₄ of said Section 2;
13. S 89°59'22" W a distance of 40.0 feet to a point;
14. S 00°19'03" E a distance of 221.6 feet to a point;
15. Along a curve to the right having a radius of 1810 feet and a chord bearing S 35°07'30" W a distance of 83.8 feet to a point;
16. S 38°26'44" W a distance of 77.27 feet to a point;
17. S 41°38'30" W a distance of 287.4 feet to a point;
18. S 52°34'30" W a distance of 413.68 feet to a point on the West line of the East ¹/₂ of the SE¹/₄ SW¹/₄ of said Section 2, said point being N 00°14'40" W a distance of 502.08 feet from the Southwest corner of the East ¹/₂ of the SE¹/₄ SW¹/₄ of said Section 2;

thence leaving said right-of-way, N 00°14'40" W along the West right-of-way line for Apple Street a distance of 798.13 feet to the intersection of the West right-of-way for Apple Street with the South right-of-way for F¹/₄ Road;

thence S 89°59'36" W along the South right-of-way line for F¹/₄ Road

a distance of 659.59 feet to a point on the West line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2;
thence S 00°10'28" E along the West line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 2 a distance of 1140.06 feet to a point from whence the Southwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ bears South a distance of 160.0 feet;
thence West a distance of 190.43 feet to a point on the West right-of-way line for Helena Street as described in Book 1351 at Page 681 in the office of the Mesa County Clerk and Recorder;
thence North along the West right-of-way line for Helena Street a distance of 48.0 feet to a point;
thence West a distance of 139.62 feet to a point on the East line of Lot 2, Block 4, Irwin's Clifton Heights Subdivision Second Addition;
thence South along the East boundary of said Subdivision a distance of 157.88 feet to the Southeast corner of Lot 1, Block 4 of said Subdivision;
thence South a distance of 50.0 feet to a point on the South line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 2;
thence N 89°58'48" W along the South line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 330.86 feet to a point;
thence S 00°09'31" W a distance of 50.0 feet to the Northwest corner of Lot 2, West Clifton Business Park in Section 11;
thence N 89°58'48" W along the South right-of-way for F Road a distance of 596.31 feet to a line which intersects the South right-of-way for F Road with the East right-of-way for 32 Road;
thence S 45°10'59" W along said intersecting right-of-way line a distance of 35.35 feet to a point on the East right-of-way line for 32 Road;
thence N 89°48'00" W a distance of 39.0 feet to a point from whence the West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11 bears N 89°48'00" W a distance of 1.0 feet;
thence North a distance of 75.0 feet to a point on the North line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11;
thence N 89°48'00" W a distance of 1.0 feet to the Mesa County Brass Cap common to Sections 2, 3, 10 and 11;
thence West along the South line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 3 a distance of 58.18 feet to a point;
thence N 00°01'00" E a distance of 50.0 feet to a point on the North right-of-way for F Road;
thence N 44°41'18" E along a line which intersects the North right-of-way for F Road with the West right-of-way for 32 Road, as described in Book 1924 at Page 402 in the office of the Mesa County Clerk and Recorder, a distance of 40.08 feet to a point on the West right-of-way for 32 Road;
thence N 00°01'01" E along the West right-of-way for 32 Road a distance of 95.51 feet to a point;
thence leaving said right-of-way, West a distance of 203.0 feet to

a point;

thence S 00°01'00" W a distance of 124.0 feet to a point on the North right-of-way for F Road as described in Book 1341 at Page 860 in the office of the Mesa County Clerk and Recorder;

thence East along the North right-of-way for F Road a distance of 173.82 feet to a point;

thence leaving said right-of-way, South a distance of 51.0 feet to a point which is 1.0 feet South of the North line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10;

thence East a distance of 59.18 feet to a point on the East line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10 from whence the Mesa County Brass Cap common to Sections 2, 3, 10 and 11 bears North a distance of 1.0 feet;

thence South along the East line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10 a distance of 75.0 feet to a point;

thence S 89°48'00" E a distance of 40.0 feet to a point on the East right-of-way for 32 Road in Section 11;

thence along the East right-of-way for 32 Road a the following Four (4) courses and distances:

1. South a distance of 74.0 feet;
2. West a distance of 10.0 feet;
3. South a distance of 181.05 feet;
4. S 00°04'56" W a distance of 328.80 feet;

thence leaving said right-of-way line, N 89°46'47" W a distance of 30.0 feet to the Northeast Corner of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10;

thence S 89°47'04" W a distance of 33.0 feet to a point on the West right-of-way line for 32 Road;

thence S 00°17'30" E along the West right-of-way for 32 Road a distance of 150.0 feet to a point;

thence leaving said right-of-way line, S 89°42'30" W a distance of 172.0 feet to a point on the East line of Lot 11A, Block 3, Clifton Village Subdivision;

thence S 00°17'30" E along the East line of Block 3, Clifton Village Subdivision, a distance of 504.38 feet to the Southeast Corner of Lot 2B, Block 3, Clifton Village Subdivision;

thence S 75°50'50" W a distance of 114.33 feet to a point on the South right-of-way for Bookcliff Avenue;

thence S 89°42'30" W a distance of 83.15 feet to the Northeast Corner of Lot 1B, Block 7, Clifton Village Subdivision, said point also being on the Northern boundary line of Lot 1, Block 1, Clifton Village Subdivision;

thence along the Northerly and Westerly boundary line of Lot 1, Block 1, Clifton Village Subdivision the following Eight (8)

courses and distances:

