## CITY OF GRAND JUNCTION, COLORADO

#### **ORDINANCE NO. 4319**

## AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO

#### RIVERSIDE PARKWAY AND OVERPASS ANNEXATION

## APPROXIMATELY 15.0 ACRES LOCATED AT FIVE SECTIONS OF RIVERSIDE PARKWAY RIGHT-OF-WAY, 29 ROAD FROM 29 ROAD SOUTHERLY TO I-70 BUSINESS LOOP AND I-70 BUSINESS LOOP FROM 29 ROAD NORTHEASTERLY APPROXIMATELY 2.400 FEET

**WHEREAS**, on the 15<sup>th</sup> day of December 2008, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 21<sup>st</sup> day of January 2009; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

#### RIVERSIDE PARKWAY AND OVERPASS ANNEXATION

#### Riverside Parkway Annexation No. 1

A certain parcel of land lying in the North Half (N1/2) of Section 24 and the South Half (S1/2) of Section 13, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of D Road Storage Annexation, City Ordinance No. 3683, and considering the North line of the N1/2 of said Section 24 to bear S89°59'19"E with all bearings herein relative thereto; thence S00°08'44"W, along the west line of said D Road Storage Annexation, a distance of 58.57 feet; thence N89°29'49"W a distance of 150.72 feet; thence S89°28'17"W a distance of 80.30 feet; thence N 89°59'09"W a distance of 115.99 feet to a point of tangency; thence 353.44 feet along the arc of a 625.00 foot radius curve, concave southeast, through a central angle of 32°24'03" and which chord bears S73°30'38"W a distance of 348.75 feet to a point of non-tangent compound curvature; thence 105.94 feet along the arc of a 625.00 foot radius curve, concave southeast, through a central angle of 09°42'42" and which chord bears S51°05'48"W a distance of 105.81 feet to a point of non-tangent compound curvature; thence 407.40 feet along the arc of a 622.50 foot radius curve, concave southeast; through a central angle of 37°29'52" and which chord bears S28°49'57"W a distance of

400.17 feet to a point of tangency; thence \$10°05'01"W a distance of 783.78 feet to the North line of South Fifteenth Street Annexation, City Ordinance No. 2312; thence N89°52'24"W, along said North line, a distance of 77.16 feet; thence N10°05'01"E a distance of 797.12 feet to a point of tangency; thence 428.01 feet along the arc of a 698.50 foot radius curve, concave southeast, through a central angle of 35°06'31" and which chord bears N27°38'18"E a distance of 421.35 feet to a point of non-tangency; thence N00°00'10"E a distance of 71.19 feet; thence N49°13'37W a distance of 84.97 feet; thence N89°59'19"W a distance of 290.65 feet; thence N00°00'41"E a distance of 33.00 feet to a point on the north line of the NE1/4NW1/4 of said Section 24; thence N89°59'19"W, along the north line of the NE1/4NW1/4 of said Section 24, a distance of 358.46 feet to the southeast corner Keith's Addition as recorded in Plat Book 1, Page 13, in the office of the Mesa County Clerk; thence N00°09'05"E, along the east line of said Keith's Addition, a distance of 28.00 feet to a point on the south line of the two-foot strip for Darren Davidson Annexation, City Ordinance No. 3205, said south line running 28.00 feet north of and parallel with the North line of said Section 24; thence S89°59'19"E, along said south line, a distance of 1,549.47 feet, more or less, to the point of beginning.

CONTAINING 205,909 square feet, or 4.71 Acres, more or less, as described.

#### Riverside Parkway Annexation No. 2

A certain parcel of land lying in the North Half (N1/2) of Section 24 and in the South Half (S1/2) of Section 13, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

That portion of the North 30.00 feet of said Section 24 lying east of Indian Road Industrial Subdivision, City Ordinance No. 3677 and West of Pine Industrial No. 1 Annexation No. 1, City Ordinance No. 3942, together with that portion of the South 28.00 feet of said Section 13, being South of and adjacent to the South line of the 2.00 foot strip for Darren Davidson Annexation, City Ordinance No. 3205, Lying east of said Indian Road Industrial Subdivision and West of said Pine Industrial No. 1 Annexation No. 1.

CONTAINING 9,512 square feet, or 0.218 Acres, more or less, as described

#### Riverside Parkway Annexation No. 3

A certain parcel of land lying in the South Half (S1/2) of Section 13 and the North Half (N1/2) of Section 24, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

That portion of the D Road right of way, being 58.00 feet in width, bounded on the East and West by Home Lumber Annexation, City Ordinance No. 4059, and bounded on the North by the South line of the 2.00 foot strip for Darren Davidson Annexation, City Ordinance No 3205.

CONTAINING 9,512 square feet, or 0.218 acres, more or less, as described.

#### Riverside Parkway Annexation No. 4

A certain parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 18 and the Northeast Quarter of the Northwest Quarter (NE 1/4

NW 1/4) of Section 19, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northeast corner of the NE 1/4 NW 1/4 of said Section 19 and assuming the North line of the NE 1/4 NW 1/4 of said Section 19 to bear N89°39'17"W with all bearings contained herein relative thereto; thence S00°04'09"E a distance of 50.00 feet along the East line of the NE 1/4 NW 1/4 of said Section 19, said line also being the West line of White Willows Annexation, Ordinance No. 3242, City of Grand Junction; thence N89°39'17"W a distance of 430.36 feet along a line being 50.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 19; thence N00°06'11"W a distance of 20.00 feet; thence N89°39'17"W a distance of 435.79 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 19 to a point on the East line of Tomkins Annexation, Ordinance No. 3602, City of Grand Junction; thence N00°34'23"W a distance of 58.00 feet along the East line of said Tomkins Annexation to a point on the South line of Darren Davidson Annexation, Ordinance No. 3205, City of Grand Junction; thence \$89°39'17"E a distance of 866.67 feet along a line being 28.00 North of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 19, said line also being the South line of said Darren Davidson Annexation; thence S00°04'18"E a distance of 28.00 feet along the East line of the SE 1/4 SW 1/4 of said Section 18, said line also being the West line of said White Willows Annexation to the Point of Beginning.

Said parcel contains 1.99 acres (86,834.52 sq. ft.), more or less, as described.

### Riverside Parkway Annexation No. 5

A certain parcel of land located in the Southwest Quarter (SW 1/4) of Section 18, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southwest corner of the SW 1/4 SW 1/4 of said Section 18 and assuming the South line of the SW 1/4 SW 1/4 of said Section 18 to bear S89°39'17"E with all bearings contained herein relative thereto; thence N00°14'14"E a distance of 30.00 feet along the West line of the SE 1/4 SW 1/4 of said Section 18 to the Southeast corner of Southern Pacific Railroad Annexation No. 1, Ordinance No. 3158, City of Grand Junction, said point also being the Point of Beginning; thence N00°14'14"E a distance of 33.72 feet along the West line of the SE 1/4 SW 1/4 of said Section 18, said line also being the Easterly line of said Southern Pacific Railroad Annexation No. 1; thence S89°39'17"E a distance of 46.48 feet; thence S54°07'20"E a distance of 35.63 feet; thence S89°39'17"E a distance of 2221.84 feet along a line being 43.00 feet North of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 18; thence along the following five (5) courses: (1) N71°00'15"E a distance of 31.70 feet; (2) S89°39'17"E a distance of 63.23 feet; (3) S70°21'54"E a distance of 31.78 feet; (4) \$89°39'17"E a distance of 27.38 feet; (5) \$78°20'43"E a distance of 40.79 feet; thence S89°39'17"E a distance of 166.49 feet along a line being 35.00 North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 18 to a point on the East line of the SE 1/4 SW 1/4 of said Section 18; thence S00°06'45"E a distance of 5.00 feet along the East line of the SE 1/4 SW 1/4 of said Section 18, said line also being the West line of Mesa State Annexation, Ordinance No. 4801, City of Grand Junction; thence N89°39'17"W a distance of 2654.30 feet along a line being 30.00 North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 18, said line also being the North line of Darren Davidson Annexation, Ordinance No. 3205, City of Grand Junction to the Point of Beginning.

