

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4341

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

REIMER ANNEXATION

APPROXIMATELY .64 ACRES

**LOCATED AT 2751 RIVERSIDE PARKWAY AND INCLUDING A PORTION OF 27 ½
ROAD RIGHT-OF-WAY**

WHEREAS, on the 18th day of February, 2009, 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 1st day of April, 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:

A certain parcel of land located in the Northwest Quarter (NW 1/4) and the Northeast Quarter (NE 1/4) of Section 24, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 of said Section 24 and assuming the West line of the NW 1/4 NE 1/4 of said Section 24 to bear S00°08'44"W with all bearings contained herein relative thereto; thence S00°08'44"W a distance of 30.00 feet along the West line of the NW 1/4 NE 1/4 of said Section 24 to the Point of Beginning; thence S89°59'19"E a distance of 131.99 feet along a line being 30.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 24, said line also being the Southerly line of Riverside Parkway Annexation No. 1, Ordinance No. 4319, City of Grand Junction; thence S00°00'41"W a distance of 168.00 feet; thence N89°58'41"W a distance of 165.39 feet; thence N00°08'44"E a distance of

167.97 feet along a line being 33.00 feet West of and parallel with the West line of the NW 1/4 NE 1/4 of said Section 24 to a point on the Southerly line of said Riverside Parkway Annexation No. 1; thence S89°59'19"E a distance of 33.00 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 24, said line also being the Southerly line of said Riverside Parkway Annexation No. 1 to the Point of Beginning.

Said parcel contains 0.64 acres (27,749.34 sq. ft.), more or less, as described.

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

INTRODUCED on first reading on the 18th day of February, 2009 and ordered published.

ADOPTED on second reading the 1st day of April, 2009.

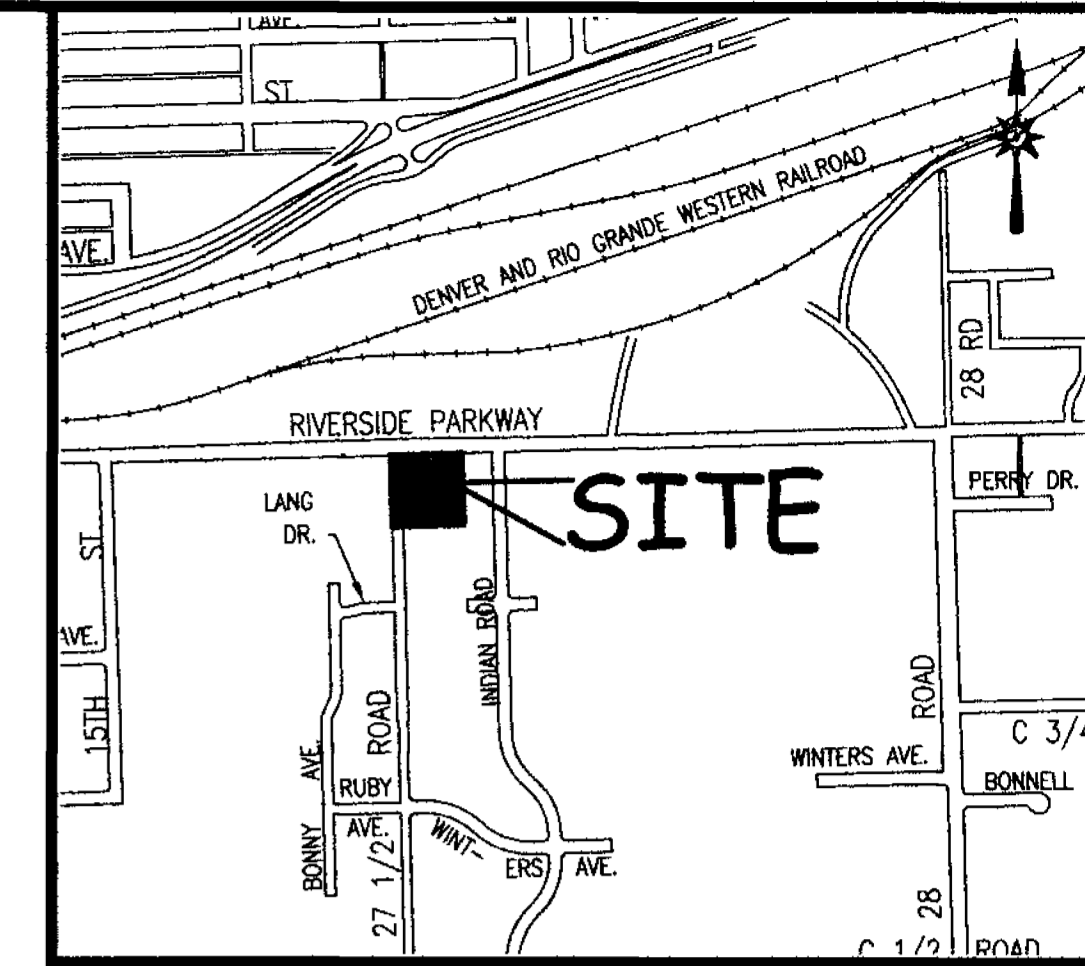
Attest:

/s/: Gregg Palmer
President of the Council

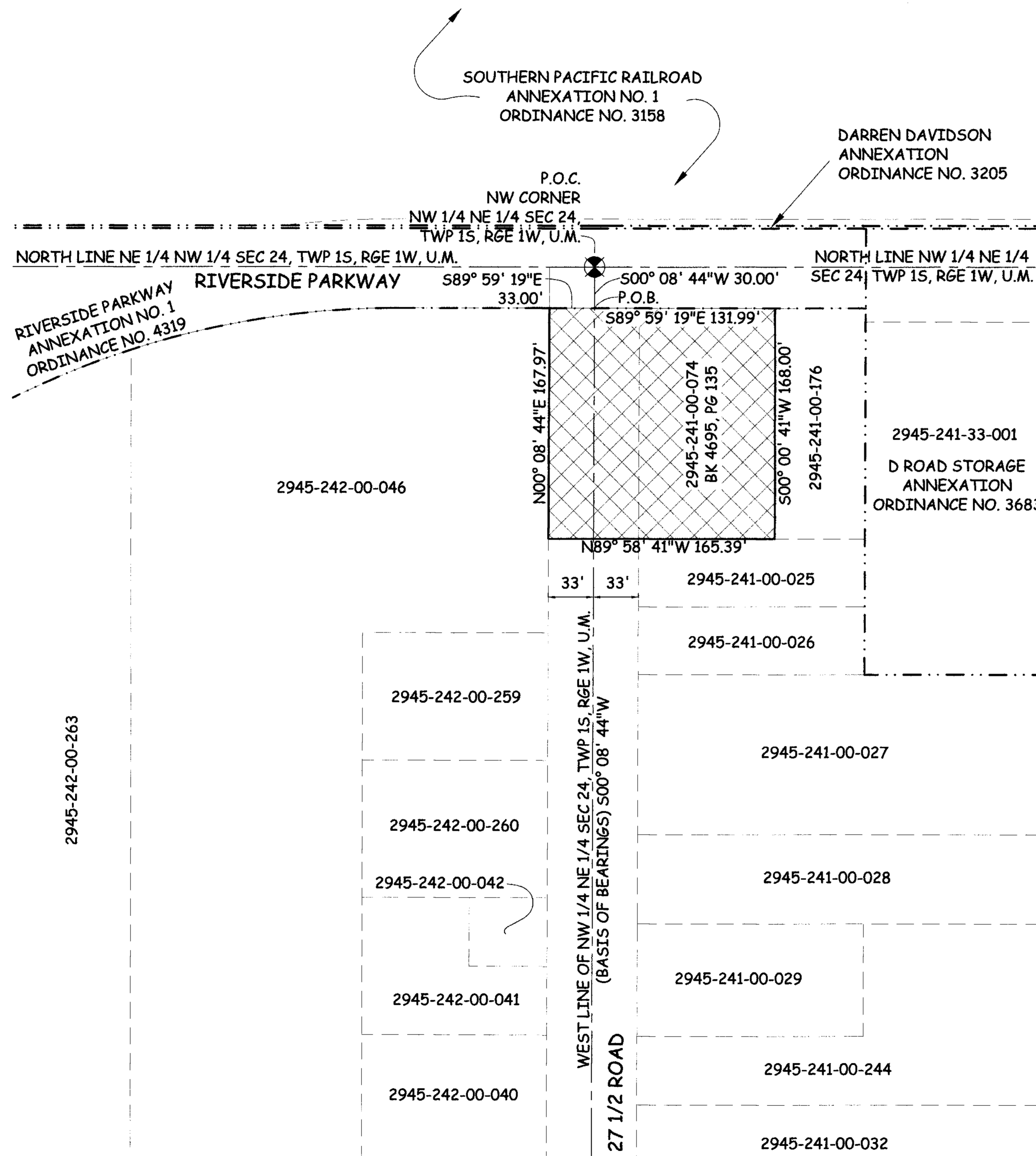
/s/: Stephanie Tuin
City Clerk

REIMER ANNEXATION

SITUATE IN THE NW 1/4 AND THE NE 1/4 OF SECTION 24, TWP 1S, RGE 1W, U.M. COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



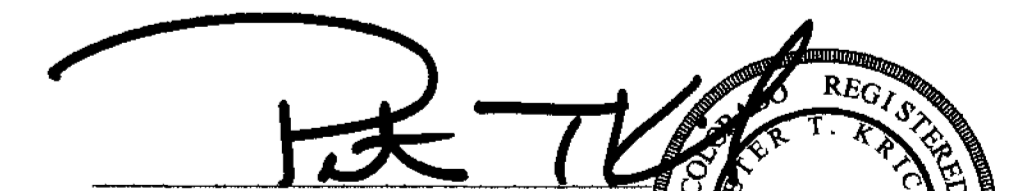
DESCRIPTION

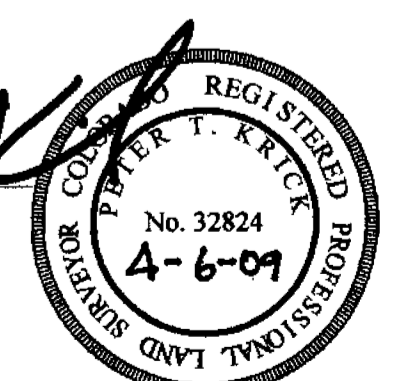
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ABBREVIATIONS	
P.O.C.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CHD	CHORD LENGTH
CHD BRG	CHORD BEARING

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: April 6th, 2009