1. S 00°17'30" E a distance of 25.0 feet;
2. S 36°27'21" W a distance of 93.60 feet;
3. S 89°42'30" W a distance of 520.0 feet;
4. S 00°17'30" E a distance of 100.0 feet;
5. S 89°42'30" W a distance of 69.95 feet;
6. S 00°17'30" E a distance of 433.0 feet;
7. S 07°54'42" W a distance of 139.44 feet;
8. S 00°17'30" E a distance of 160.44 feet to a point on the Northerly right-of-way of U.S. Highway 6 & 24;

thence along the Northerly right-of-way for U.S. Highway 6 & 24 the following Eight (8) courses and distances:

1. S 72°52'34" W a distance of 252.82 feet to the intersection of said right-of-way line with the Southwest corner of Lot 18B, Block 5, Clifton Village Subdivision;
2. S 73°06'55" W a distance of 342.07 feet to the intersection said right-of-way line with the Southwest Corner of Villa Coronado Subdivision Filing No. One;
3. S 72°50'00" W a distance of 1041.63 feet to the intersection of said right-of-way line with the East line of the SW $\frac{1}{4}$ of said Section 10;
4. N 00°19'00" W a distance of 67.47 feet;
5. S 89°41'00" W a distance of 20.0 feet;
6. S 72°50'00" W a distance of 153.70 feet;
7. S 63°22'00" W a distance of 304.1 feet;
8. S 72°50'00" W a distance of 1347.68 feet;

thence leaving said right-of-way line, North a distance of 172.60 feet to a point;

thence West a distance of 303.83 feet to a point;

thence South a distance of 265.39 feet to a point on the Northerly right-of-way for U.S. Highway 6 & 24;

thence S 72°50'00" W along the Northerly right-of-way for U.S. Highway 6 & 24 a distance of 613.96 feet to the intersection of said right-of-way line with the Southeast Corner of Lot 1, East Park Subdivision in Section 9;

thence continuing along the Northerly right-of-way for U.S. Highway 6 & 24, S 72°53'00" W a distance of 195.47 feet to the intersection of said right-of-way line with the West right-of-way for 31 Road as described in Book 1044 at Page 695 in the office of the Mesa County Clerk and Recorder;

thence N 00°11'40" W along the West right-of-way for 31 Road a distance of 110.0 feet to the Southeast Corner of Lot 8, 31 Road Business Park;

thence S 72°46'27" W along the South line of said Lot 8 a distance of 210.08 feet to the Southwest Corner of said Lot 8;

thence North along the West line of said Lot 8 a distance of 101.37 feet to the Northeast Corner of Lot 7, 31 Road Business Park;

thence S 71°03'15" W along the North line of said Lot 7 a distance of 190.98 feet to the Northwest Corner of said Lot 7;

thence South along the West line of said Lot 7 a distance of 214.42 feet to the Southwest Corner of said Lot 7, said point being on the Northerly right-of-way for U.S. Highway 6 & 24;

thence along the Northerly right-of-way for U.S. Highway 6 & 24 the following Eleven (11) courses and distances:

1. S 69°03'28" W a distance of 450.87 feet to the intersection of said right-of-way line with the Southwest Corner of Lot 5, 31 Road Business Park;
2. S 71°23'29" W a distance of 137.03 feet;
3. S 72°48'48" W a distance of 452.59 feet;
4. S 72°50'00" W a distance of 80.90 feet;
5. S 84°28'00" W a distance of 297.60 feet;
6. S 72°50'00" W a distance of 158.50 feet;
7. S 46°16'00" W a distance of 111.80 feet;
8. S 72°50'00" W a distance of 147.80 feet to the intersection of said right-of-way line with the Southeast Corner of Lot 6, Block 7, Tamarack Meadows Subdivision Filing No. 3 and a Replat of Lot 4, Block 5, Tamarack Meadows Subdivision Filing No. 2;

9. S 73°12'06" W a distance of 156.67 feet;
10. S 72°54'46" W a distance of 113.43 feet to the intersection of said right-of-way line with the Northerly right-of-way for the Grand Valley Irrigation Company Canal;
11. S 72°50'00" W a distance of 220.60 feet to the intersection of the Northerly right-of-way for U.S. Highway 6 & 24 with the Southerly right-of-way line for the Grand Valley Irrigation Company Canal;

thence along the Southerly right-of-way for the Grand Valley Irrigation Company Canal the following Twelve (12) courses and distances:

1. N 67°50'00" W a distance of 285.55 feet;
2. N 64°52'00" W a distance of 132.55 feet;
3. N 58°49'28" W a distance of 179.07 feet to the intersection of said right-of-way with the Northeast Corner of Fruitvale Business Park;
4. N 67°34'33" W a distance of 131.93 feet;
5. N 82°56'03" W a distance of 87.64 feet;
6. S 85°20'57" W a distance of 217.41 feet to the intersection of said right-of-way with the Northwest Corner of Fruitvale Business Park;
7. S 88°25'57" W a distance of 122.77 feet;
8. N 82°43'57" W a distance of 131.68 feet;
9. N 56°23'33" W a distance of 89.41 feet;
10. South a distance of 11.30 feet;
11. N 50°47'20" W a distance of 94.82 feet;
12. N 42°30'02" W a distance of 96.83 feet to the intersection of said right-of-way line with the North line of the SW¹/₄ SW¹/₄ of said Section 9;

thence leaving said right-of-way line, S 90°00'00" W along the

North line of the SW¹/₄ SW¹/₄ of said Section 9 a distance of 1048.23 feet to a point on the East right-of-way for 30 Road;
 thence S 00°05'30" E along the East right-of-way for 30 Road a distance of 480.0 feet to a point;
 thence West a distance of 90.0 feet to a point on the West right-of-way for 30 Road;
 thence West a distance of 277.95 feet to a point on the East line of Ford Subdivision;
 thence S 00° 02'54" W along the East line of Ford Subdivision a distance of 369.65 feet to the Northeast Corner of Lot 3 of said Subdivision;
 thence N 89°57'00" W along the North line of Lot 3 of Ford Subdivision a distance of 140.0 feet to the Northwest Corner of said Lot 3, said point also being on the East right-of-way for Florence Avenue;
 thence S 00°02'54" W along the East right-of-way for Florence Avenue a distance of 184.80 feet to the intersection of said right-of-way with the Northerly right-of-way for U.S. Highway 6 & 24;
 thence along the Northerly right-of-way for U.S. Highway 6 & 24 the following Three (3) courses and distances:

1. 250.02 feet along the arc of a curve to the left having a radius of 1557.50 feet, a central angle of 09°12'12", and a long chord bearing S 68°48'19" W a distance of 249.75 feet;
2. S 77°39'30" W a distance of 360.80 feet;
3. S 58°24'30" W a distance of 106.0 feet;

thence leaving said right-of-way, S 60°15'56" W a distance of 204.71 feet to a point on the South right-of-way for North Avenue in Section 17 from whence the Northwest Corner of the NE¹/₄ NE¹/₄ of said Section 17 bears North a distance of 40.0 feet;
 thence S 89°56'54" W along the South right-of-way for North Avenue a distance of 513.08 feet to a point which is 10.0 feet North of the Northeast Corner of Duo Subdivision;
 thence N 00°03'06" E a distance of 80.0 feet to a point on the North right-of-way for North Avenue in Section 8;
 thence S 89°56'54" W along the North right-of-way for North Avenue a distance of 148.62 feet to the intersection of said right-of-way line with the East line of the SW¹/₄ SW¹/₄ SE¹/₄ of said Section 8;
 thence N 00°05'50" W along the East line of the SW¹/₄ SW¹/₄ SE¹/₄ of said Section 8 a distance of 230.57 feet;
 thence N 89°59'58" W a distance of 661.28 feet to a point on the West line of the SW¹/₄ SW¹/₄ SE¹/₄ of said Section 8;
 thence N 00°02'55" W along the West line of the SW¹/₄ SW¹/₄ SE¹/₄ of

said Section 8 a distance of 130.02 feet to a point;
thence N 89°53'14" W a distance of 30.0 feet to the Southeast
Corner of Lot 7, Block 4, Palace Estates Subdivision;
thence N 89°53'14" W along the South line of Palace Estates
Subdivision a distance of 631.06 feet to the Southwest Corner of
Lot 1 of said Subdivision;
thence West a distance of 330.0 feet to a point;
thence North a distance of 260.0 feet to a point;
thence West a distance of 165.0 feet to a point;
thence South a distance of 200.0 feet to a point;
thence West a distance of 140.0 feet to a point on the East right-
of-way for 29 $\frac{1}{4}$ Road;
thence South along the East right-of-way for 29 $\frac{1}{4}$ Road a distance
of 187.0 feet to a point;
thence West a distance of 50.0 feet to a point on the West right-
of-way for 29 $\frac{1}{4}$ Road;
thence West a distance of 170.0 feet to a point;
thence South a distance of 13.0 feet to a point;
thence West a distance of 140.0 feet to a point on the East right-
of-way for Morning Glory Lane;
thence West a distance of 40.0 feet to a point on the West right-
of-way for Morning Glory Lane;
thence North along the West right-of-way for Morning Glory Lane a
distance of 380.28 feet to the intersection of said right-of-way
with the South right-of-way for Bunting Avenue;
thence West along the South right-of-way for Bunting Avenue a
distance of 601.67 feet to a point;
thence leaving said right-of-way, South a distance of 289.40 feet
to a point;
thence West a distance of 187.55 feet to a point;
thence South a distance of 19.71 feet to a point;
thence West a distance of 131.69 feet to a point on the East
right-of-way for 29 Road;
thence South along the East right-of-way for 29 Road a distance of
20.0 feet to a point;
thence leaving said right-of-way, East a distance of 352.0 feet to
a point;
thence South a distance of 350.0 feet to a point on the South
right-of-way for North Avenue in Section 17;
thence West along the South right-of-way for North Avenue a
distance of 209.0 feet to a point;
thence leaving said right-of-way, South a distance of 224.0 feet
to a point;
thence West a distance of 120.0 feet to a point on the East right-
of-way for 29 Road;
thence North along the East right-of-way for 29 Road a distance of
224.0 feet to the intersection of said right-of-way line with the
South right-of-way for North Avenue;
thence West a distance of 50.0 feet to a point on the West line of
the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 17 from whence the Northwest Corner of