Said parcel contains 0.81 acres (35,323.20 sq. ft.), more or less, as described.

#### Overpass Annexation

A certain parcel of land lying in the Northwest Quarter (NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

All that portion of 29 Road and I-70B right of way, as exists prior to the effective date shown hereon, lying South of Flynn Annexation, City of Grand Junction Ordinance No. 1864; and East of the following three Annexations:

- 1) Central Fruitvale Annexation, by Court Order No. 16298;
- 2) Sonrise Church Annexation No. 1, City of Grand Junction Ordinance No. 3090;
- 3) Sonrise Church Annexation No. 2, City of Grand Junction Ordinance No. 3091; And North of the 1 foot strip of Wells Annexation, City Ordinance No. 3092, as runs parallel with and 2 feet northwesterly of Southern Pacific Railroad Annexation No. 1, City Ordinance No. 3158; and West of the East line of the Northwest Quarter (NW1/4NW1/4) said Section 17.

CONTAINING 6.9 Acres, more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 15<sup>th</sup> day of December, 2008 and ordered published.

**ADOPTED** on second reading the 21st day of January, 2009.

Attest:

/s/: Gregg Palmer
President of the Council

/s/: Stephanie Tuin City Clerk

### OVERPASS ANNEXATION SITUATE IN THE NW 1/4 SECTION 17, T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO FLYNN ANNEXATION ORDINANCE NO. 1864 NORTH AVENUE 2943-172-00-252 LOTA 2943-181-05-015 2943-172-00-008 2943-181-05-009 2943-181-05-978 2943-181-00-093 2943-172-00-251 2943-172-00-225 2943-181-05-017 LOCATION MAP: NOT-TO-SCALE 2943-181-05-010 2943-181-05-018 2943-172-00-245 LEGAL DESCRIPTION 2943-181-05-023 2943-181-05-019 ENTERPRISE PARK PLAT BOOK 12, PAGE 295 TELLER AVENUE A certain parcel of land lying in the Northwest Quarter (NW1/4) of Section 17, ERNEST T. SPARN SUBDIVISION Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, PLAT BOOK 7, PAGE 17 State of Colorado, being more particularly described as follows: 2943-181-06-018 2943-181-06-009 All that portion of 29 Road and I-70B right of way, as exists prior to the effective date shown hereon, lying South of Flynn Annexation, City of Grand Junction Ordinance No. 1864; and East of the following three Annexations: 1) Central Fruitvale Annexation, by Court Order No. 16298; 2943-181-06-003 | 2943-181-06-017 2) Sonrise Church Annexation No. 1, City of Grand Junction Ordinance No. LOTD 3) Sonrise Church Annexation No. 2, City of Grand Junction Ordinance No. 2943-172-00-252 And North of the 1 foot strip of Wells Annexation, City Ordinance No. 3092, as 2943-181-06-004 2943-181-06-012 2943-181-00-065 runs parallel with and 2 feet northwesterly of Southern Pacific Railroad Annexation No. 1, City Ordinance No. 3158; and West of the East line of the Northwest Quarter Northwest Quarter (NW1/4NW1/4) said Section 17. FREEWAY COMMERCIAL SUBDIVISION AMENDED PLAT BOOK 11, PAGE 122 2943-181-06-005 | 2943-181-06-013 HILL AVENUE CONTAINING 6.9 Acres, more or less, as described. 2943-181-06-006 | 2943-181-06-014 2943-181-06-007 2943-181-06-015 2943-172-06-016 2943-172-00-014 2943-181-06-008 2943-181-06-016 2943-181-00-042 NW CORNER SW 1/4 NW 1/4 **GUNNISON AVE** SOUTH LINE NW 1/4 NW 1/4 S 17, TIS, RIE, U.M. 2943-172-00-015 PLAT BOOK 13, PAGE 335 **ABBREVIATIONS** SOUTHERN PACIFIC RAILROAD ANNEXATION NO. 1 ORDINANCE NO. 3158 The Description(s) contained herein have been derived from POINT OF COMMENCEMENT subdivision plats and deed descriptions as they appear in the POINT OF BEGINNING office of the Mesa County Clerk and Recorder. This plat does not WELLS ANNEXATION — ORDINANCE NO. 3092 RIGHT OF WAY constitute a legal survey, and is not intended to be used as a SECTION means for establishing or verifying property boundary lines. **TOWNSHIP** RANGE UTE MERIDIAN NUMBER SQUARE FEET PETER T. KRICK, PLS No. 32824 CENTRAL ANGLE Professional Land Surveyor for the RADIUS AREA OF ANNEXATION City of Grand Junction ARC LENGTH GRAPHIC SCALE CHORD LENGTH DATE: January 23rd, 2009 ORDINANCE NO. ANNEXATION PERIMETER 6,069.88 FT. EFFECTIVE DATE CHORD BEARING CONTIGUOUS PERIMETER BLOCK 2,313.17 FT. February 22nd, 2009 PLAT BOOK AREA IN SQUARE FEET 299,144\*\*\* BOOK ( IN FEET ) PAGE THIS IS NOT A BOUNDARY SURVEY \*\*\*(AREA COMPLETELY WITHIN PUBLIC RIGHTS OF WAY) DRAWN BY \_\_\_\_\_\_ MG \_\_\_\_ DATE \_\_10-02-2008 Grand Junction SCALE PUBLIC WORKS According to Colorado law you must commence any legal action based upon any defect in

DESIGNED BY \_\_\_\_\_ DATE \_

CHECKED BY P.T.K. DATE

APPROVED BY \_\_\_\_\_ DATE \_

1" = 100'

this survey wihin three years after you first discover such defect. In no event may any

date of the certification shown hereon.

action based upon any defect in this survey be commenced more than ten years from the

