

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4346**

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

**PARKWAY COMPLEX ANNEXATION**

**APPROXIMATELY 1.264 ACRES**

**LOCATED AT 2789 RIVERSIDE PARKWAY**

**WHEREAS**, on the 2<sup>nd</sup> day of March, 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 13<sup>th</sup> 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:**

Parkway Complex Annexation No. 1 and Parkway Complex Annexation No. 2

Parkway Complex Annexation No. 1

A certain parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 1/4 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 Northeast corner of the NE 1/4 NE 1/4 of said Section 24 and assuming the North line of the NE 1/4 NE 1/4 of said Section 24 to bear N89°59'19"W with all bearings contained herein relative thereto; thence N89°59'19"W a distance of 582.39 feet along the North line of the NE 1/4 NE 1/4 of said Section 24; thence S00°08'19"E a distance of 50.00 feet to a point on the Southerly line of Carter-Page Annexation, Ordinance No. 4215, City of Grand Junction, said point also being the Point of Beginning; thence S00°08'19"E a distance of 25.00 feet; thence N89°59'19"W a distance of 67.06 feet; thence S00°33'39"E a distance of 159.49 feet; thence N90°00'00"W a distance of 25.00 feet; thence N00°33'39"W a distance of 184.50 feet to a point on the Southerly line of said Carter-Page Annexation; thence S89°59'19"E a distance of 92.25 feet along a line being 50.00 feet South of and parallel with the North

line of the NE 1/4 NE 1/4 of said Section 24, said line also being the Southerly line of said Carter-Page Annexation to the Point of Beginning.

Said parcel contains 0.14 acres (6,291.32 sq. ft.), more or less, as described.

Parkway Complex Annexation No. 2

A certain parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 1/4 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 Northeast corner of the NE 1/4 NE 1/4 of said Section 24 and assuming the North line of the NE 1/4 NE 1/4 of said Section 24 to bear N89°59'19"W with all bearings contained herein relative thereto; thence N89°59'19"W a distance of 582.39 feet along the North line of the NE 1/4 NE 1/4 of said Section 24; thence S00°08'19"E a distance of 75.00 feet the Point of Beginning; thence S00°08'19"E a distance of 586.80 feet; thence N89°59'19"W a distance of 87.74 feet; thence N00°33'39"W a distance of 427.33 feet to the Southwest corner of Parkway Complex Annexation No. 1, City of Grand Junction; thence S90°00'00"E a distance of 25.00 feet along said Parkway Complex Annexation No. 1; thence N00°33'39"W a distance of 159.49 feet along the Southerly line of said Parkway Complex Annexation No. 1; thence S89°59'19"E a distance of 67.06 feet along the Southerly line of said Parkway Complex Annexation No. 1 to the Point of Beginning.

Said parcel contains 1.12 acres (48,766.93 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 2<sup>nd</sup> day of March, 2009 and ordered published.