said Section 17 bears North a distance of 40.0 feet;
thence S 00°16'00" E along the West line of the NW¹/₄ of said Section 17 a distance of 1424.40 feet to a point on the Northerly right-of-way for U.S. Highway 6 & 24;
thence along the Northerly right-of-way for U.S. Highway 6 & 24 the following Six (6) courses and distances:

1. N 73°32'00" E a distance of 31.20 feet;
2. S 53°22'00" E a distance of 60.0 feet;
3. N 73°32'00" E a distance of 3609.1 feet;
4. N 72°52'00" E a distance of 31.10 feet;
5. 507.60 feet along the arc of a curve to the left having a radius of 1332.50 feet and a long chord bearing N 61°17'10" E a distance of 504.63 feet;
6. N 50°22'00" E a distance of 101.90 feet;

thence leaving said right-of-way line, North a distance of 97.94 feet to a point on the South right-of-way for North Avenue;
thence leaving said right-of-way line, S 89°55'44" E a distance of 460.29 feet to a point on the Southerly right-of-way for U.S. Highway 6 & 24;
thence along the Southerly right-of-way for U.S. Highway 6 & 24 the following Four (3) courses and distances:

1. 213.14 feet along the arc of a curve to the left having a radius of 1322.50 feet and a long chord bearing S 54°57'44" W a distance of 212.91 feet;
2. S 50°22'00" W a distance of 306.90 feet;
3. 216.10 feet along the arc of a curve to the right having a radius of 1532.50 feet and a long chord bearing S 54°24'16" W a distance of 215.89 feet to the intersection of said right-of-way with the West line of the NE¹/₄ NE¹/₄ of said Section 17;

thence leaving said right-of-way, South a distance of 43.83 feet to a point on the Northerly right-of-way for the Denver & Rio Grande Western Railroad;
thence N 73°03'00" E along the Northerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 1338.73 feet to the intersection of said right-of-way line with the West right-of-way for 30 Road;
thence South along the West right-of-way for 30 Road a distance of

119.12 feet to the intersection of said right-of-way line with the Southerly right-of-way for the Denver & Rio Grande Western Railroad;

thence S 73°01'09" W along the Southerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 1341.58 feet to a point;

thence leaving said right-of-way line, S 00°03'05" W a distance of 0.54 feet to a point;

thence S 89°57'07" E a distance of 1282.43 feet to a point on the West right-of-way for 30 Road;

thence South along the West right-of-way for 30 Road a distance of 190.75 feet to a point;

thence leaving said right-of-way, East a distance of 90.0 feet to the intersection of the East right-of-way for 30 Road with the South right-of-way for Hill Court in Section 16;

thence N 89°57'30" E along the South right-of-way for Hill Court a distance of 238.00 feet to the Northwest Corner of Lot 1, Block 8, Fruitwood Subdivision Filing No. Two, a Replat of A Part of Lot 1 of Key Subdivision;

thence South along the West line of said Lot 1 a distance of 121.19 feet to the Southwest Corner of said Lot 1;

thence N 89°57'30" E along the South line of said Fruitwood Subdivision Filing No. Two a distance of 362.0 feet to the Southeast Corner of Lot 4, Block 8 of said Subdivision;

thence South a distance of 347.03 feet to the Southwest Corner of Lot 8, Block 8, Fruitwood Subdivision Filing No. Three, a Replat of A Part of Lot 1 of Key Subdivision;

thence N 89°55'30" E along the South line of said Fruitwood Subdivision Filing No. Three a distance of 180.24 feet to a point which is common with the Southeast Corner of Lot 9, Block 8 of said Subdivision and the Southwest Corner of Lot 10, Block 8 of Fruitwood Subdivision Filing No. Five;

thence N 89°55'30" E along the South line of said Fruitwood Subdivision Filing No. Five a distance of 1152.20 feet to a point which is common with the Southeast Corner of said Subdivision with the Southwest Corner of Fruitwood Subdivision Filing No. Four;

thence N 89°55'30" E along the South line of said Fruitwood Subdivision Filing No. Four a distance of 660.82 feet to a point which is common with the Southeast Corner of Lot 1, Block 5 of said Subdivision with the Southwest Corner of Lot 1, Block 12 of Fruitwood Subdivision Filing No. Seven;

thence N 89°53'11" E along the South line of Fruitwood Subdivision Filing No. Seven a distance of 330.21 feet to the Southeast Corner of said Subdivision;

thence N 00°00'31" E along the East line of said Fruitwood Subdivision Filing No. Seven a distance of 1289.77 to the Northeast Corner of Lot 1, Block 13 of said Subdivision;