OVERPASS ANNEXATION

AND UTILITIES

REAL ESTATE DIVISION

#### RIVERSIDE PARKWAY ANNEXATION NO. 1 SITUATE IN THE N1/2 OF SECTION 24 AND THE S1/2 OF SECTION 13, T1S, R1W, U.M. COUNTY OF MESA, STATE OF COLORADO KEITH'S ADDITION PLAT BOOK 1, PAGE 13 DARREN DAVIDSON **SECTION 13** ANNEXATION ORDINANCE NO. 3205 DROAD N00°09'05"E, 28.00' ×NORTH LINE SEC 24, TWP 15, RGE 1W, U.M. (BASIS OF BEARINGS 589°59'19"E) N89°59'19"W, 358.46' N00°00'41"E, 33.00'-N49°13'37"W, 84.97' N 1/4 CORNER SEC 24 TWP 15, RGE 1W, U.M. Δ= 32°24'03" 589°28'17"W, 80.30" N00°00'10"E, 71.19' R= 625.00' L= 353.44' Ch Brg= 573°30'38"W 2945-242-00-941 2945-242-00-230 2945-242-00-229 DESCRIPTION Δ= 09°42'42" Ch= 348.75' LOCATION MAP: NOT-TO-SCALE R= 625.00° A certain parcel of land lying in the North Half (N1/2) of Section 24 and the South Half (S1/2) of L= 105.94' Section 13, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Ch Brg= S51°05'48"W 2945-242-00-046 2945-241-00-025 $\Delta$ = 35°06'31" Ch= 105.81 Beginning at the Northwest corner of D Road Storage Annexation, City Ordinance No. 3683, and R= 698.50' considering the North line of the N1/2 of said Section 24 to bear 589°59'19"E with all bearings herein L= 428.01' relative thereto; thence 500°08'44"W, along the west line of said D Road Storage Annexation, a 2945-241-00-026 distance of 58.57 feet; thence N89°29'49"W a distance of 150.72 feet; thence 589°28'17"W a Ch Brg= N27°38'18"E distance of 80.30 feet; thence N 89°59'09"W a distance of 115.99 feet to a point of tangency; thence Ch= 421.35' 353.44 feet along the arc of a 625.00 foot radius curve, concave southeast, through a central angle of 2945-242-00-259 Δ= 37°29'52" 32°24'03" and which chard bears 573°30'38"W a distance of 348.75 feet to a point of non-tangent compound curvature; thence 105.94 feet along the arc of a 625.00 foot radius curve, concave R= 622.50' southeast, through a central angle of 09°42'42" and which chord bears 551°05'48"W a distance of 2945-241-00-027 2945-242-00-234 L= 407.40' 105.81 feet to a point of non-tangent compound curvature; thence 407.40 feet along the arc of a 622.50 foot radius curve, concave southeast; through a central angle of 37°29'52" and which chord Ch Brg= S28°49'57"W bears 528°49'57"W a distance of 400.17 feet to a point of tangency; thence 510°05'01"W a distance Ch= 400.17' of 783.78 feet to the North line of South Fifteenth Street Annexation, City Ordinance No. 2312; 2945-242-00-260 thence N89°52'24"W, along said North line, a distance of 77.16 feet; thence N10°05'01"E a distance of 797.12 feet to a point of tangency; thence 428.01 feet along the arc of a 698.50 foot radius curve, 2945-241-00-028 concave southeast, through a central angle of 35°06'31" and which chord bears N27°38'18"E a distance of 421.35 feet to a point of non-tangency; thence N00°00'10"E a distance of 71.19 feet; 2945-242-00-262 2945-242-00-263 thence N49°13'37W a distance of 84.97 feet; thence N89°59'19"W a distance of 290.65 feet; thence 2945-242-00-042 N00°00'41"E a distance of 33.00 feet to a point on the north line of the NE1/4NW1/4 of said Section 24; thence N89°59'19"W, along the north line of the NE1/4NW1/4 of said Section 24, a distance of 2945-241-00-029 358.46 feet to the southeast corner Keith's Addition as recorded in Plat Book 1, Page 13, in the office 2945-242-00-041 of the Mesa County Clerk; thence N00°09'05"E, along the east line of said Keith's Addition, a distance of 28,00 feet to a point on the south line of the two-foot strip for Darren Davidson Annexation, City Ordinance No. 3205, said south line running 28.00 feet north of and parallel with the North line of said Section 24; thence 589°59'19"E, along said south line, a distance of 1,549.47 feet, more or less, to the 2945-241-00-244 point of beginning. 2945-242-00-040 CONTAINING 205,909 square feet, or 4.73 Acres, more or less, as described. 2945-241-00-032 BLOCK 2 2945-242-00-233 2945-241-00-033 2945-241-00-034 GRAPHIC SCALE 2945-241-00-035 LANG DRIVE ( IN FEET ) <u>ABBREVIATIONS</u> 1 inch = 80 ft.POINT OF BEGINNING R.O.W. RIGHT OF WAY 2945-241-00-036 SEC. SECTION TWP. **TOWNSHIP** RANGE UTE MERIDIAN 2945-241-00-037 NUMBER SQ. FT. SQUARE FEET CENTRAL ANGLE RADIUS ARC LENGTH CHORD LENGTH 2945-241-00-038 CHD BRG CHORD BEARING NOTICE This drawing has been determined to be of sufficient clarity and legibility The Description(s) contained herein have been derived from for recording purposes. It may bear the stamp "POOR QUALITY subdivision plats and deed descriptions as they appear in the ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Meso office of the Mesa County Clerk and Recorder. This plat does not BLOCK 1 County Clerk and Recorder's Office. This stamp, if it appears hereon, is an constitute a legal survey, and is not intended to be used as a indication of the inability of the Mesa County Clerk and Recorder's Office to means for establishing or verifying property boundary lines. create a scanned image that is of comparable quality to the original document. AMELANG 2945-241-00-039 SUBDIVISION The U.S. Survey Foot (1200/3937 meters) is the lineal unit of measurement (PB 9, PG 162) depicted hereon PETER T. KRICK, PLS No. 32824 SOUTH LINE NE 1/4 SEC 24, TWP 15, RGE 1W, U.M. 1-22-09 Professional Land Surveyor for the AREA OF ANNEXATION N89°52'24"W, 77.16' ORDINANCE NO. EFFECTIVE DATE City of Grand Junction 1 SW CORNER / February 22nd, 2009 ANNEXATION PERIMETER 5,774.17 NW 1/4 NE 1/4 SEC 24 DATE: January 22nd, 2009 SOUTH FIFTEENTH 1,636.04 TWP 15, RGE 1W, U.M. CONTIGUOUS PERIMETER STREET ANNEXATION 205,909 AREA IN SQUARE FEET ORDINANCE NO. 2312 4.73 AREA IN ACRES NOT A BOUNDARY SURVEY TOTAL OF 205,909 SQUARE FEET, OR 100%, IS WITHIN PUBLIC RIGHT OF WAY

COLORADO

PUBLIC WORKS

AND PLANNING

REAL ESTATE DIVISION

DRAWN BY \_\_\_\_\_\_ DATE 10-17-2008

P.T.K. DATE

\_\_\_ DATE .

DATE

DESIGNED BY

APPROVED BY

According to Colorado law you must commence any legal action based upon any defect in

action based upon any defect in this survey be commenced more than ten years from the

this survey wihin three years after you first discover such defect. In no event may any

date of the certification shown hereon.

SCALE

1" = 80'

