

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 15th 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 21st 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 S10°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°13'37"W 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 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.

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) 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.

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) Sunrise Church Annexation No. 1, City of Grand Junction Ordinance No. 3090;
- 3) Sunrise 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 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 15th day of December, 2008 and ordered published.

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

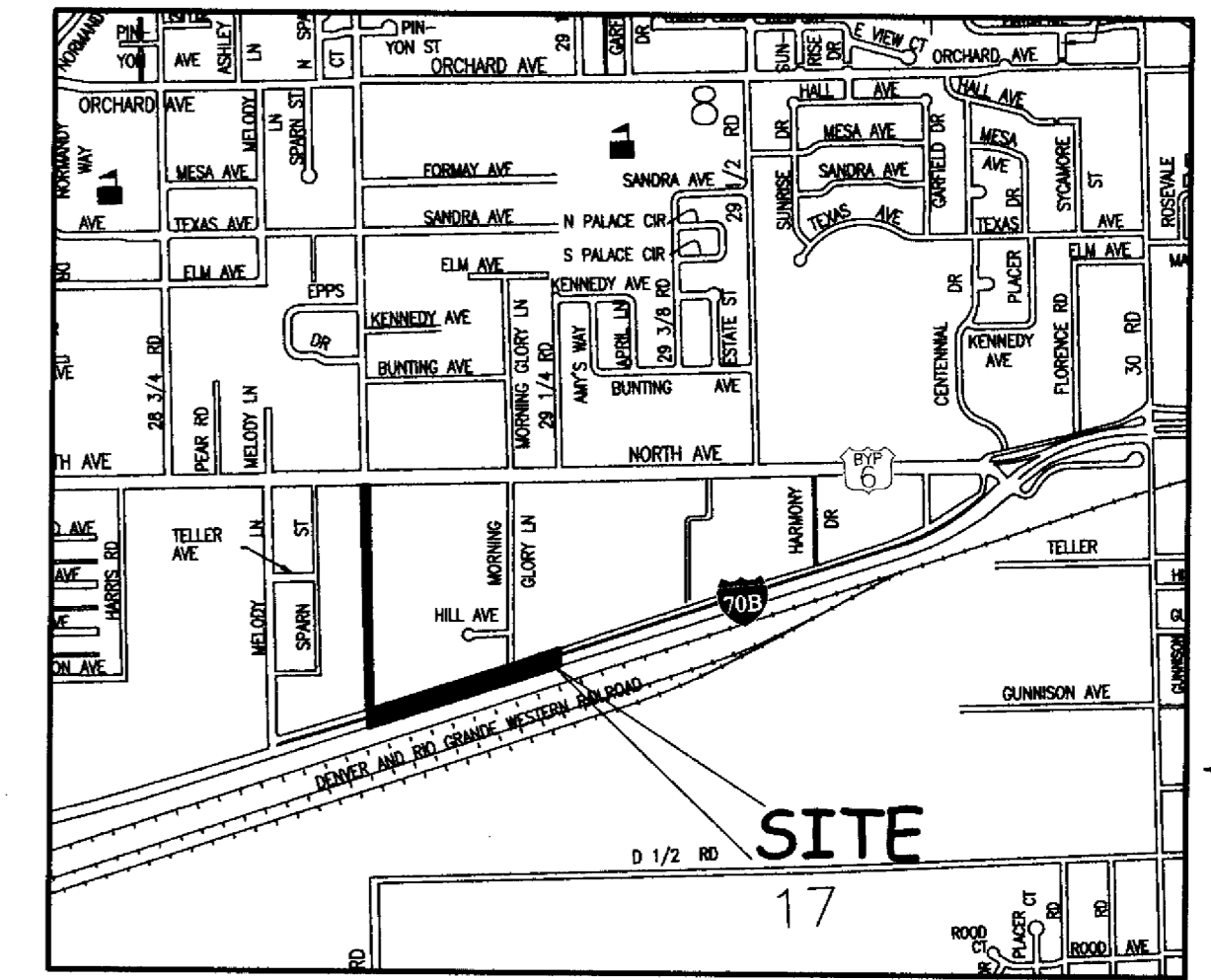
Attest:

/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



LEGAL DESCRIPTION

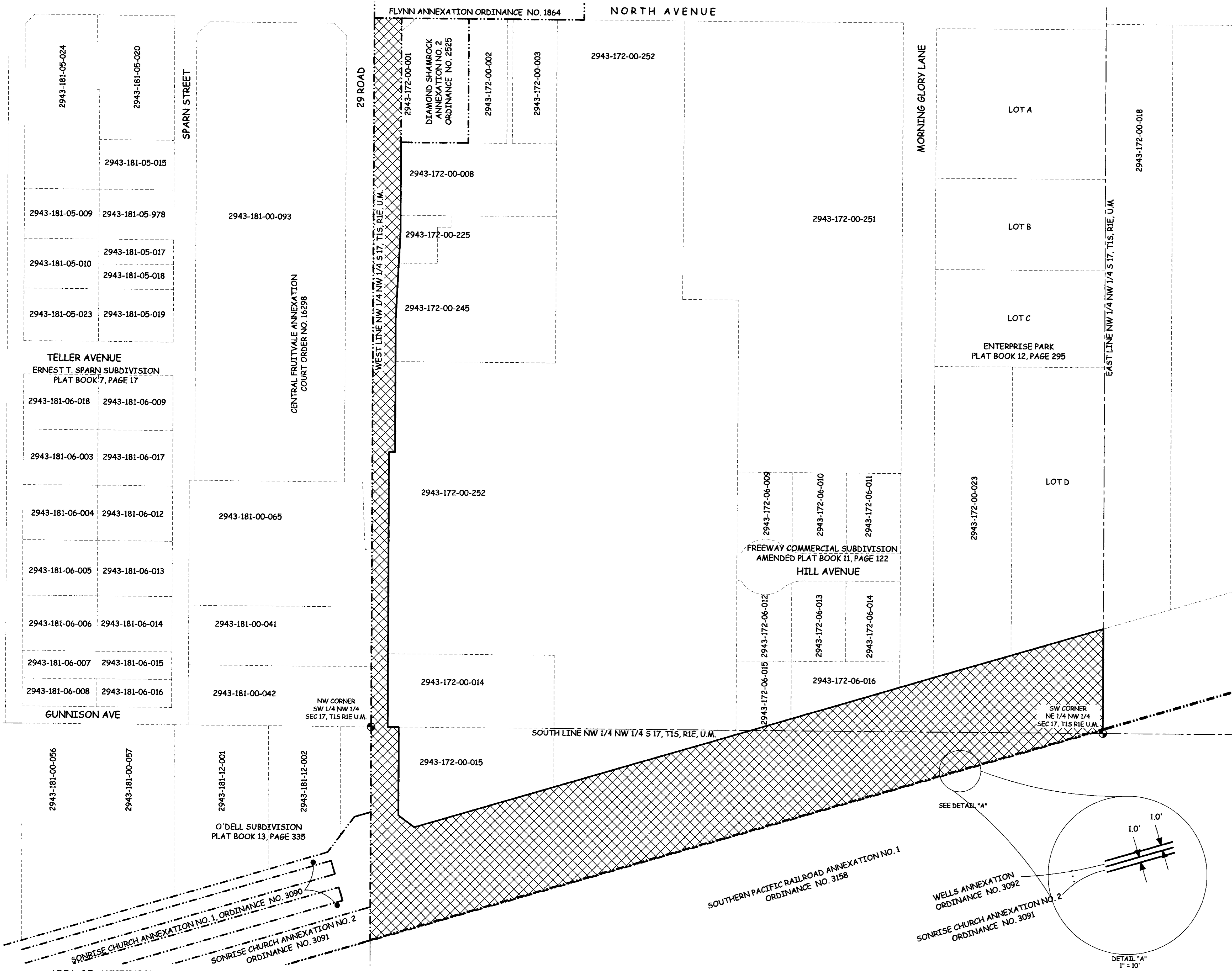
A certain parcel of land lying in the Northwest Quarter (NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

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- 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 Northwest Quarter (NW1/4NW1/4) said Section 17.

CONTAINING 6.9 Acres, more or less, as described.