thence N 00°00'31" E a distance of 30.0 feet to a point on the

North line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 16;
thence S 89°54'00" W along the North line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 16 a distance of 330.41 feet to the North $\frac{1}{4}$ Corner of said Section 16;
thence S 89°54'00" W along the North line of the NW $\frac{1}{4}$ of said Section 16 a distance of 1156.69 feet to a point;
thence South a distance of 30.0 feet to the Northwest Corner of Lot 38, Block 7, Fruitwood Subdivision Filing No. Six;
thence South along the West line of Fruitwood Subdivision Filing No. Six a distance of 630.86 feet to the Northeast Corner of Lot 18, Block 7 of Fruitwood Subdivision Filing No. Five;
thence S 89°57'30" W along the North line of Fruitwood Subdivision Filing No. Five a distance of 630.57 feet to a point which is common with the Northwest Corner of Lot 10, Block 9 of said Subdivision with the Northeast Corner of Lot 9, Block 9 of Fruitwood Subdivision Filing No. Three;
thence S 89°57'30" W along the North line of Fruitwood Subdivision Filing No. Three a distance of 270.0 feet to a point which is common with the Northwest Corner of Lot 7, Block 9 of said Subdivision with the Northeast Corner of Lot 6, Block 9 of Fruitwood Subdivision Filing No. Two;
thence S 89°57'30" W along the North line of Fruitwood Subdivision Filing No. Two a distance of 536.0 feet to the Northwest Corner of Lot 1, Block 9 of said Subdivision;
thence West a distance of 20.0 feet to a point on the East right-of-way for 30 Road;
thence North along the East right-of-way for 30 Road a distance of 520.07 feet to the intersection of said right-of-way line with the Northerly right-of-way for the Denver & Rio Grande Western Railroad;
thence N 72°52'00" E along the Northerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 370.79 feet to a point which is 30.0 feet South of the North line of the NW $\frac{1}{4}$ of said Section 16;
thence leaving said right-of-way line, West a distance of 92.73 feet to a point;
thence North a distance of 3.4 feet to a point;
thence S 80°56'53" W a distance of 21.6 feet to a point;
thence West a distance of 21.33 feet to a point;
thence West a distance of 248.14 feet to a point on the West line of the NW $\frac{1}{4}$ of said Section 16 from whence the Northwest Corner of said Section 16 bears North a distance of 30.0 feet;
thence S 89°51'00" W along a line which is parallel with and 30.0 feet South of the North line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17 a distance of 672.00 feet to a point;
thence S 62°29'00" W a distance of 3.10 feet to a point;
thence South a distance of 15.50 feet to a point;
thence N 89°52'30" W a distance of 522.66 feet to a point which is

1.0 feet North of the South right-of-way line for North Avenue;
thence S 89°51'00" W along a line which is parallel with and 1.0
feet North of the South right-of-way for North Avenue a distance
125.50 feet to a point which is 49.0 feet South and 1.0 feet East
of the Northwest Corner of the NE¼ NE¼ of said Section 17;
thence North a distance of 8.63 feet to a point;
thence N 60°15'56" E a distance of 204.13 feet to a point which is
1.05 feet South of the Northerly right-of-way for U.S. Highway 6 &
24;
thence along a line which is parallel with and 1.0 feet Southerly,
as measured perpendicularly, of the Northerly right-of-way for
U.S. Highway 6 & 24 the following Three (3) courses and distances:

1. N 58°24'30" E a distance of 105.84 feet;
2. N 77°39'30" E a distance of 360.75 feet;
3. 249.66 feet along the arc of a curve to the right having a
radius of 1556.45 feet, a central angle of 09°12'12", and a
long chord bearing N 68°47'37" E a distance of 249.63 feet;

thence leaving said parallel line, North a distance of 1.04 feet
to a point on the Northerly right-of-way for U.S. Highway 6 & 24;
thence along the Northerly right-of-way for U.S. Highway 6 & 24
the following Seventeen (17) courses and distances:

1. 144.31 feet along the arc of a curve to the right having a
radius of 1557.50 feet, a central angle of 05°13'59", and a
long chord bearing N 76°05'26" E a distance of 144.26 feet to
the Southeast Corner of Lot 1 of Ford Subdivision;
2. 42.40 feet along the arc of a curve to the right having a
radius of 1557.50 feet, a central angle of 01°33'35", and a
long chord bearing N 80°43'30" E a distance of 42.40 feet;
3. N 75°27'00" E a distance of 206.10 feet;
4. N 45°06'00" E a distance of 80.10 feet;
5. N 89°45'00" E a distance of 30.00 feet to a point on the East
line of the Southeast 1/4 of Section 8;
6. S 00°15'00" E along the East line of said Section 8 a
distance of 45.30 feet;
7. N 89°45'00" E a distance of 30.0 feet;