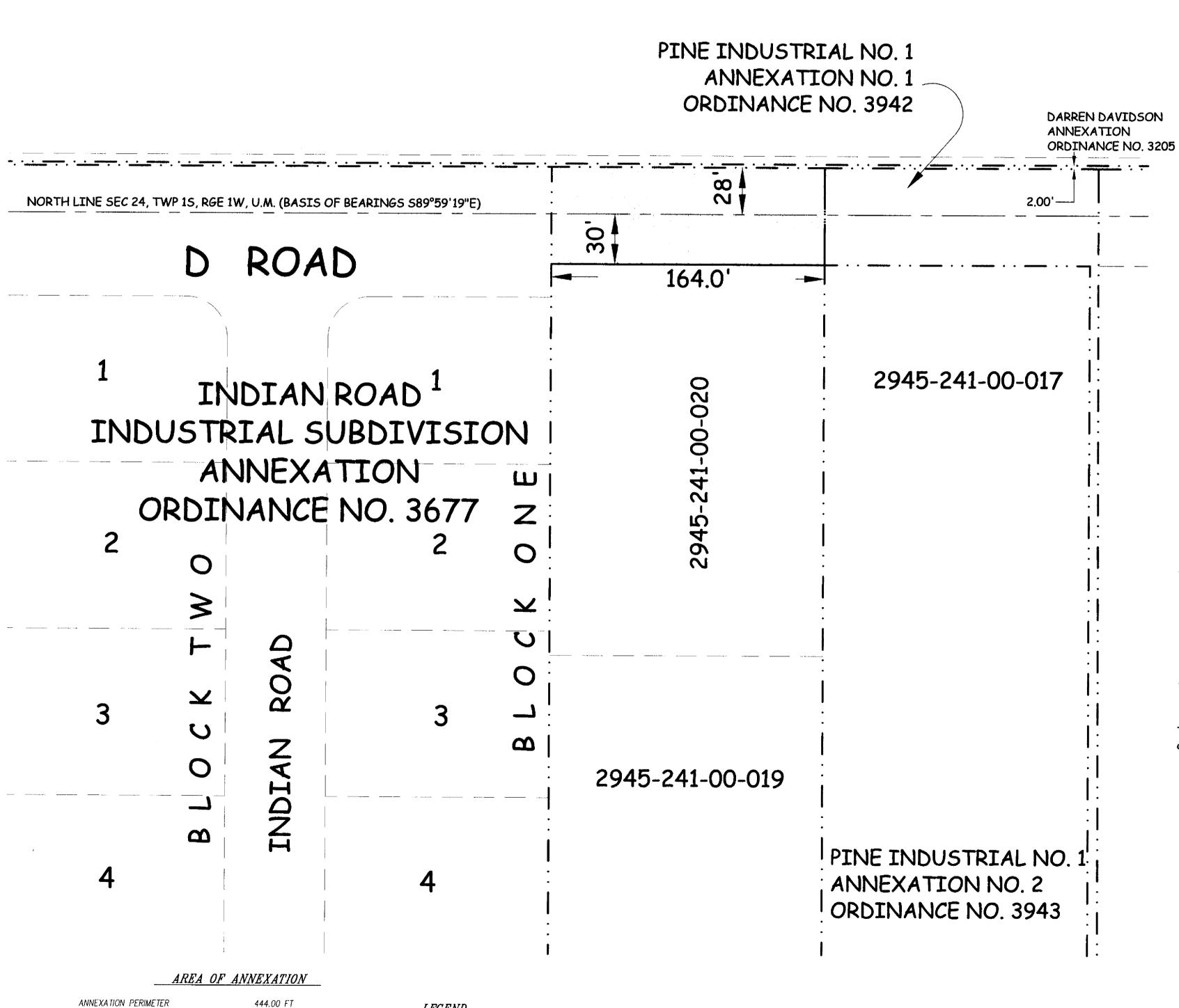
RIVERSIDE PARKWAY ANNEXATION NO.

1 OF 1

SITUATE IN THE N1/2 OF SECTION 24 AND THE S1/2 OF SECTION 13, T1S, R1W, U.M.

COUNTY OF MESA, STATE OF COLORADO

### **SECTION 13**

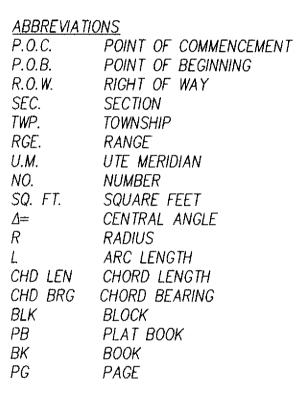


## LEGAL DESCRIPTION

A certain parcel of land lying in the North Half (N1/2) of Section 24 and in the South Half (S1/2) of Section 13, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

That portion of the the North 30.00 feet of said Section 24 lying east of Indian Road Industrial Subdivision, City Ordinance No. 3677 and West of Pine Industrial No. 1 Annexation No. 1, City Ordinance No. 3942, together with that portion of the South 28.00 feet of said Section 13, being South of and adjacent to the South line of the 2.00 foot strip for Darren Davidson Annexation, City Ordinance No. 3205, Lying east of said Indian Road Industrial Subdivision and West of said Pine Industrial No. 1 Annexation No. 1.

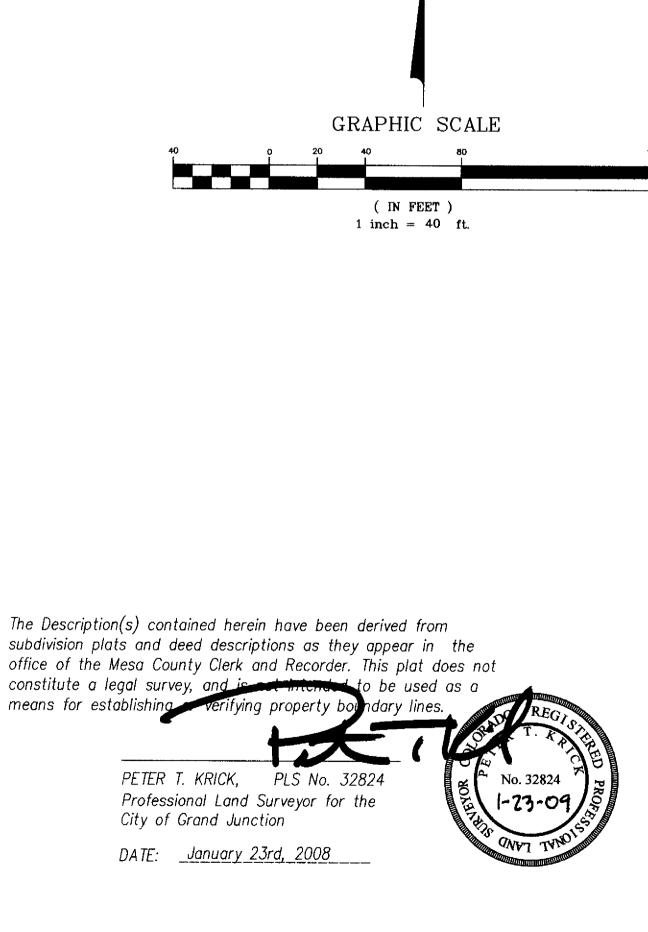
CONTAINING 9,512 square feet, or 0.218 Acres, more or less, as described.



## 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 U.S. Survey Foot (1200/3937 meters) is the lineal unit of measurement depicted hereon



D ROAD

LOCATION MAP: NOT-TO-SCALE

C 1/2 ROAD

ORDINANCE NO. 4319 <u>EFFECTIVE DATE</u> February 22nd, 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 wihin 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 MG DATE 04-18-2008 SCALE