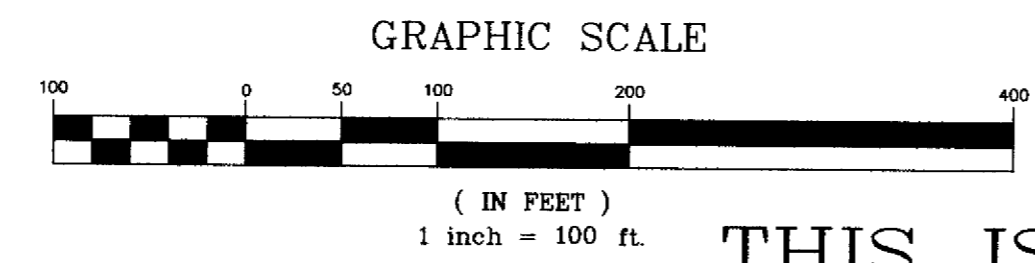
D - A - S

AREA OF ANNEXATION

ANNEXATION PERIMETER	6,069.88 FT.
CONTIGUOUS PERIMETER	2,313.17 FT.
AREA IN SQUARE FEET	299,144***
AREA IN ACRES	6.87

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO. 4319 EFFECTIVE DATE February 22nd, 2009

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD.	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

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

DATE: January 23rd, 2009



Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY	MG	DATE	10-02-2008
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

OVERPASS ANNEXATION

RIVERSIDE PARKWAY ANNEXATION NO. 1

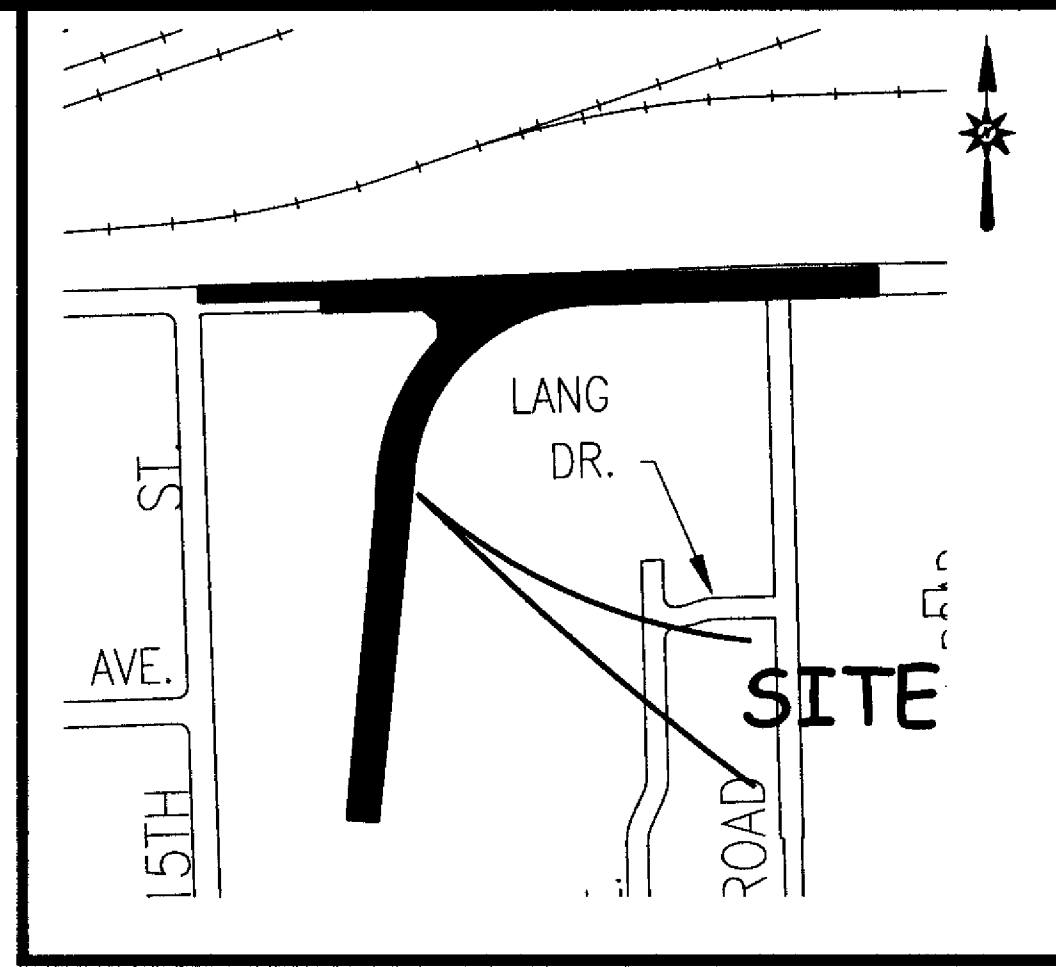
SITUATE IN THE N1/2 OF SECTION 24 AND THE S1/2 OF SECTION 13, T1S, R1W, U.M.

COUNTY OF MESA, STATE OF COLORADO

DARREN DAVIDSON
ANNEXATION
ORDINANCE NO. 3205

SECTION 13

KEITH'S ADDITION
PLAT BOOK 1, PAGE 13



LOCATION MAP: NOT-TO-SCALE

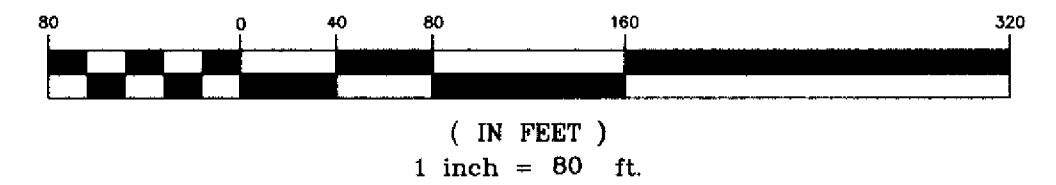
DESCRIPTION

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CONTAINING 205,909 square feet, or 4.73 Acres, more or less, as described.

GRAPHIC SCALE



LEGEND

ANNEXATION BOUNDARY ———
EXISTING CITY LIMITS - - - - -

ABBREVIATIONS

P.O.C. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
U.M. UTE MERIDIAN
NO. NUMBER
SQ. FT. SQUARE FEET
Δ= CENTRAL ANGLE
R RADIUS
L ARC LENGTH
CHD CHORD LENGTH
CHD BRG CHORD BEARING

NOTICE

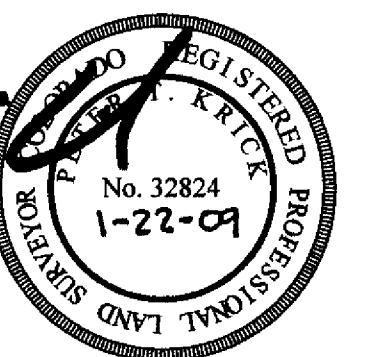
This drawing has been determined to be of sufficient clarity and legibility for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of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

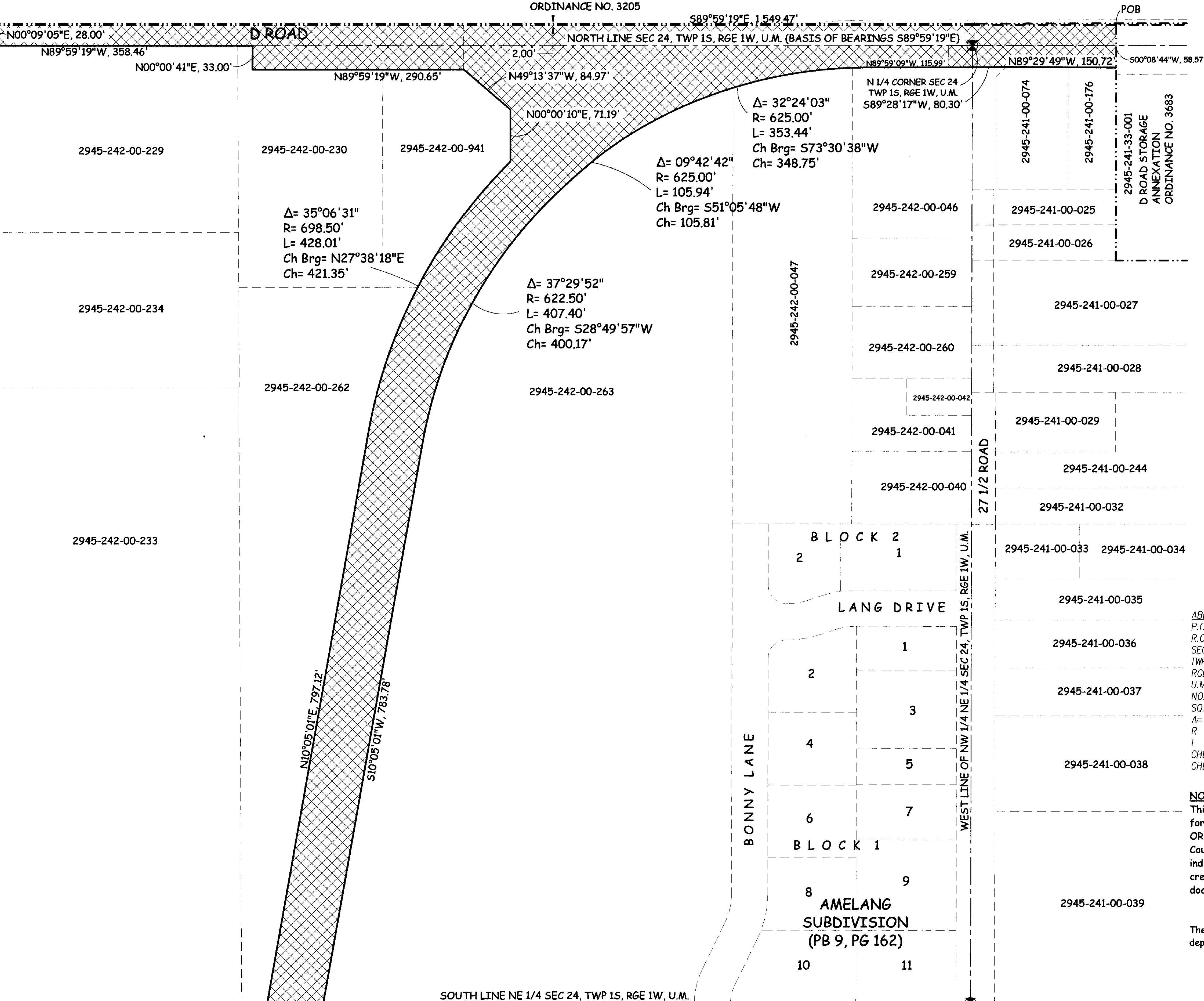
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PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction

DATE: January 22nd, 2009



ORDINANCE NO. 4319 EFFECTIVE DATE February 22nd, 2009



AREA OF ANNEXATION		
ANNEXATION PERIMETER	5,774.17'	
CONTIGUOUS PERIMETER	1,636.04'	
AREA IN SQUARE FEET	205,909	
AREA IN ACRES	4.73	

A TOTAL OF 205,909 SQUARE FEET, OR 100%, IS WITHIN PUBLIC RIGHT OF WAY

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY MG DATE 10-17-2008
DESIGNED BY DATE
CHECKED BY P.T.K. DATE
APPROVED BY DATE

SCALE
1" = 80'

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS
AND PLANNING
REAL ESTATE DIVISION

RIVERSIDE PARKWAY ANNEXATION NO. 1

RIVERSIDE PARKWAY ANNEXATION NO. 2

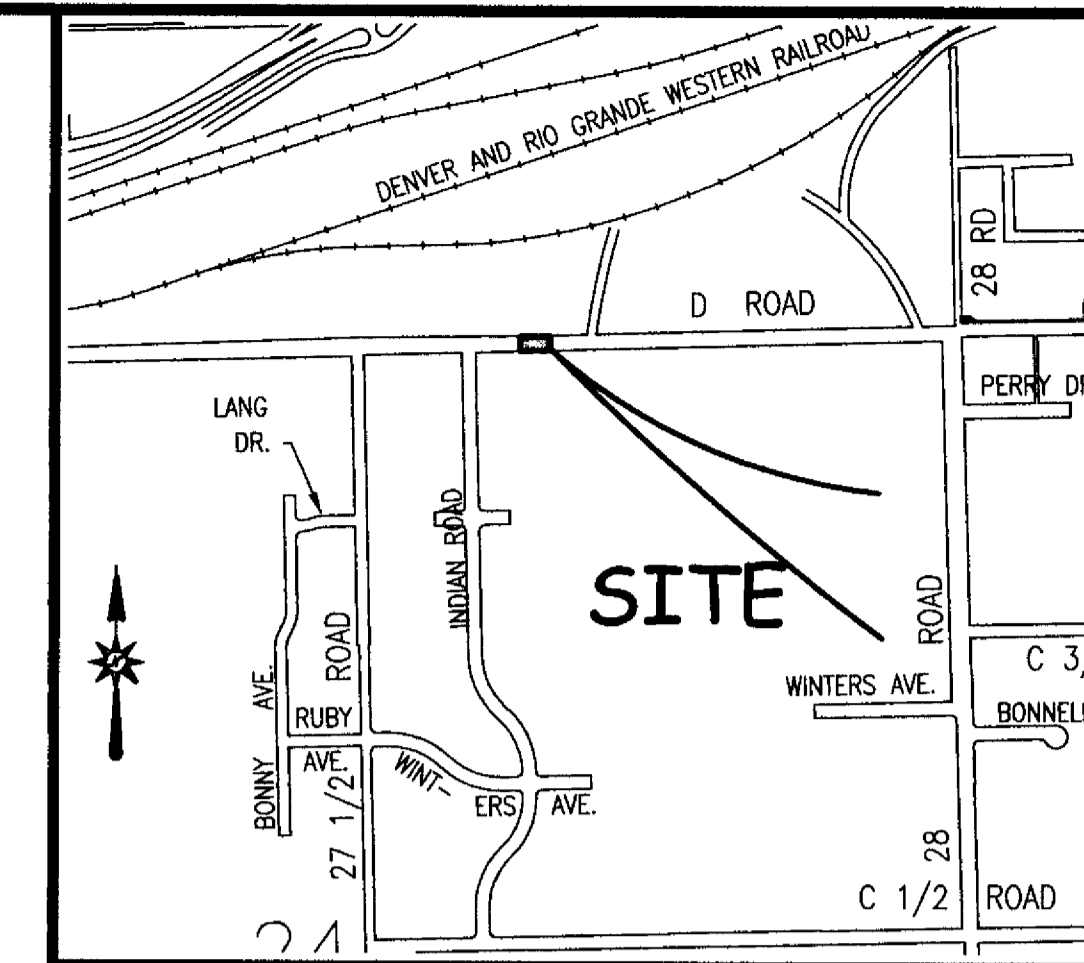
SITUATE IN THE N1/2 OF SECTION 24 AND THE S1/2 OF SECTION 13, T1S, R1W, U.M.
COUNTY OF MESA, STATE OF COLORADO

LEGAL DESCRIPTION

A certain parcel of land lying in the 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.