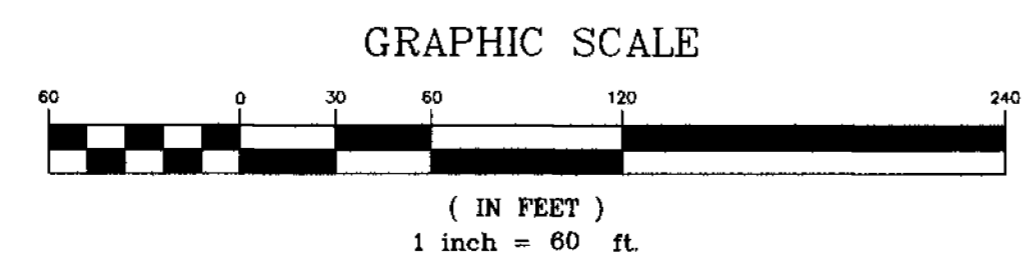


AREA OF ANNEXATION

ANNEXATION PERIMETER	666.35'
CONTIGUOUS PERIMETER	164.99'
AREA IN SQUARE FEET	27,749.34***
AREA IN ACRES	0.64

LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	



ORDINANCE NO. 4341 EFFECTIVE DATE May 3rd, 2009

THIS IS NOT A BOUNDARY SURVEY

***A TOTAL OF 11,170.20 SQUARE FEET IS WITHIN 27 1/2 ROAD 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	J.K.T.	DATE	01-22-09
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 60'



PUBLIC WORKS
AND PLANNING
REAL ESTATE DIVISION

REIMER ANNEXATION