DESIGNED BY DATE

CHECKED BY P.T.K. DATE

APPROVED BY DATE

APPROVED BY DATE

ANNEXATION BOUNDARY

279.99 FT.

9,512.01

0.218

A TOTAL OF 9,512.01 SQUARE FEET, OR 100%, IS WITHIN PUBLIC RIGHT OF WAY

CONTIGUOUS PERIMETER

AREA IN SQUARE FEET

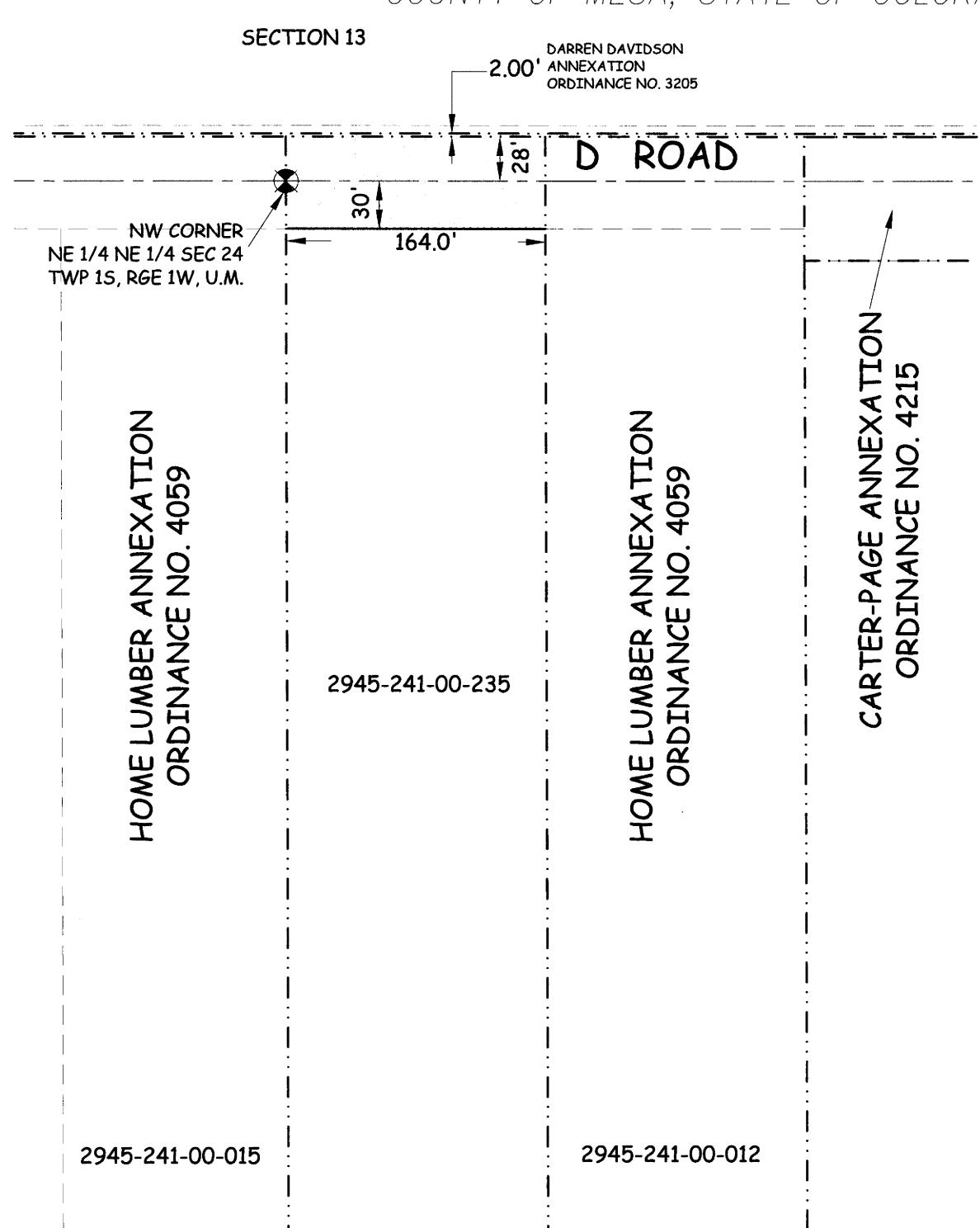
AREA IN ACRES

Grand Junction

PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

SITUATE IN THE N1/2 OF SECTION 24 AND THE S1/2 OF SECTION 13, T1S, R1W, U.M.

COUNTY OF MESA, STATE OF COLORADO



## LEGAL DESCRIPTION

A certain parcel of land lying in the South Half (S1/2) of Section 13 and the North Half (N1/2) of Section 24, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

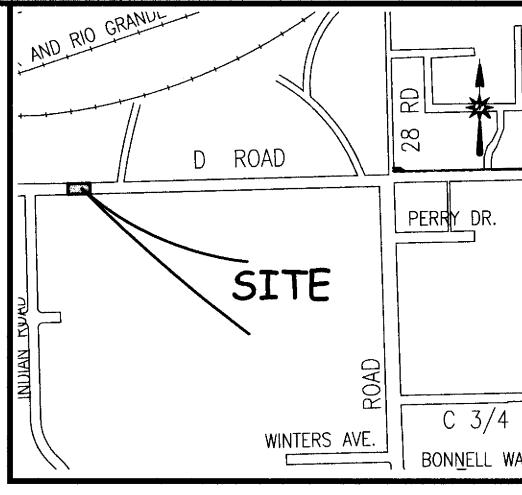
That portion of the D Road right of way, being 58.00 feet in width, bounded on the East and West by Home Lumber Annexation, City Ordinance No. 4059, and bounded on the North by the South line of the 2.00 foot strip for Darren Davidson Annexation, City Ordinance No 3205.

CONTAINING 9,512 square feet, or 0.218 acres, more or less, as described.

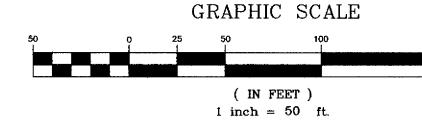
POINT OF COMMENCEMENT POINT OF BEGINNING RIGHT OF WAY SECTION **TOWNSHIP** RANGE UTE MERIDIAN NUMBER SQUARE FEET CENTRAL ANGLE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING BLOCK PLAT BOOK PAGE

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 Meso 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 U.S. Survey Foot (1200/3937 meters) is the lineal unit of measurement depicted hereon



LOCATION MAP: NOT-TO-SCALE



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 means for establishing or verifying proper

> PETER T. KRICK, PLS No. 32824 Professional Land Surveyor for the City of Grand Junction

DATE: January 23rd, 2009

EFFECTIVE DATE

February 22nd, 2009

443.78+/- FT. ANNEXATION BOUNDARY 9,512

AREA OF ANNEXATION

A TOTAL OF 9,512.01 SQUARE FEET, OR 100%, IS WITHIN PUBLIC RIGHT OF WAY

279.89+/- FT

0.22+/-

ANNEXATION PERIMETER

CONTIGUOUS PERIMETER

AREA IN SQUARE FEET

AREA IN ACRES

THIS IS NOT A BOUNDARY SURVEY

According to Colorado law you must commence any legal action based upon any defect in this survey wihin 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.