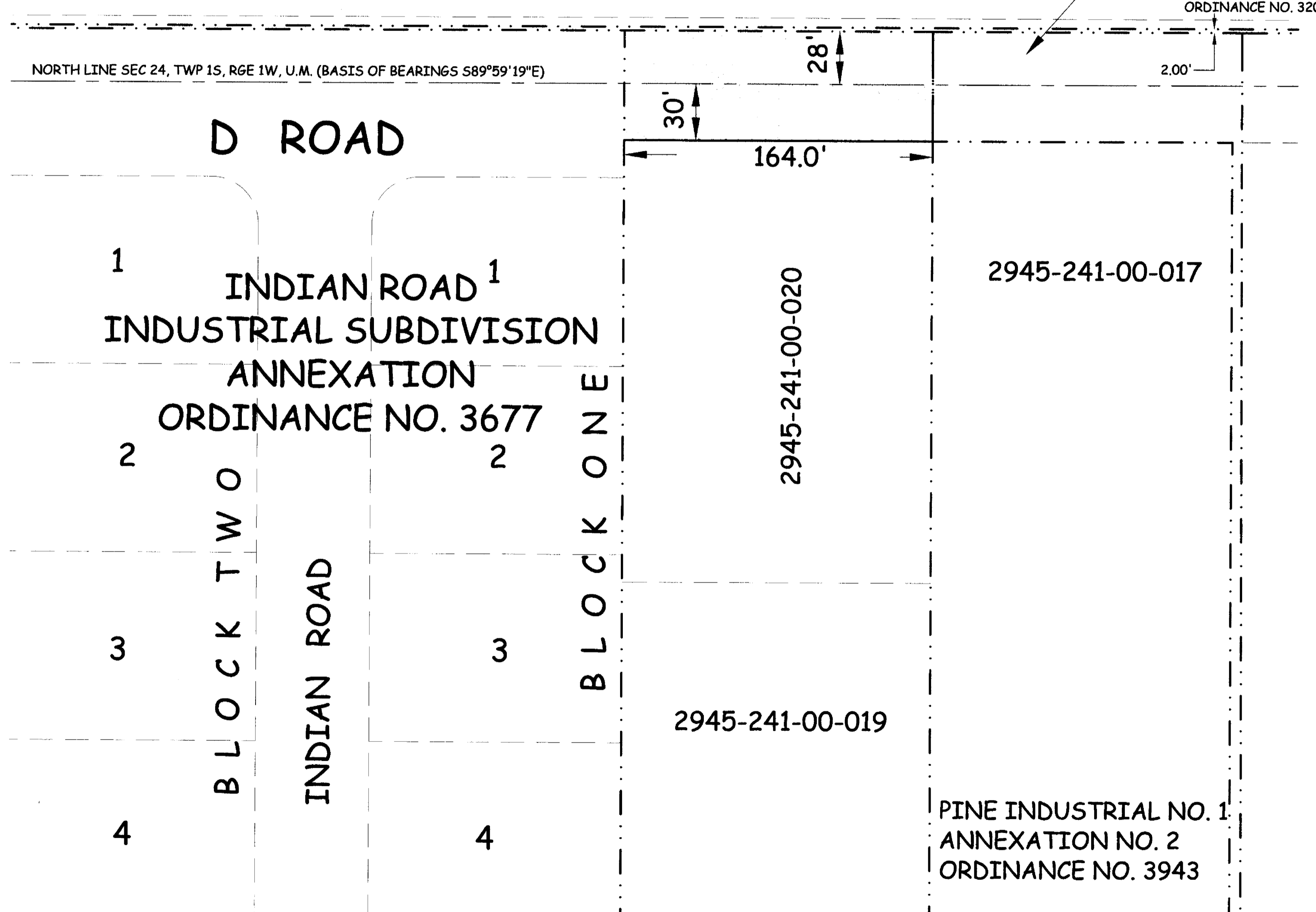


LOCATION MAP: NOT-TO-SCALE

SECTION 13

PINE INDUSTRIAL NO. 1
ANNEXATION NO. 1
ORDINANCE NO. 3942

DARREN DAVIDSON
ANNEXATION
ORDINANCE NO. 3205



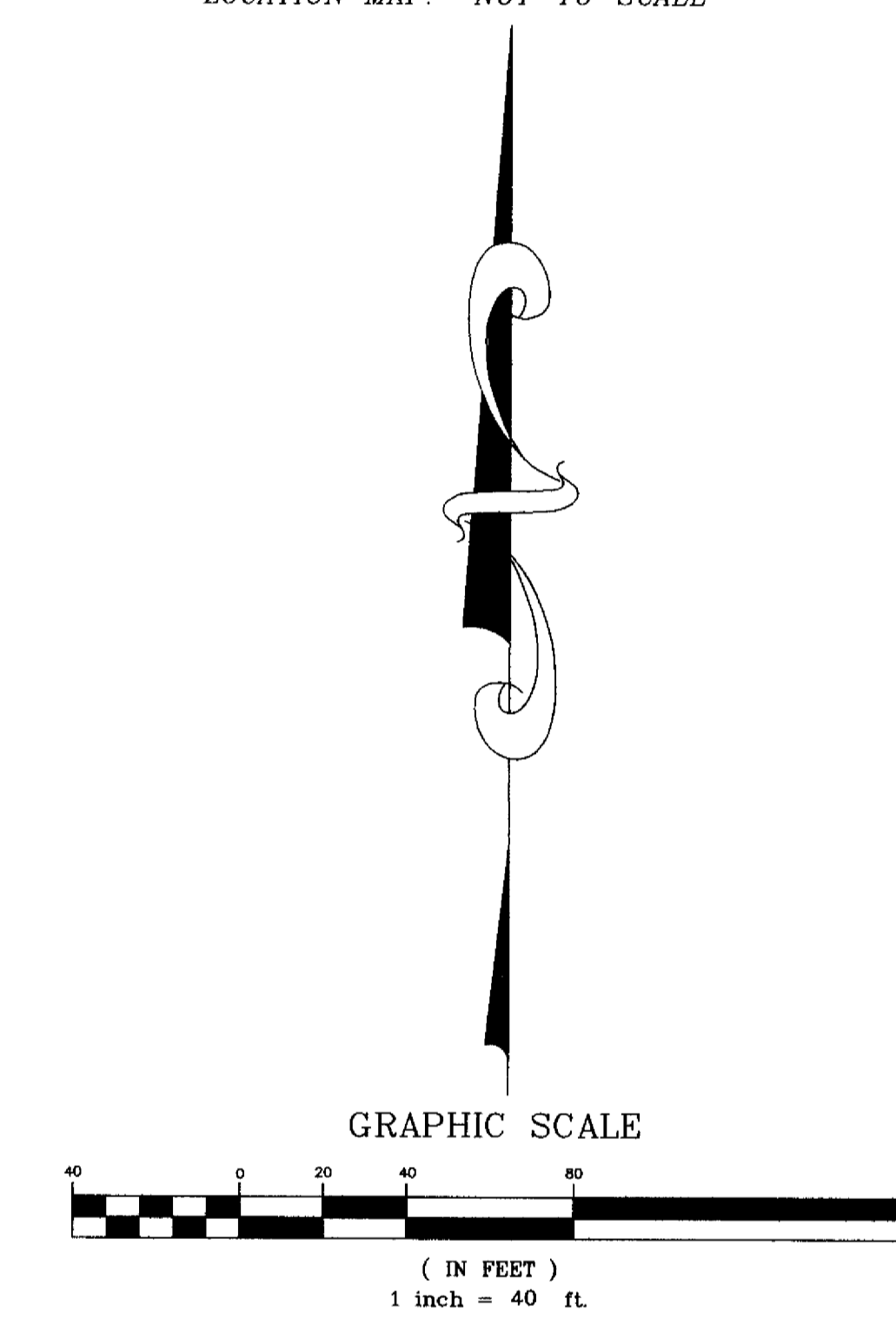
ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
A=	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CHD LEN	CHORD LENGTH
CHD BRG	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
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PG	PAGE

NOTICE

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



AREA OF ANNEXATION

ANNEXATION PERIMETER	444.00 FT
CONTIGUOUS PERIMETER	279.99 FT.
AREA IN SQUARE FEET	9,512.01
AREA IN ACRES	0.218

LEGEND

ANNEXATION BOUNDARY	———
EXISTING CITY LIMITS	———

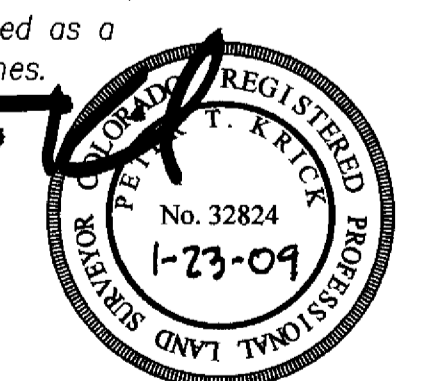
A TOTAL OF 9,512.01 SQUARE FEET, OR 100% IS WITHIN PUBLIC RIGHT OF WAY

ORDINANCE NO.
4319

EFFECTIVE DATE
February 22nd, 2009

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PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: January 23rd, 2008



THIS IS NOT A BOUNDARY SURVEY

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	DESIGNED BY		DATE	
	CHECKED BY	P.T.K.	DATE	
	APPROVED BY		DATE	

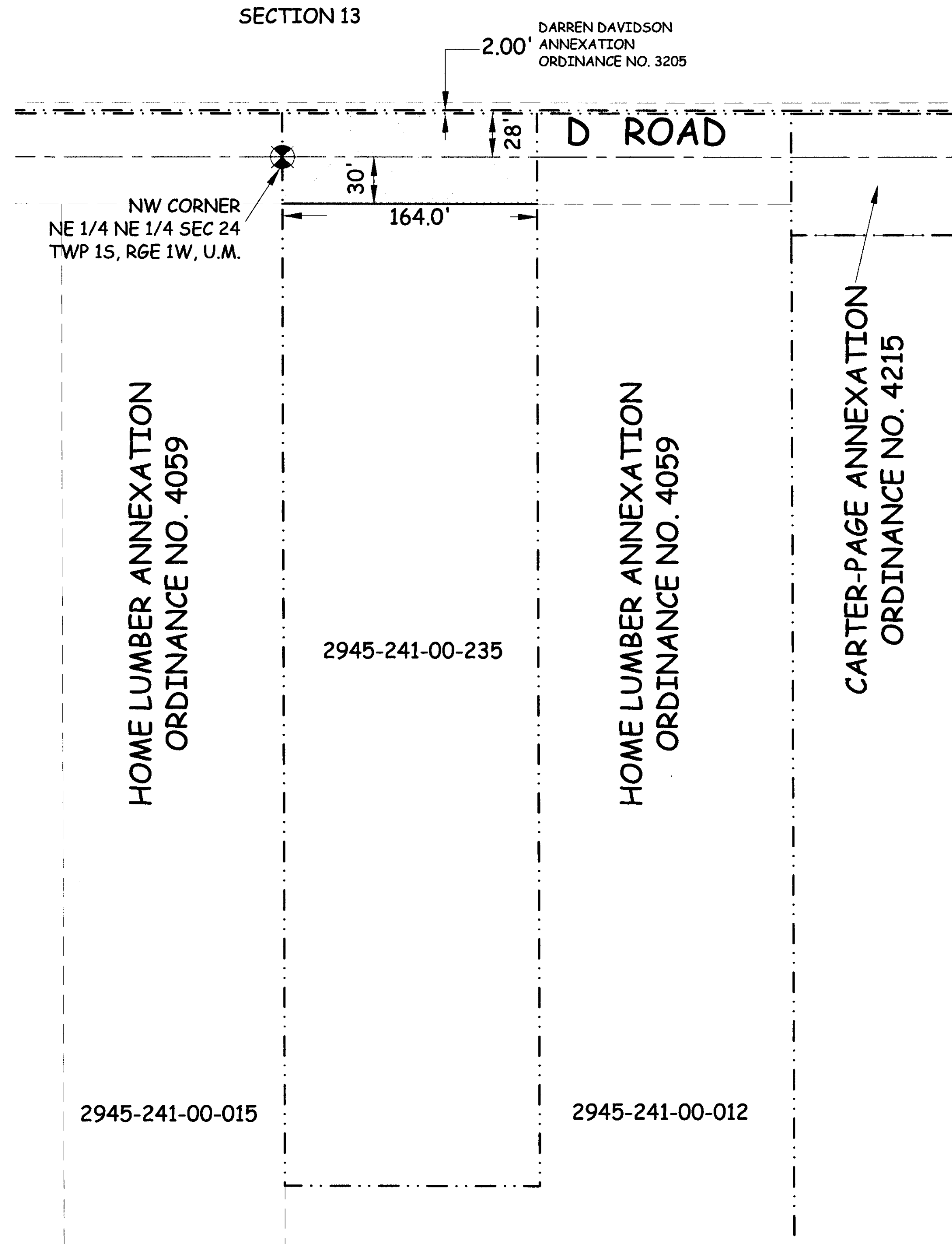


PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

RIVERSIDE PARKWAY ANNEXATION NO. 2

RIVERSIDE PARKWAY ANNEXATION NO. 3

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.

