











DESCRIPTION

THE E1/4 OF LOT 4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE UTE MERIDIAN,

EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 3, WHICH BEARS WEST 131.0 FEET FROM THE NORTHEAST CORNER OF LOT 4, SAID SECTION 3, THENCE SOUTH 01°24' WEST 263.0 FEET, THENCE EAST 187.66 FEET, THENCE NORTH 01°00' EAST 263.00 FEET TO THE POINT OF BEGINNING,

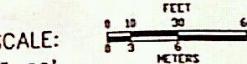
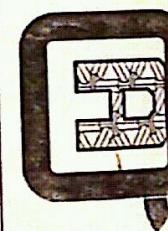
AND ALSO EXCEPT ALL THAT PART OF THE E1/4 NW1/4 NW1/4 OF SAID SECTION 3, LYING SOUTH OF THE CENTERLINE OF THE GRAND VALLEY IRRIGATION CO. CANAL,

ALL IN MESA COUNTY, COLORADO,

AND DESCRIBED IN BOOK 2575 PAGES 282/283 AT THE MESA COUNTY CLERK & RECORDER'S OFFICE;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF LOT 4, SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, AND CONSIDERING THE NORTH LINE OF SAID LOT 4 TO BEAR N89°58'00"E AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE 500°01'00"W A DISTANCE OF 78.10 FEET ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTH LINE OF THE ROAD R.O.W. FOR HIGHWAY 6 & 24 (AKA G ROAD), AS DESCRIBED AT BOOK 525 PAGE 78 AT THE MESA COUNTY CLERK & RECORDER'S OFFICE, AND TO THE POINT OF BEGINNING; THENCE 500°01'00"W ALONG SAID EAST LINE A DISTANCE OF 1166.20 FEET TO THE CENTERLINE OF THE GRAND VALLEY IRRIGATION CO. CANAL; THENCE N86°21'33"W ALONG SAID CENTERLINE A DISTANCE OF 88.98 FEET; THENCE N81°42'23"W ALONG SAID CENTERLINE A DISTANCE OF 98.45 FEET; THENCE N80°13'07"W ALONG SAID CENTERLINE A DISTANCE OF 145.43 FEET TO THE WEST LINE OF THE E1/4 OF SAID LOT 4; THENCE NOO°00'00"E ALONG SAID WEST LINE A DISTANCE OF 936.63 FEET; THENCE N89°58'00"E A DISTANCE OF 194.49 FEET; THENCE NOO°57'42"E A DISTANCE OF 185.17 TO THE SAID SOUTH LINE OF SAID ROAD R.O.W.; THENCE S89°54'30"E A DISTANCE OF 132.21 FEET TO THE POINT OF BEGINNING, CONTAINING 7.85 ACRES AS DESCRIBED AND ALL IN MESA COUNTY, COLORADO.

PRELIMINARY REZONE PLAT	
SITUATED IN THE NW1/4 NW1/4 SECTION 3, TOWNSHIP 1S, RANGE 2E OF THE UTE MERIDIAN	
FOR: Michael Horn	Q.E.D.
ACAD ID: HornRezone	SURVEYED BY: SB EG
SCALE: 1"=60'	DRAWN BY: DJS
	CHECKED BY: DMM
DATE: 10/28/99	SHEET NO. 1 of 1
	FILE: 99247
 <b>SURVEYING SYSTEMS Inc.</b> 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	