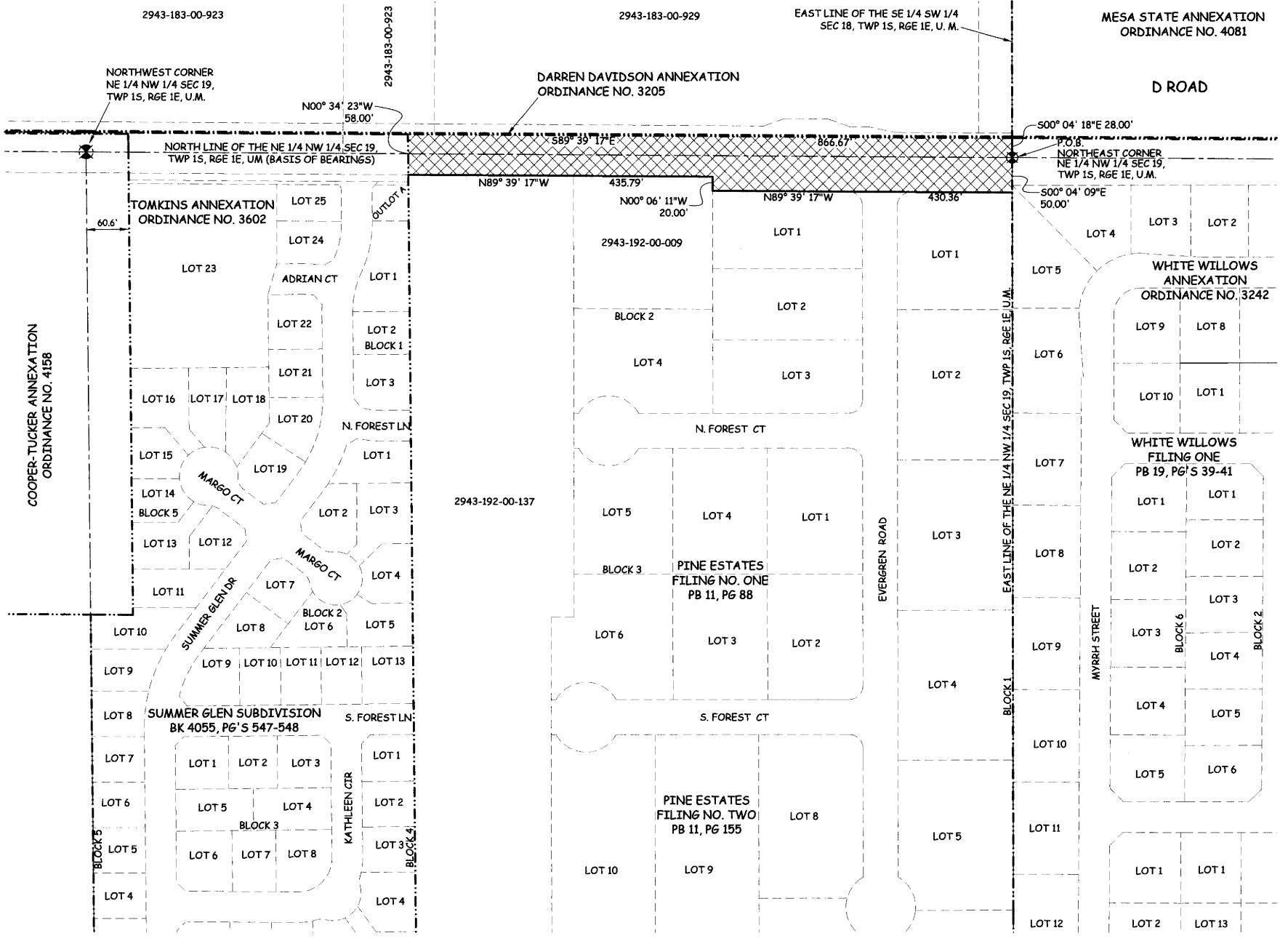
DRAWN BY MG DATE 05-01-2008	SCALE
DESIGNED BY DATE	
CHECKED BY P.T.K. DATE	1" = 50'
APPROVED BY DATE	



ORDINANCE NO.

PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

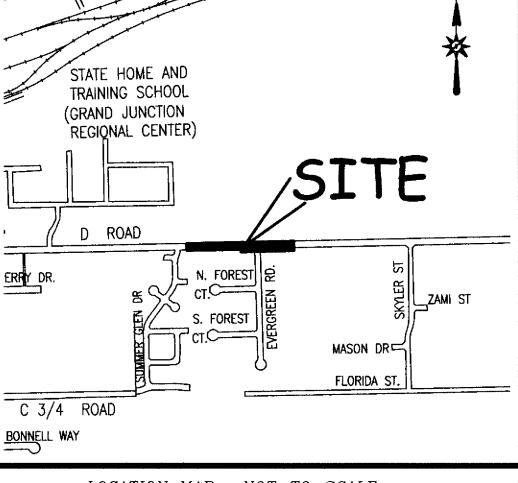
SITUATE IN THE SE 1/4 SW 1/4 OF SECTION 18 AND THE NE 1/4 NW 1/4 OF SECTION 19, T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO

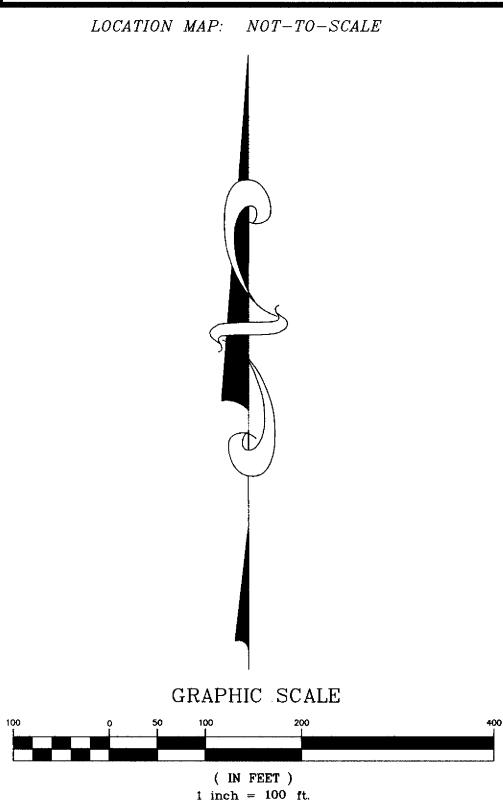


## LEGAL DESCRIPTION

A certain parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 18 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 19, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northeast corner of the NE 1/4 NW 1/4 of said Section 19 and assuming the North line of the NE 1/4 NW 1/4 of said Section 19 to bear N89°39'17"W with all bearings contained herein relative thereto; thence S00°04'09"E a distance of 50.00 feet along the East line of the NE 1/4 NW 1/4 of said Section 19, said line also being the West line of White Willows Annexation, Ordinance No. 3242, City of Grand Junction; thence N89°39'17"W a distance of 430.36 feet along a line being 50.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 19; thence N00°06'11"W a distance of 20.00 feet; thence N89°39'17"W a distance of 435.79 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 19 to a point on the East line of Tomkins Annexation, Ordinance No. 3602, City of Grand Junction; thence N00°34'23"W a distance of 58.00 feet along the East line of said Tomkins Annexation to a point on the South line of Darren Davidson Annexation, Ordinance No. 3205, City of Grand Junction; thence S89°39'17"E a distance of 866.67 feet along a line being 28.00 North of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 19, said line also being the South line of said Darren Davidson Annexation; thence S00°04'18"E a distance of 28.00 feet along the East line of the SE 1/4 SW 1/4 of said Section 18, said line also being the West line of said White Willows Annexation to the Point of Beginning.





POINT OF BEGINNING RIGHT OF WAY SECTION **TOWNSHIP** RANGE UTE MERIDIAN NUMBER SQUARE FEET CENTRAL ANGLE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING BLOCK PΒ PLAT BOOK BOOK

POINT OF COMMENCEMENT

ABBREVIATIONS

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 Meso 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

PAGE

The U.S. Survey Foot (1200/3937 meters) is the lineal unit of measurement depicted hereon

ORDINANCE NO.

EFFECTIVE DATE February 22nd, 2009 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 means for establishing or verifying property boundary lines.

PETER T. KRICK, PLS No. 32824 Professional Land Surveyor for the City of Grand Junction

DATE: January 23rd, 2009

### AREA OF ANNEXATION

ANNEXATION PERIMETER CONTIGUOUS PERIMETER AREA IN SQUARE FEET AREA IN ACRES

date of the certification shown hereon.