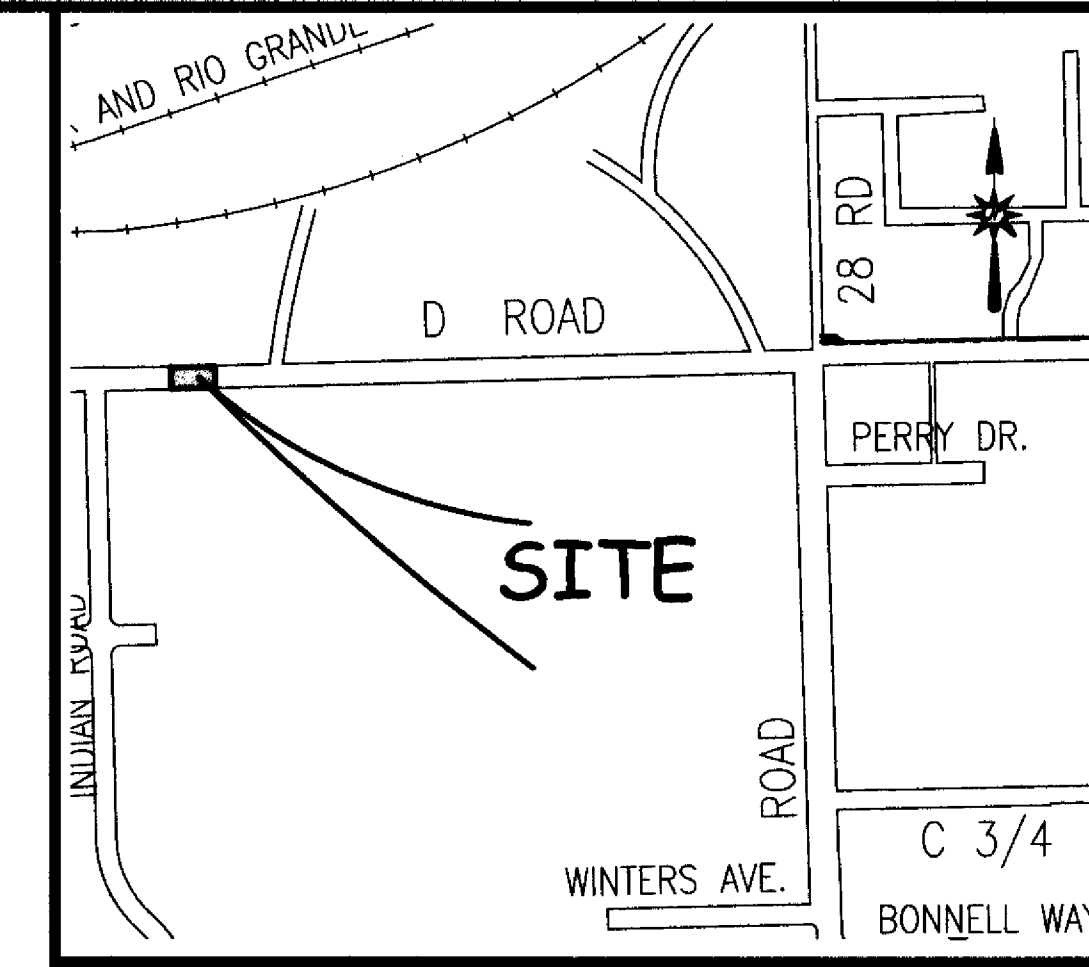
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P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CHD LEN	CHORD LENGTH
CHD BRG	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

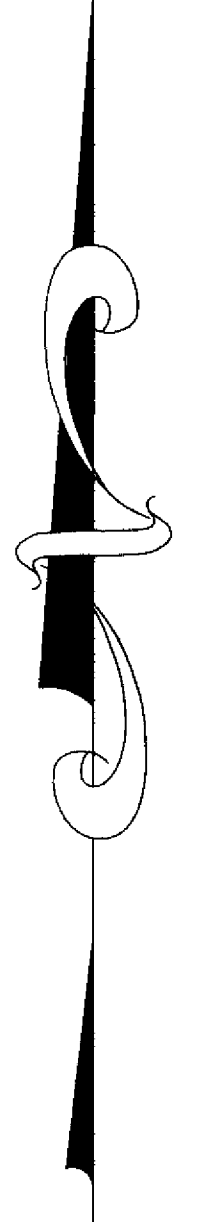
NOTICE

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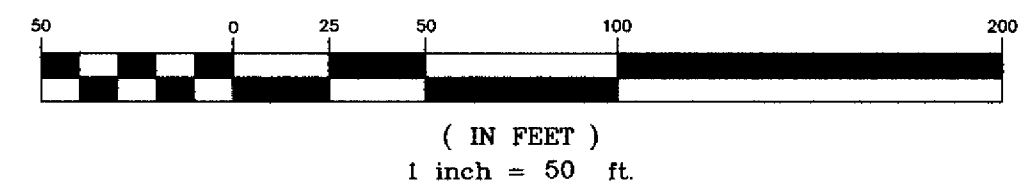
The U.S. Survey Foot (1200/3937 meters) is the lineal unit of measurement depicted hereon



LOCATION MAP: NOT-TO-SCALE



GRAPHIC SCALE



AREA OF ANNEXATION

ANNEXATION PERIMETER	279.89+/- FT.
CONTIGUOUS PERIMETER	443.78+/- FT.
AREA IN SQUARE FEET	9,512
AREA IN ACRES	0.22+/-

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	----

ORDINANCE NO.
4319

EFFECTIVE DATE
February 22nd, 2009

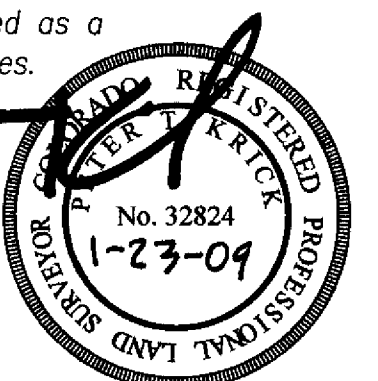
A TOTAL OF 9,512.01 SQUARE FEET, OR 100% IS WITHIN PUBLIC RIGHT OF WAY

THIS IS NOT A BOUNDARY SURVEY

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

DATE: January 23rd, 2009



Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY	MG	DATE	05-01-2008
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 50'