8. S 30°19'00" E a distance of 39.90 feet;
9. S 75°00'00" E a distance of 90.3 feet;
10. S 90°00'00" E a distance of 150.00 feet;
11. S 80°38'31" E a distance of 41.50 feet;
12. N 88°40'35" E a distance of 259.14 feet;
13. N 88°40'35" E a distance of 56.56 feet;
14. N 87°21'35" E a distance of 30.53 feet;
15. N 89°39'37" E a distance of 51.59 feet;
16. N 83°13'27" E a distance of 140.92 feet;
17. N 80°46'39" E a distance of 160.30 feet;
18. N 74°26'36" E a distance of 179.06 feet;
19. N 72°47'00" E a distance of 31.19 feet;
20. N 72°47'00" E a distance of 343.19 feet to the Southwest Corner of Lot 1, Fruitvale Business Park;
21. N 72°47'00" E a distance of 445.59 feet to the Southeast Corner of Lot 33, Fruitvale Business Park;
22. N 63°22'00" E a distance of 301.25 feet;
23. N 72°50'00" E a distance of 150.0 feet;
24. S 85°22'00" E a distance of 107.70 feet;

thence leaving said right-of-way line, S 81°29'52" E a distance of 18.00 feet to a point;

thence along a line which is parallel with and 1.0 feet Southerly, as measured perpendicularly, of the Northerly right-of-way for U.S. Highway 6 & 24 the following Twenty (23) courses and distances:

1. N 72°50'00" E a distance of 220.96 feet;
2. N 72°54'46" E a distance of 113.43 feet;

3. N 73°12'06" E a distance of 156.68 feet;
4. N 72°50'00" E a distance of 148.05 feet;
5. N 46°16'00" E a distance of 111.80 feet;
6. N 72°50'00" E a distance of 158.16 feet;
7. N 84°28'00" E a distance of 297.60 feet;
8. N 72°50'00" E a distance of 81.00 feet;
9. N 72°48'48" E a distance of 452.60 feet;
10. N 71°23'29" E a distance of 137.06 feet;
11. N 69°03'28" E a distance of 568.19 feet;
12. N 71°45'33" E a distance of 75.11 feet;
13. N 72°53'00" E a distance of 405.49 feet;
14. N 72°50'00" E a distance of 613.96 feet;
15. N 73°01'02" E a distance of 317.68 feet;
16. N 72°50'00" E a distance of 1347.76 feet;
17. N 63°22'00" E a distance of 304.10 feet;
18. N 72°50'00" E a distance of 153.47 feet;
19. N 89°41'00" E a distance of 19.00 feet;
20. S 00°19'00" E a distance of 67.82 feet;
21. N 72°50'00" E a distance of 1042.97 feet;
22. N 73°06'55" E a distance of 342.06 feet;
23. N 72°52'34" E a distance of 252.52 feet;

thence leaving said parallel line, N 00°17'30" W a distance of 1.06 feet to a point on the Northerly right-of-way for U.S. Highway 6 & 24;

thence along the Northerly right-of-way for U.S. Highway 6 & 24 the following Nine (9) courses and distances:

1. N 72°52'34" E a distance of 116.91 feet;
2. N 66°57'48" E a distance of 433.10 feet;
3. N 52°20'30" E a distance of 607.51 feet;
4. N 25°37'13" E a distance of 83.66 feet;
5. N 00°17'30" W a distance of 85.40 feet;
6. N 89°42'30" E a distance of 30.0 feet to the intersection of said right-of-way line with the East line of the NE¼ of Section 10;
7. N 89°42'00" E a distance of 30.0 feet;
8. N 84°06'00" E a distance of 114.60 feet;
9. N 43°15'00" E a distance of 370.67 feet;

thence leaving said right-of-way line, S 49°37'44" E a distance of 212.74 feet to the intersection of the Southerly right-of-way for U.S. Highway 6 & 24 with the Easterly right-of-way for the 32 Road By-Pass, said point also being the Northwest Corner of Lot 2, Block 3, Phase III of Peach Tree Bulk Development;

thence along a line which is common with the Easterly right-of-way for the 32 Road By-Pass and the Westerly line of Block 3, Phase III of Peach Tree Bulk Development the following Five (5) courses and distances:

1. S 50°43'41" E a distance of 73.70 feet;
2. S 54°00'30" E a distance of 115.83 feet;
3. S 36°13'00" E a distance of 129.51 feet;
4. S 11°18'49" E a distance of 257.21 feet to the intersection of said right-of-way with the Southwest Corner of Block 3, Phase III, Peach Tree Bulk Development;
5. S 11°18'49" E a distance of 40.21 feet to the intersection of said right-of-way with the Northerly right-of-way for the Denver & Rio Grande Western Railroad;

thence N 72°47'43" E along the Northerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 506.01 feet to a point on the East line of the SW¹/₄ NW¹/₄ of Section 11;

thence N 00°13'34" W along the East line of the SW¹/₄ NW¹/₄ of said Section 11 a distance of 433.22 feet to the Northeast Corner of Lot 5, Block, 3, Phase III of Peach Tree Bulk Development;

thence continuing N 00°13'34" W a distance of 1.48 feet to the Northeast Corner of the SW¹/₄ NW¹/₄ of said Section 11;

thence N 89°46'44" E along the South line of the NE¹/₄ NW¹/₄ of said Section 11 a distance of 331.84 feet to a point;

thence N 00°15'14" W a distance of 130.06 feet to a point;