1,888.82 FT 1,002.67 FT. 58,859.42

LEGEND

1.35 A TOTAL OF 58,859.42 SQUARE FEET, OR 100%, IS WITHIN PUBLIC RIGHT OF WAY

THIS IS NOT A BOUNDARY SURVEY

J.K.T. DATE 05-14-2008 According to Colorado law you must commence any legal action based upon any defect in DESIGNED BY this survey wihin 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 P.T.K. DATE \_\_\_\_\_ DATE APPROVED BY

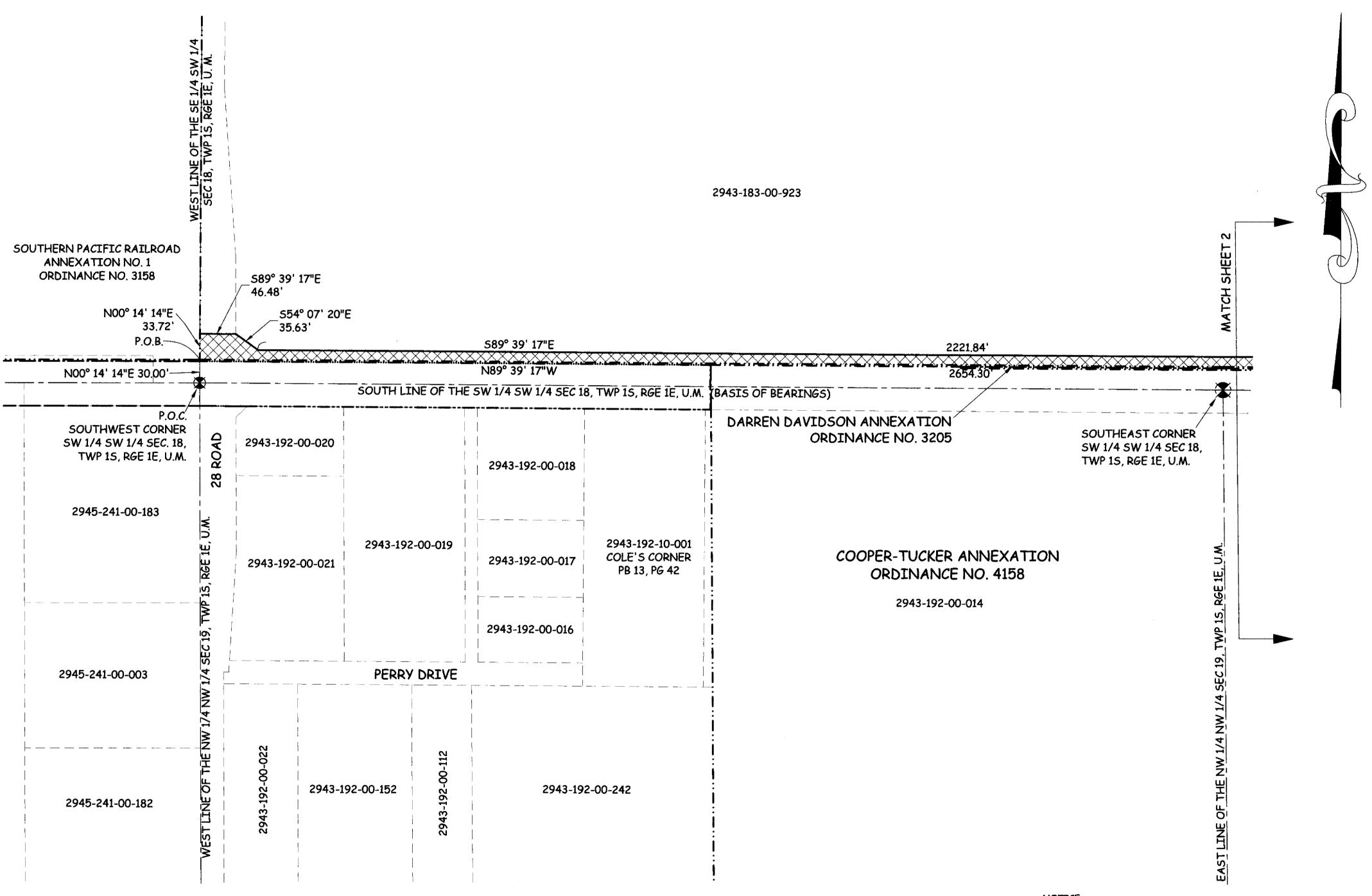
DATE .

SCALE 1" = 100'



PUBLIC WORKS AND PLANNING REAL ESTATE DIVISION

SITUATE IN THE SE 1/4 SW 1/4 OF SECTION 18 AND THE NE 1/4 NW 1/4 OF SECTION 19, T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO



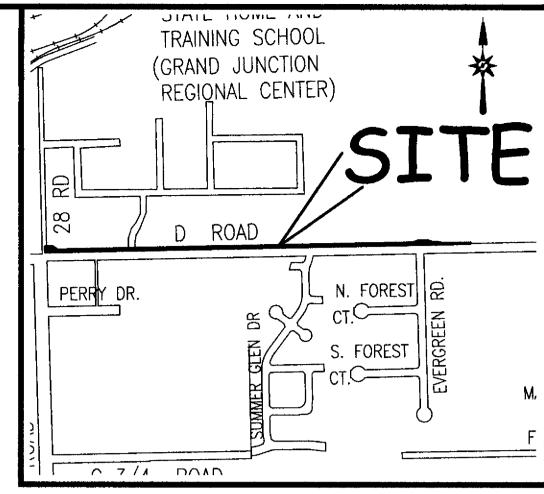
NOTICE

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ORDINANCE NO.

EFFECTIVE DATE February 22nd, 2009



LOCATION MAP: NOT-TO-SCALE

## DESCRIPTION

A certain parcel of land located in the Southwest Quarter (SW 1/4) of Section 18, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southwest corner of the SW 1/4 SW 1/4 of said Section 18 and assuming the South line of the SW 1/4 SW 1/4 of said Section 18 to bear S89°39'17"E with all bearings contained herein relative thereto; thence N00°14'14"E a distance of 30.00 feet along the West line of the SE 1/4 SW 1/4 of said Section 18 to the Southeast corner of Southern Pacific Railroad Annexation No. 1, Ordinance No. 3158, City of Grand Junction, said point also being the Point of Beginning; thence N00°14'14"E a distance of 33.72 feet along the West line of the SE 1/4 SW 1/4 of said Section 18, said line also being the Easterly line of said Southern Pacific Railroad Annexation No. 1; thence S89°39'17"E a distance of 46.48 feet; thence S54°07'20"E a distance of 35.63 feet; thence S89°39'17"E a distance of 2221.84 feet along a line being 43.00 feet North of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 18; thence along the following five (5) courses: (1) N71°00'15"E a distance of 31.70 feet; (2) S89°39'17"E a distance of 63.23 feet; (3) S70°21'54"E a distance of 31.78 feet; (4) S89°39'17"E a distance of 27.38 feet; (5) S78°20'43"E a distance of 40.79 feet; thence S89°39'17"E a distance of 166.49 feet along a line being 35.00 North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 18 to a point on the East line of the SE 1/4 SW 1/4 of said Section 18; thence S00°06'45"E a distance of 5.00 feet along the East line of the SE 1/4 SW 1/4 of said Section 18, said line also being the West line of Mesa State Annexation, Ordinance No. 4801, City of Grand Junction; thence N89°39'17"W a distance of 2654.30 feet along a line being 30.00 North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 18, said line also being the North line of Darren Davidson Annexation, Ordinance No. 3205, City of Grand Junction to the Point of Beginning.