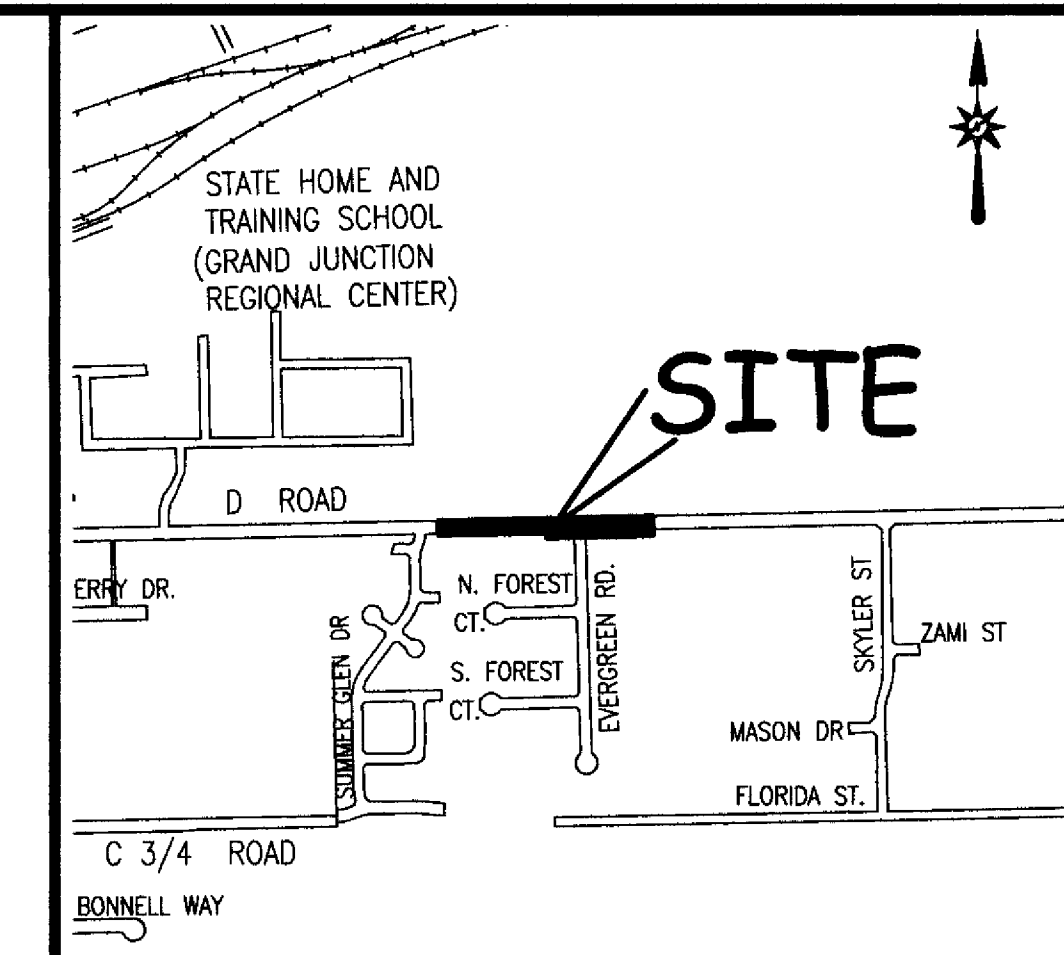


PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

RIVERSIDE PARKWAY ANNEXATION NO. 3

RIVERSIDE PARKWAY ANNEXATION NO. 4

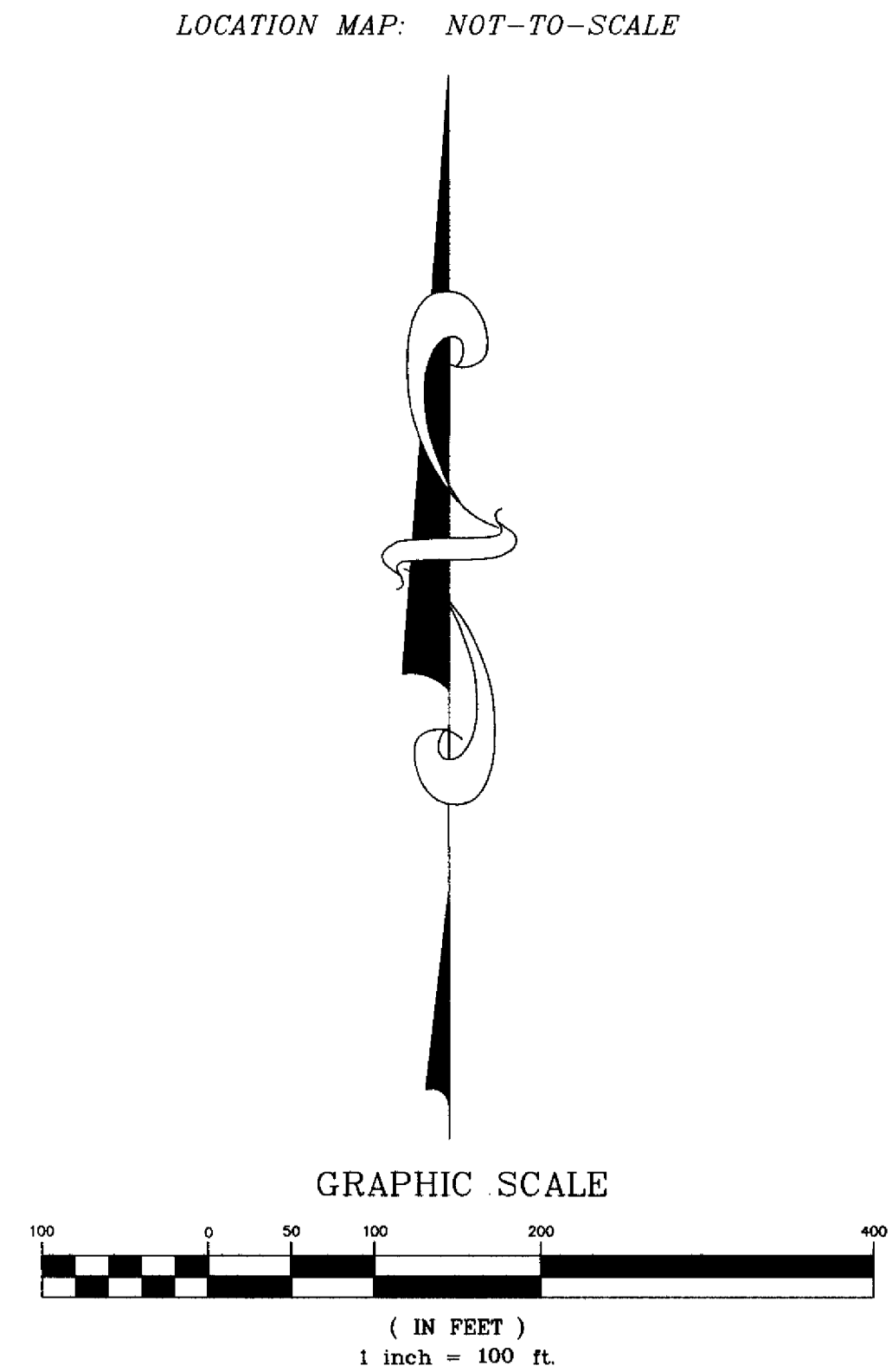
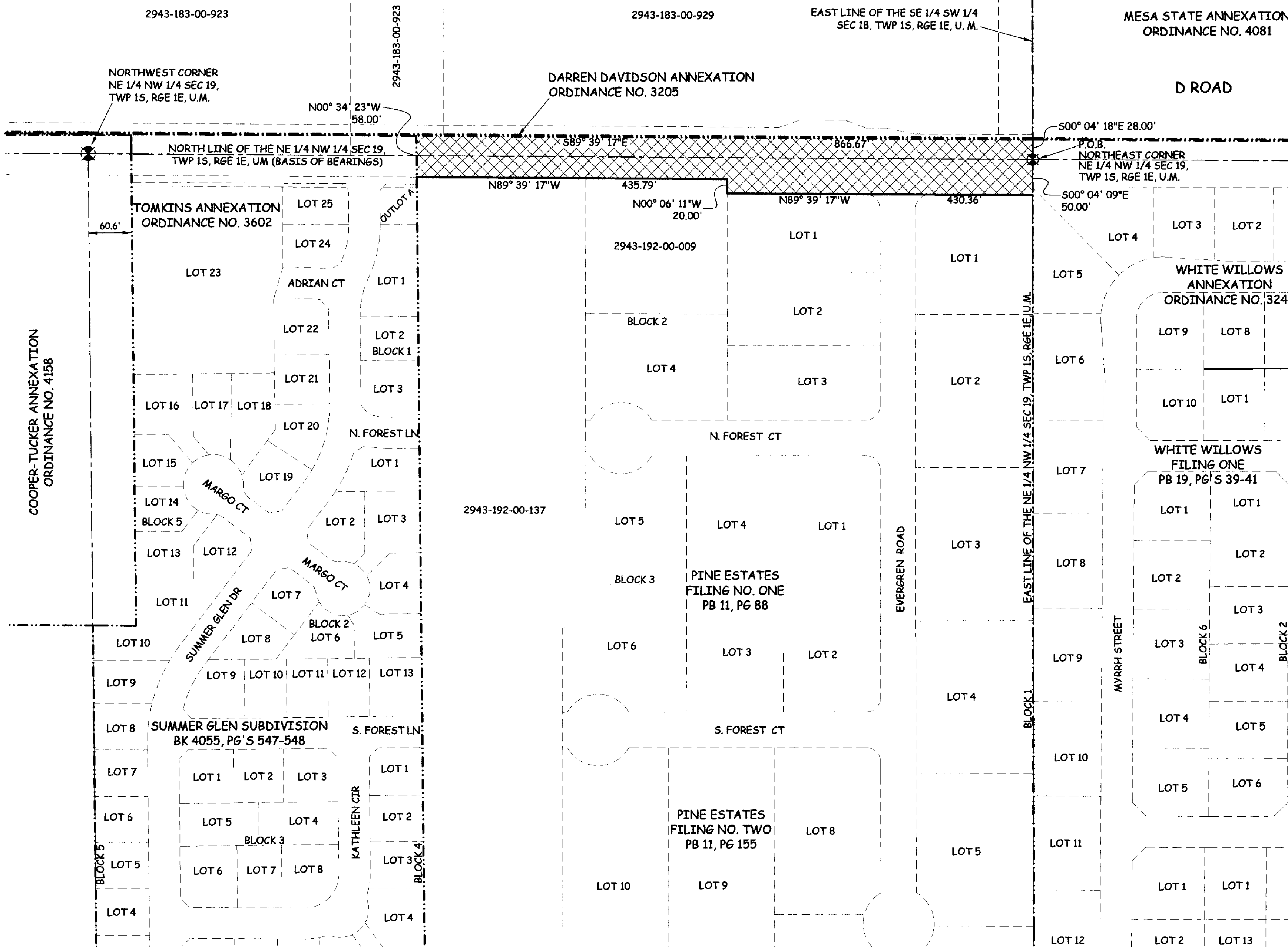
SITUATE IN THE SE 1/4 SW 1/4 OF SECTION 18 AND THE NE 1/4 NW 1/4 OF SECTION 19, T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO



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.



ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CHD LEN	CHORD LENGTH
CHD BRG	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
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PG	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

ANNEXATION PERIMETER	1,888.82 FT
CONTIGUOUS PERIMETER	1,002.67 FT.
AREA IN SQUARE FEET	58,859.42
AREA IN ACRES	1.35

LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	—————

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

ORDINANCE NO. 4319 **EFFECTIVE DATE** 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 within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY	J.K.T.	DATE	05-14-2008
DESIGNED BY	_____	DATE	_____
CHECKED BY	P.T.K.	DATE	_____
APPROVED BY	_____	DATE	_____

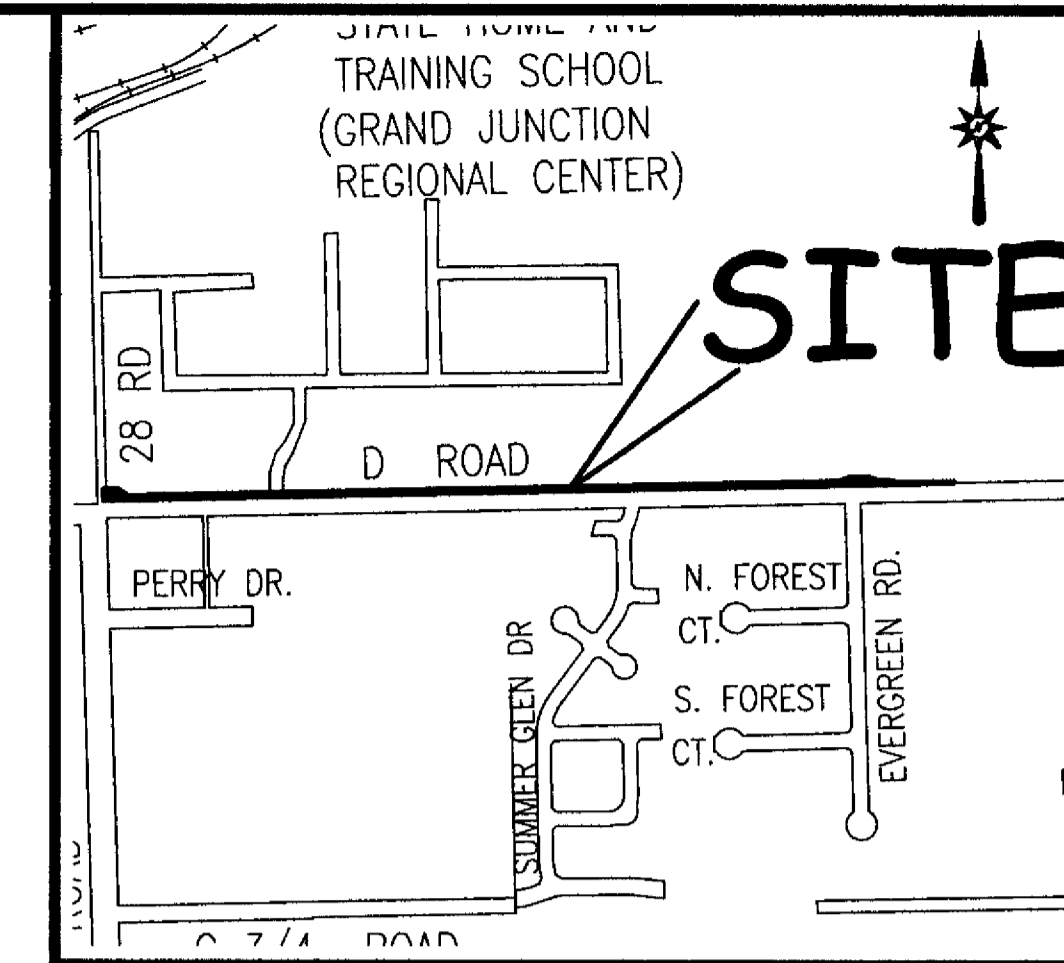
SCALE
1" = 100'



PUBLIC WORKS AND PLANNING
REAL ESTATE DIVISION

RIVERSIDE PARKWAY ANNEXATION NO. 5

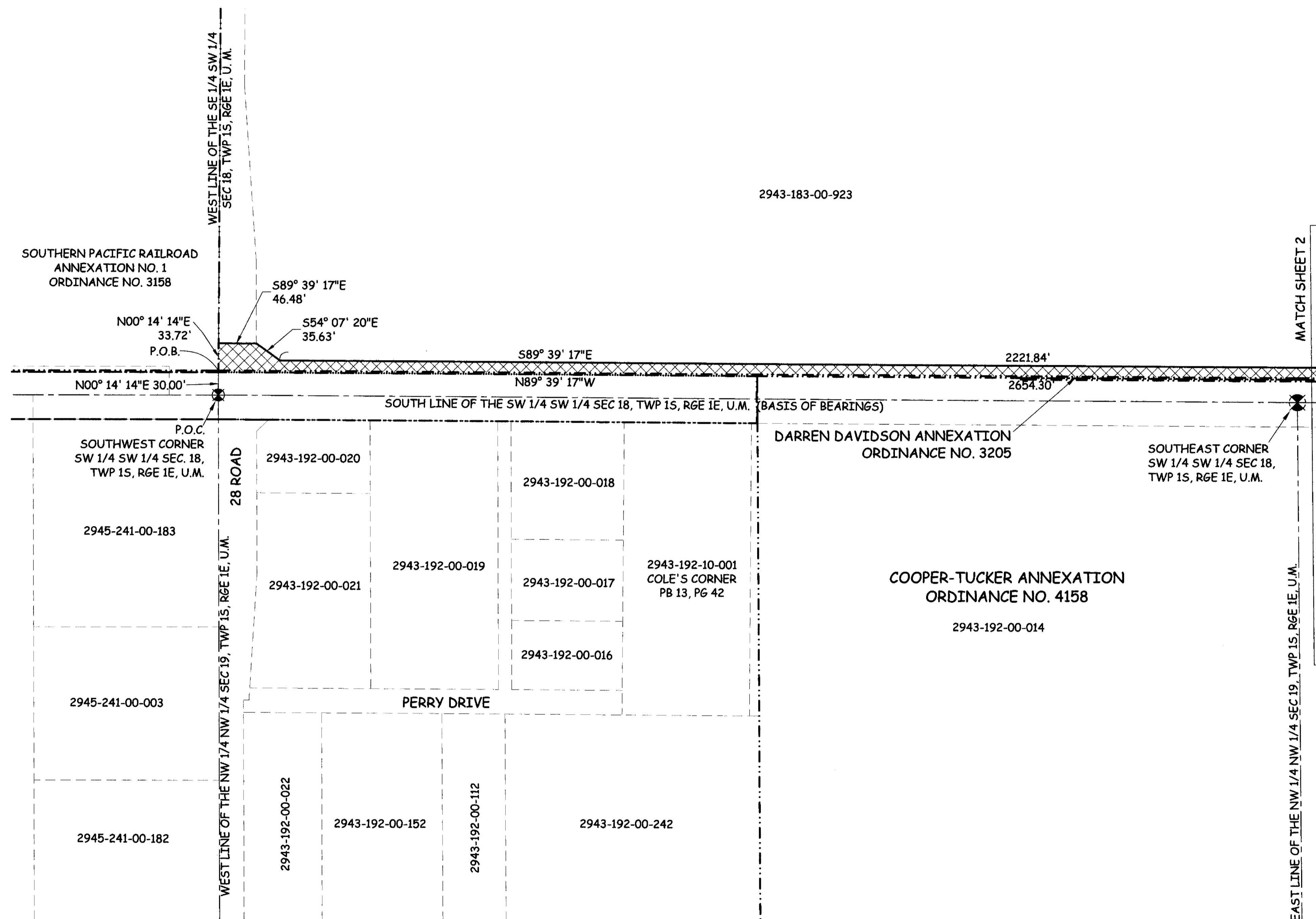
SITUATE IN THE SE 1/4 SW 1/4 OF SECTION 18 AND THE NE 1/4 NW 1/4 OF SECTION 19, T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO



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 feet 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 feet 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.

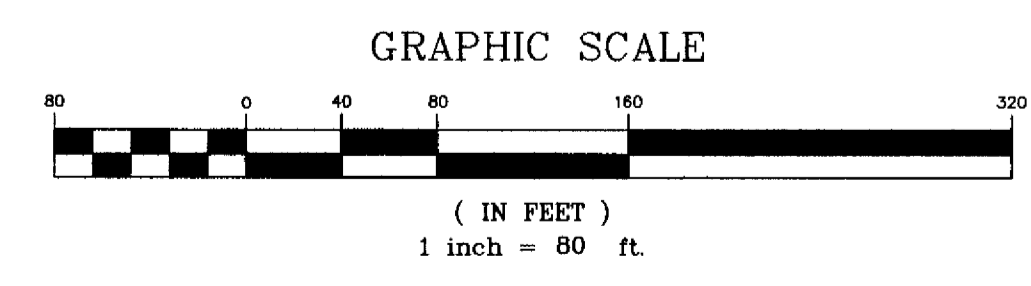


AREA OF ANNEXATION

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

LEGEND

ANNEXATION BOUNDARY	— — — — —
EXISTING CITY LIMITS	— · — · — · —



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ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CHD LEN	CHORD LENGTH
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BLK	BLOCK
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PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
DATE: January 23rd, 2009