thence N 89°49'26" E a distance of 330.74 feet to a point on the West line of Schumacher Subdivision Filing No. Two;

thence N 00°37'31" W along the West line of Schumacher Subdivision Filing No. Two a distance of 529.31 feet to the Northwest Corner of said Subdivision;

thence N 89°45'42" E a distance of 181.14 feet to the Southwest Corner of Lot 5, Block 2, Phase II of Peach Tree Bulk Development;

thence N 00°12'00" W along the West line of Block 2, Phase II of Peach Tree Bulk Development a distance of 399.54 feet to the Southwest Corner of Lot 1 of said Block 2;

thence N 89°48'00" E along the South line of Lot 1, Block 2, Phase II of Peach Tree Bulk Development a distance of 135.0 feet to the Southwest Corner of Lot 2 of said Block 2;

thence along the boundary line of Lot 2, Block 2, Phase II of Peach Tree Bulk Development the following Four (4) courses and distances:

1. N 89°48'00" E a distance of 30.0 feet;
2. N 00°12'00" W a distance of 31.47 feet;
3. S 54°04'55" E a distance of 147.0 feet the Southeast Corner of said Lot 2;
4. N 00°12'00" W a distance of 269.33 feet to the Northeast Corner of said Lot 2;

thence N 84°04'50" E along a line which is common with the Northerly boundary of Lot 3, Block 2, Phase II of Peach Tree Bulk Development and the Southerly right-of-way for I-70 Business Loop a distance of 159.31 feet to a point;

thence N 89°48'00" E along said common line a distance of 41.15 feet to the Northeast Corner of Lot 3, Block 2, Phase II of Peach Tree Bulk Development;

thence N 00°28'06" W a distance 30.0 feet to the North ¹/₄ Corner of Section 11;

thence N 00°19'03" W along the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2 a distance of 175.0 feet to a point;

thence S 89°48'00" W a distance of 40.0 feet to the Northeast Corner of Lot 7, Block 4 of Strains Subdivision;

thence S 89°48'08" W along the North line of Lot 7, Block 4 of Strains Subdivision a distance of 100.0 feet to the Southeast Corner of Lot 5, Block 4 of said Subdivision;

thence N 00°24'30" W along the East line of Lot 5, Block 4 of Strains Subdivision a distance of 135.0 feet to the Northeast Corner of said Lot 5;

thence N 00°24'30" W a distance of 30.0 feet to a point in the center line of Peach Street;

thence S 89°48'00" W along the center line of Peach Street a distance of 191.67 feet to a point on the Easterly right-of-way of the Clifton Connection between Interstate No. 70 and U.S. Highway 6 & 24;

thence N 63°36'49" W a distance of 367.03 feet to a point on the West line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, said point being N 00°24'30" W a distance of 505.69 feet from the Southwest Corner of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 2;

thence along a line which is parallel with and 1.0 feet Easterly, as measured perpendicularly, of the Westerly right-of-way of the Clifton Connection between U.S. Highway 6 & 24 and Interstate No. 70 the following Eighteen (18) courses and distances:

1. N 52°34'30" E a distance of 413.28 feet to a point;
2. N 41°38''30" E a distance of 287.52 feet to a point;
3. N 38°26'44" E a distance of 77.32 feet to a point;
4. Along a curve to the left having a radius of 1811 feet and a chord bearing N 35°07'14" E a distance of 84.17 feet to a point;
5. N 00°19'03" W a distance of 220.90 feet to a point;
6. N 89°59'22" E a distance of 38.99 feet to a point;
7. S 89°59'22" E a distance of 65.23 feet to a point;
8. Along a curve to the left having a radius of 1786 feet and a chord bearing N 19°29'46" E a distance of 428.08 feet to a point;
9. N 09°35'30" E a distance of 290.24 feet to a point;

10. N 08°07'00" E a distance of 232.70 feet to a point;
11. N 09°38'30" E a distance of 309.76 feet to a point;
12. Along a curve to the right having a radius of 2034 feet and a chord bearing N 13°43'01" E a distance of 77.94 feet to a point on the South line of the SW¹/₄ NE¹/₄ of said Section 2;
13. Along a curve to the right having a radius of 2034 feet and a chord bearing N 17°19'00" E a distance of 178.01 feet to a point;
14. N 20°08'00" E a distance of 21.37 feet to a point;
15. N 23°24'30" E a distance of 154.21 feet to a point on the South right-of-way line of the U.S. Government Highline Canal;
16. N 30°20'00" E a distance of 221.29 feet to a point on the North right-of-way line of the U.S. Government Highline Canal;
17. N 24°56'00" E a distance of 144.10 feet to a point;
18. N 19°00'30" E a distance of 285.94 feet to a point;

thence leaving said Westerly right-of-way of said Clifton Connection along a curve to the left having a radius of 856 feet and a chord bearing N 07°05'53" E a distance of 261.24 feet to a point;

thence N 07°45'00" W a distance of 118.05 feet to a point on the South line of Lot 2 of said Section 2;

thence N 07°45'00" W a distance of 166.00 feet to a point;

thence N 30°21'58" W a distance of 462.70 feet to a point on the North right-of-way line of Interstate Highway No. 70;

thence Westerly along said North right-of-way line the following Twenty-One (21) courses and distances:

1. S 59°20'00" West a distance of 235.0 feet to a point;
2. S 60°09'30" W a distance of 243.5 feet to a point;
3. Along a curve to the right having a radius of 2715 feet and a chord bearing S 70°58'52" W a distance of 863.44 feet to a point;

4. N 86°48'00" W a distance of 285.76 feet to a point;
5. Along a curve to the right having a radius of 2665 feet and a chord bearing N 87°01'00" W a distance of 635.7 feet to a point;
6. N 87°34'00" W a distance of 310.9 feet to a point;
7. N 77°40'00" W a distance of 700.1 feet to the West line of said Section 2;
8. N 77°40'00" W a distance of 99.9 feet to a point;
9. N 68°12'30" W a distance of 304.1 feet to a point;
10. N 77°40'00" W a distance of 500.0 feet to a point;
11. N 87°07'30" W a distance of 304.1 feet to a point;
12. N 77°40'00" W a distance of 1920 feet to a point;
13. Along a curve to the left having a radius of 5880 feet and a chord bearing N 83°39'54" W a distance of 1229.27 feet to a point;
14. N 89°40'00" W a distance of 1001.3 feet to the West line of said Section 3;
15. N 89°40'00" W a distance of 1268.7 feet to a point;
16. N 89°25'30" W a distance of 46.50 feet to a point;
17. Along a curve to the right having a radius of 5580 feet and a chord bearing N 82°18'30" W a distance of 1337.50 feet to a point;
18. N 74°02'30" W a distance of 268.50 feet to a point;
19. N 72°40'00" W a distance of 1710.0 feet to a point;
20. Along a curve to the left having a radius of 5880 feet and a chord bearing N 76°10'00" W a distance of 717.9 feet to a point;
21. N 79°40'00" W a distance of 47.9 feet to a point on the West line of said Section 33;

thence leaving said North right-of-way line, North along the East line of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32 a distance of 662.07 feet to the Northeast Corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32;
thence West along the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32 a distance of 1320 feet to the Northwest Corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32;
thence North along the East line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32 a distance of 1320 feet to the Northeast Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32;
thence North along the East line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32 a distance of 1320 feet to the Northeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32;
thence West along the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32 a distance of 1320 feet to the Northwest Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32;
thence North along the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32 a distance of 1320 feet to the Northwest Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32;
thence North along the East line of the SW $\frac{1}{4}$ of said Section 29 a distance of 2640 feet to the Northeast Corner of the SW $\frac{1}{4}$ of said Section 29;
thence West along the North line of the SW $\frac{1}{4}$ of said Section 29 a distance of 2640 feet to the Northwest Corner of the SW $\frac{1}{4}$ of said Section 29;
thence West along the North line of the SE $\frac{1}{4}$ of said Section 30 a distance of 2640 feet to the Northwest Corner of the SE $\frac{1}{4}$ of said Section 29;
thence North along the East line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 30 a distance of 1320 feet to the Northeast Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 30;
thence West along the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 30 a distance of 1320 feet to the Point of Beginning,

EXCEPTING THEREFROM the following described parcels of land:

Exception Parcel No. 1: Beginning at the Mesa County Brass Cap which is common to Sections 2, 3, 10 and 11; thence West along the line which is common to the SE $\frac{1}{4}$ of Section 3 and the NE $\frac{1}{4}$ of Section 10 a distance of 1.0 feet; thence South a distance of 1.0 feet to a point; thence East a distance of 1.0 feet to the line which is common to the NE $\frac{1}{4}$ of Section 10 and the NW $\frac{1}{4}$ of Section 11; thence North along said line a distance of 1.0 feet to the Point of Beginning.

Exception Parcel No. 2: Beginning at the intersection of the Northerly right-of-way for U.S. Highway 6 & 24 with the East right of Way for Villa Street in Section 10; thence S 73°06'55" W along the Northerly right-of-way for U.S. Highway 6 & 24 a distance of 127.87 feet to the Southwest Corner of Lot 1, Villa Coronado Subdivision Filing No. One; thence S 00°15'00" E a distance of

1.05 feet to a point; thence N 73°06'55" E along a line which is parallel with and 1.0 feet Southerly, as measured perpendicularly, from the Northerly right-of-way line for U.S. Highway 6.& 24, a distance of 127.87 feet to a point; thence N 00°15'00" W a distance of 1.05 feet to the Point of Beginning.

Exception Parcel No. 3: Commencing at a point which is 49.0 feet South and 1.0 feet East of the Northwest Corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17; thence N 89°51'00" E along a line which is parallel with and 49.0 feet South of the North line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17 a distance of 125.50 feet; thence N 89°30'02" E a distance of 231.36 feet to the Point of Beginning; thence N 89°30'02" E a distance of 1.72 feet; thence S 53°54'18" W a distance of 1.72 feet; thence S 89°30'02" W a distance of 1.72 feet; thence N 53°54'18" E a distance of 1.72 feet to the Point of Beginning.

DW:c:DisConn.Leg 4/2/96 1:05PM