> **ABBREVIATIONS** POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING RIGHT OF WAY SECTION **TOWNSHIP** RGE. RANGE UTE MERIDIAN NUMBER SQ. FT. SQUARE FEET CENTRAL ANGLE RADIUS ARC LENGTH CHD LEN CHORD LENGTH CHORD BEARING BLOCK PLAT BOOK B00K PAGE

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PETER T. KRICK. PLS No. 32824 Professional Land Surveyor for the City of Grand Junction

DATE: January 23rd, 2009

### AREA OF ANNEXATION

A TOTAL OF 35,323.20 SQUARE FEET, OR 100%, IS WITHIN PUBLIC RIGHT OF WAY

According to Colorado law you must commence any legal action based upon any defect in

action based upon any defect in this survey be commenced more than ten years from the

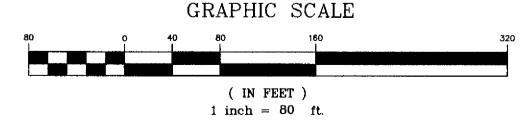
this survey wihin three years after you first discover such defect. In no event may any

ANNEXATION PERIMETER CONTIGUOUS PERIMETER AREA IN SQUARE FEET

date of the certification shown hereon.

5,358.37 FT 2,693.02 FT. 35,323.20

*LEGEND* ANNEXATION BOUNDARY



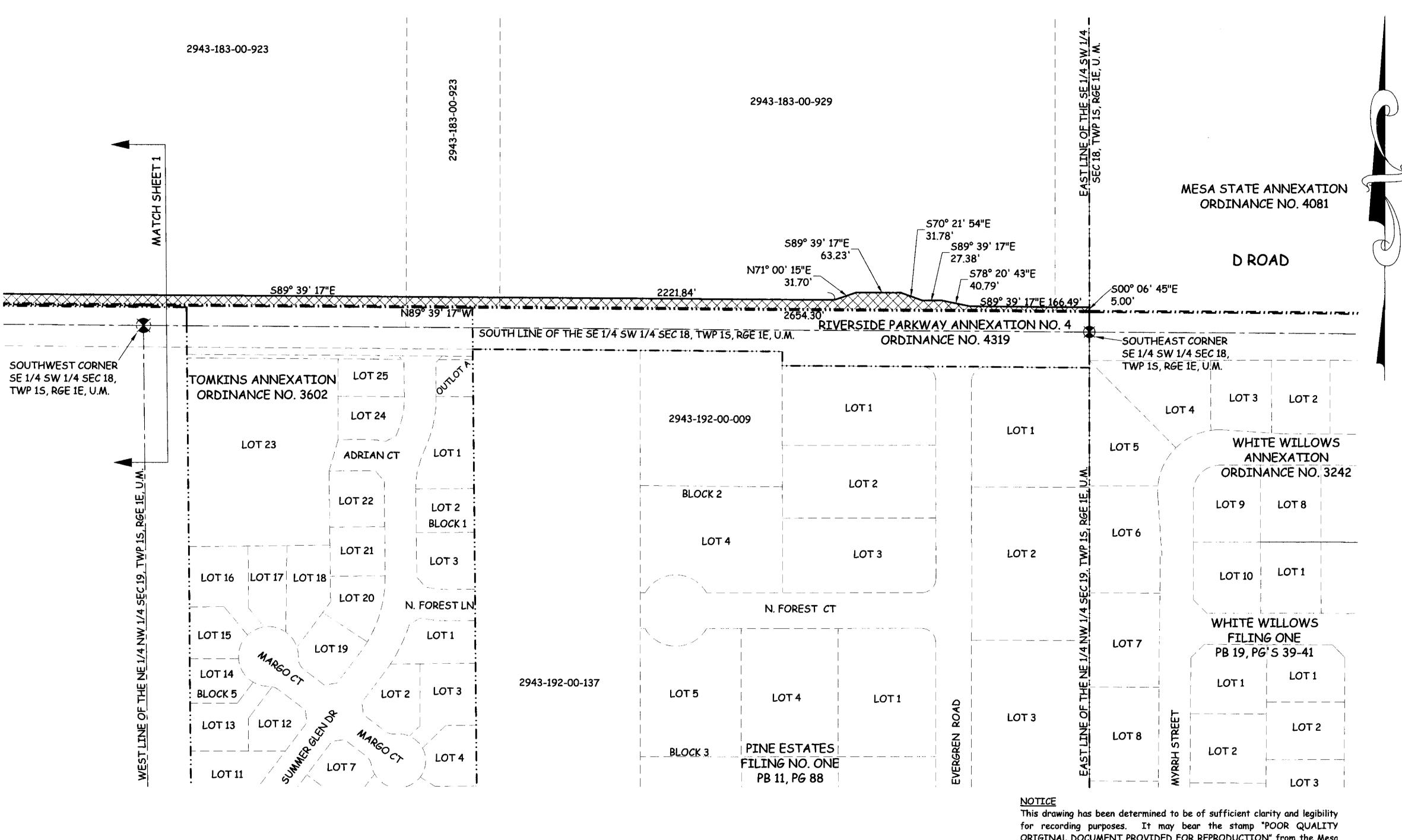
THIS IS NOT A BOUNDARY SURVEY

DRAWN BY \_\_\_\_\_\_ J.K.T. DATE 05-14-2008 SCALE DESIGNED BY \_\_ DATE \_ CHECKED BY P.T.K. DATE 1" = 80' APPROVED BY \_\_\_\_\_ DATE \_\_



PUBLIC WORKS AND PLANNING REAL ESTATE DIVISION

SITUATE IN THE SE 1/4 SW 1/4 OF SECTION 18 AND THE NE 1/4 NW 1/4 OF SECTION 19, T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO



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> EFFECTIVE DATE February 22nd, 2009

SQUARE FEET CENTRAL ANGLE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING BLOCK PLAT BOOK B00K PAGE

The Description(s) contained herein have been derived from

subdivision plats and deed descriptions as they appear in the

**ABBREVIATIONS** 

R.O.W.

SEC.

U.M. NO.

POINT OF COMMENCEMENT

POINT OF BEGINNING

RIGHT OF WAY

UTE MERIDIAN NUMBER

**SECTION** 

RANGE

**TOWNSHIP** 

(GRAND JUNCTION `REGIONAL CENTER)

LOCATION MAP: NOT-TO-SCALE

PERRY DR.

office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as means for establishing or verif

PETER T. KRICK, PLS No. 32824 Professional Land Surveyor for the

City of Grand Junction DATE: January 23rd, 2009

AREA OF ANNEXATION

A TOTAL OF 35,323.20 SQUARE FEET, OR 100%, IS WITHIN PUBLIC RIGHT OF WAY

According to Colorado law you must commence any legal action based upon any defect in

action based upon any defect in this survey be commenced more than ten years from the

this survey wihin three years after you first discover such defect. In no event may any

ANNEXATION PERIMETER 5,358.37 FT CONTIGUOUS PERIMETER 2,693.02 FT. 35,323.20 AREA IN SQUARE FEET AREA IN ACRES 0.81

date of the certification shown hereon.

*LEGEND* 

DESIGNED BY

APPROVED BY

GRAPHIC SCALE ( IN FEET ) 1 inch = 80 ft.

THIS IS NOT A BOUNDARY SURVEY

COLORADO

J.K.T. DATE 05-14-2008 SCALE \_\_\_\_ DATE . 1" = 80' P.T.K. DATE DATE .



ORDINANCE NO.

4319