ORDINANCE NO. 4319
EFFECTIVE DATE February 22nd, 2009

THIS IS NOT A BOUNDARY SURVEY

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

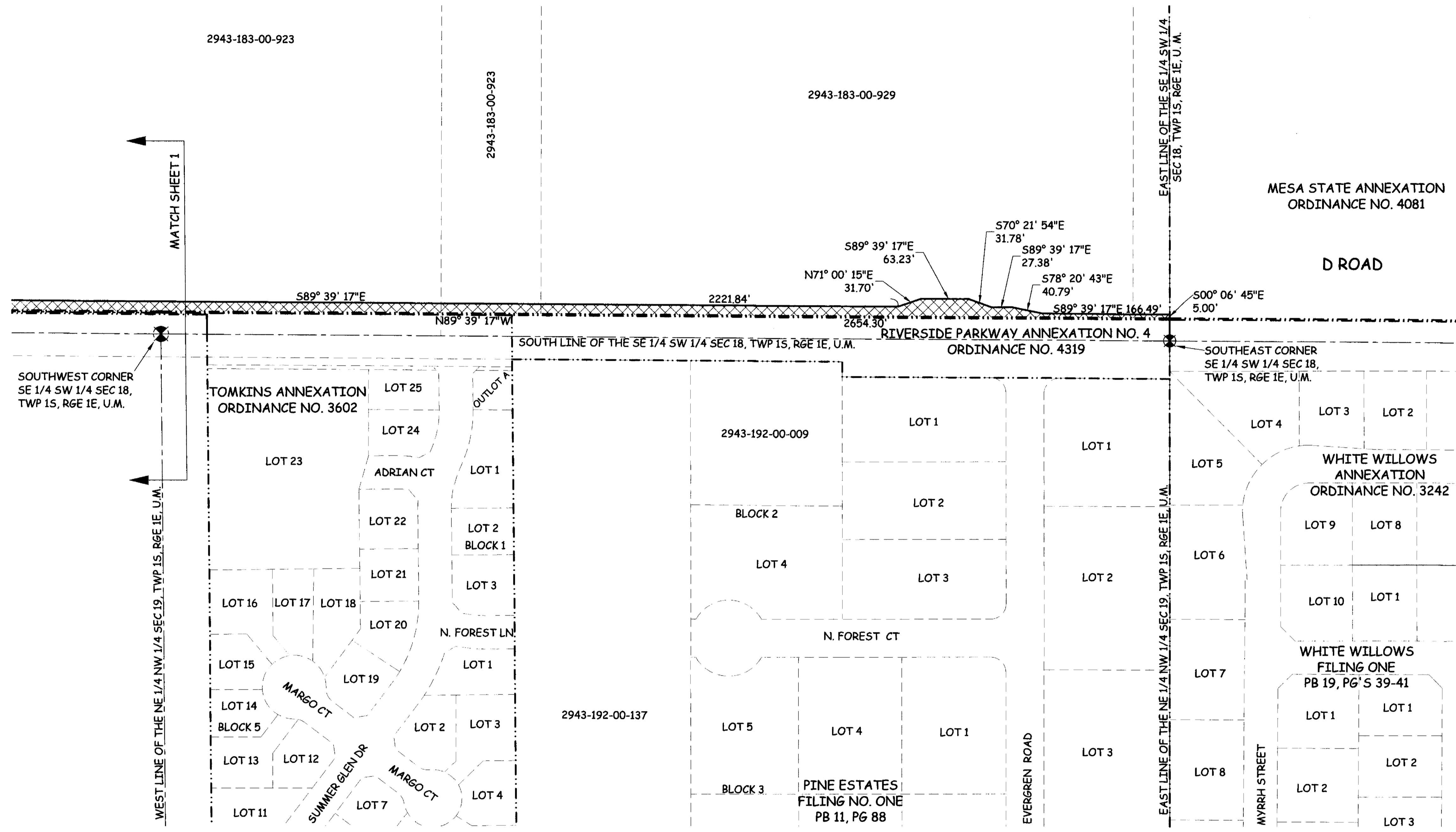
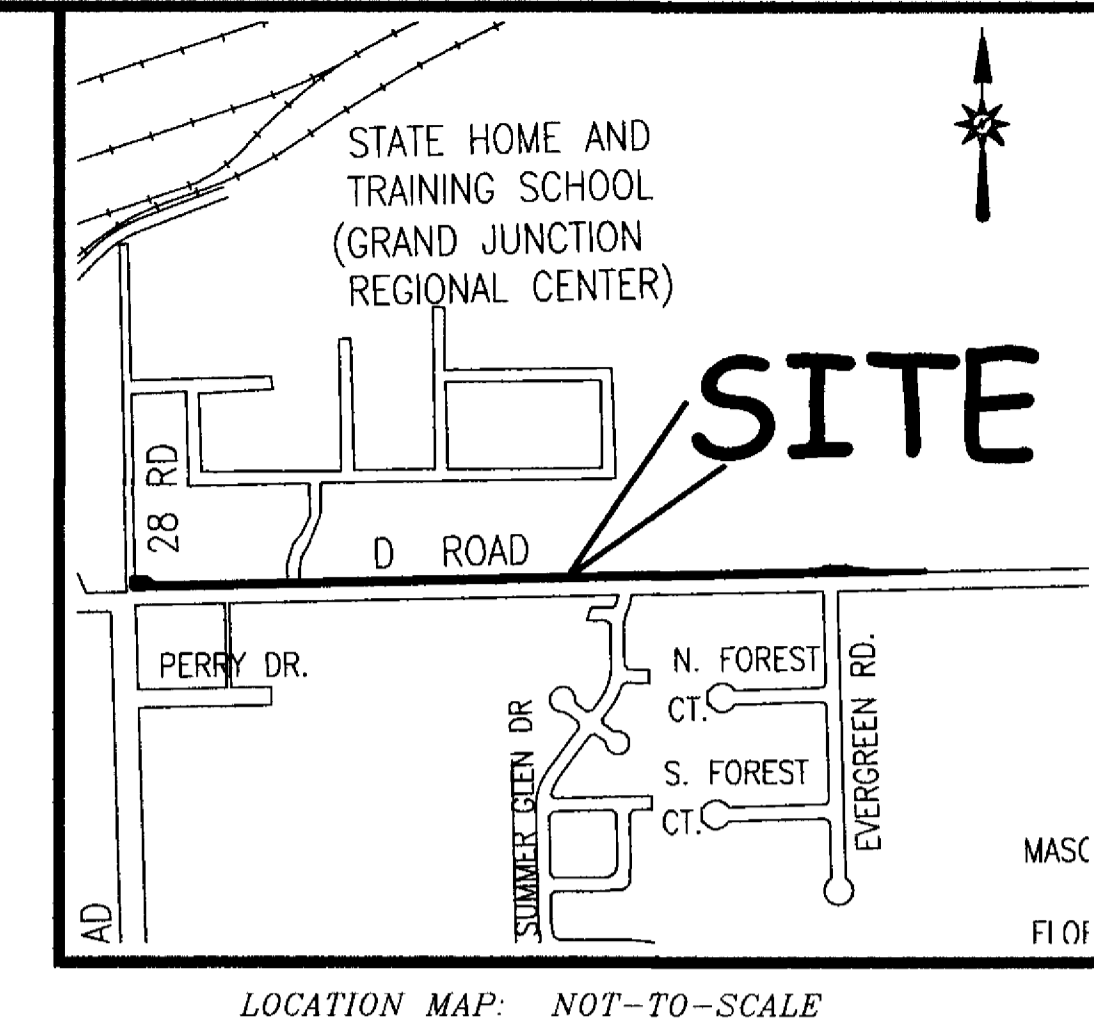


PUBLIC WORKS AND PLANNING REAL ESTATE DIVISION

RIVERSIDE PARKWAY ANNEXATION NO. 5

RIVERSIDE PARKWAY ANNEXATION NO. 5

SITUATE IN THE SE 1/4 SW 1/4 OF SECTION 18 AND THE NE 1/4 NW 1/4 OF SECTION 19, T15, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO



ABBREVIATIONS

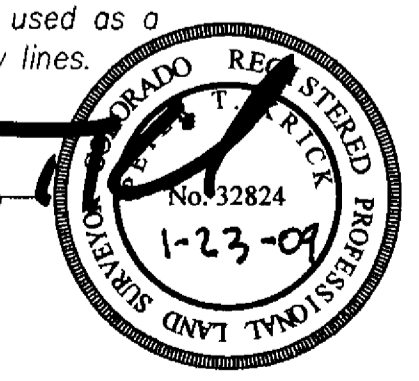
P.O.C.	POINT OF COMMENCEMENT
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R.O.W.	RIGHT OF WAY
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[Signature]
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
DATE: January 23rd, 2009

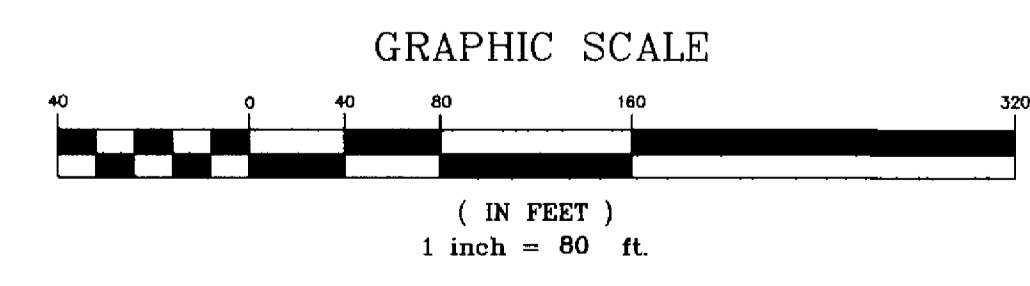


AREA OF ANNEXATION

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

LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -



ORDINANCE NO.
4319

EFFECTIVE DATE
February 22nd, 2009

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DRAWN BY	J.K.T.	DATE	05-14-2008
DESIGNED BY	_____	DATE	_____
CHECKED BY	P.T.K.	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE
1" = 80'



PUBLIC WORKS
AND PLANNING
REAL ESTATE DIVISION

RIVERSIDE PARKWAY ANNEXATION NO. 5