**ADOPTED** on second reading the 13<sup>th</sup> day of April, 2009.

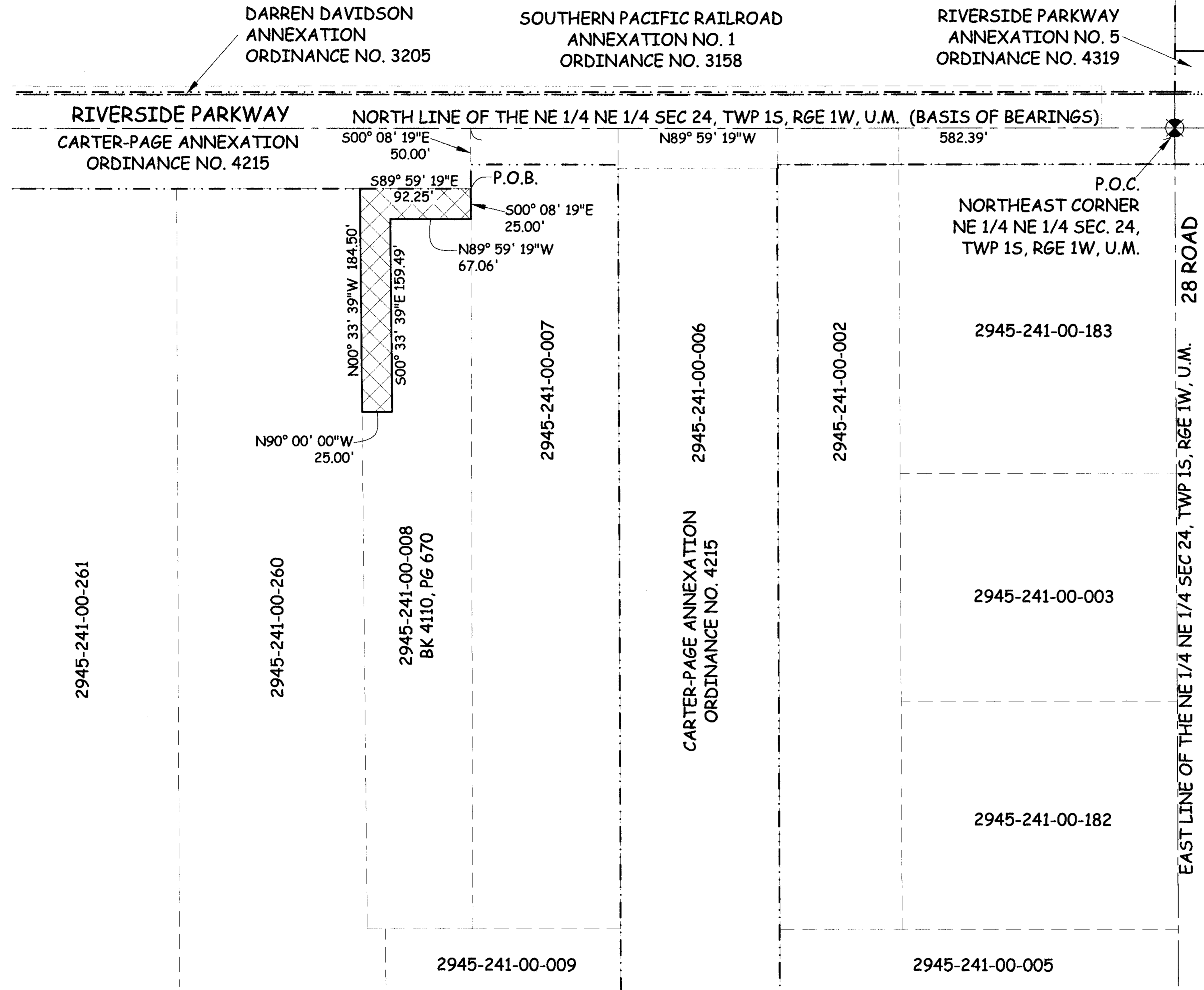
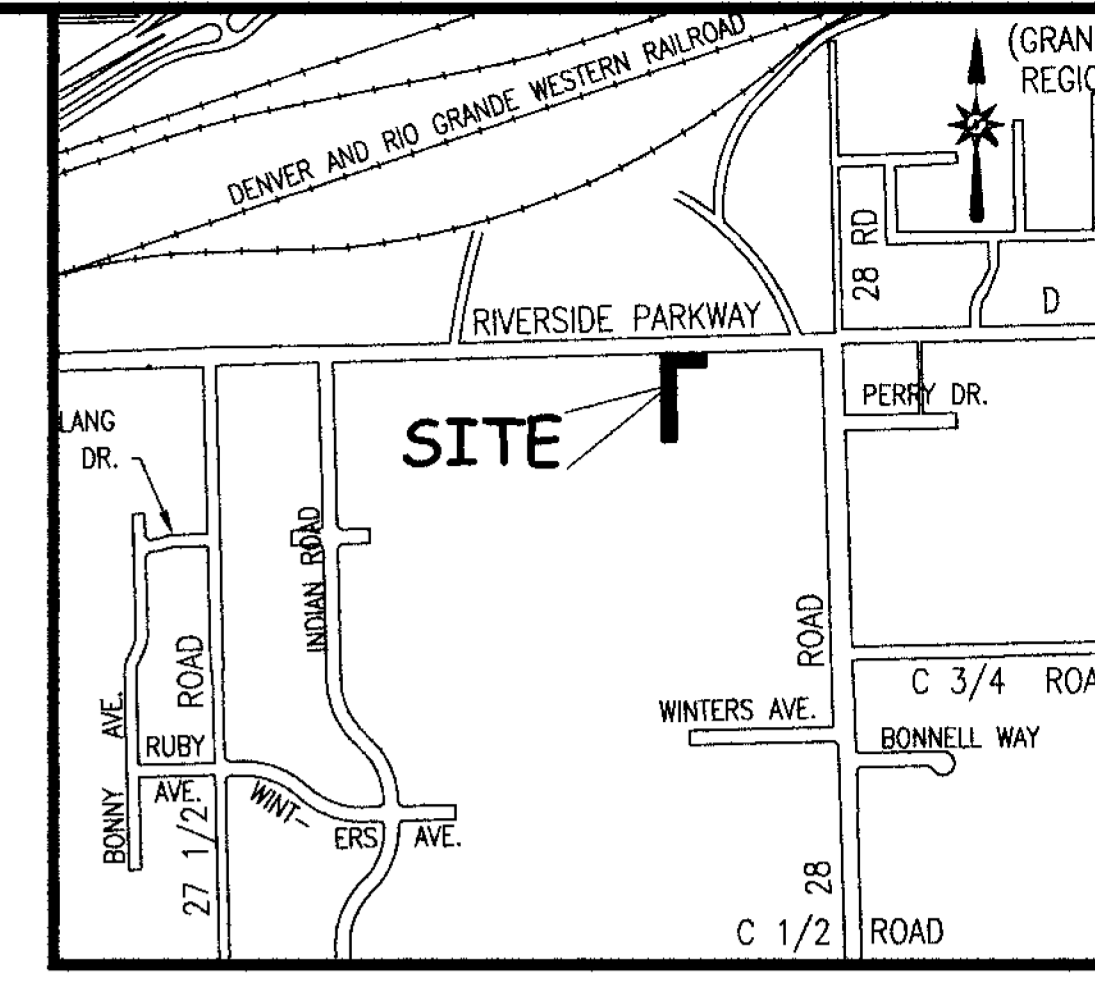
Attest:

/s/ Gregg Palmer  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# PARKWAY COMPLEX ANNEXATION NO. 1

SITUATE IN THE NE 1/4 NE 1/4 OF SECTION 24, TWP 15, RGE 1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO



### DESCRIPTION

A certain parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 1/4 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 Northeast corner of the NE 1/4 NE 1/4 of said Section 24 and assuming the North line of the NE 1/4 NE 1/4 of said Section 24 to bear N89°59'19"W with all bearings contained herein relative thereto; thence N89°59'19"W a distance of 582.39 feet along the North line of the NE 1/4 NE 1/4 of said Section 24; thence S00°08'19"E a distance of 50.00 feet to a point on the Southerly line of Carter-Page Annexation, Ordinance No. 4215, City of Grand Junction, said point also being the Point of Beginning; thence S00°08'19"E a distance of 25.00 feet; thence N89°59'19"W a distance of 67.06 feet; thence S00°33'39"E a distance of 159.49 feet; thence N90°00'00"W a distance of 25.00 feet; thence N00°33'39"W a distance of 184.50 feet to a point on the Southerly line of said Carter-Page Annexation; thence S89°59'19"E a distance of 92.25 feet along a line being 50.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24, said line also being the Southerly line of said Carter-Page 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
NQ.	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

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.

*[Signature]*

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

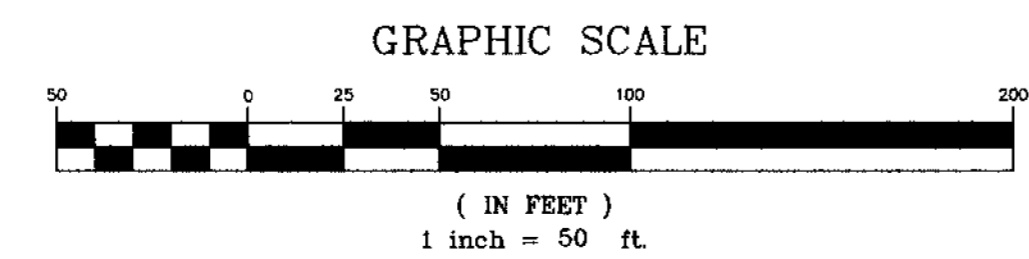
DATE: April 14th, 2009

**AREA OF ANNEXATION**

ANNEXATION PERIMETER	553.31 FT
CONTIGUOUS PERIMETER	92.25 FT.
AREA IN SQUARE FEET	6,291.32
AREA IN ACRES	0.14

**LEGEND**

ANNEXATION BOUNDARY	—
EXISTING CITY LIMITS	- - - -



ORDINANCE NO.  
4346

EFFECTIVE DATE  
May 15th, 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	1-26-2009
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 50'

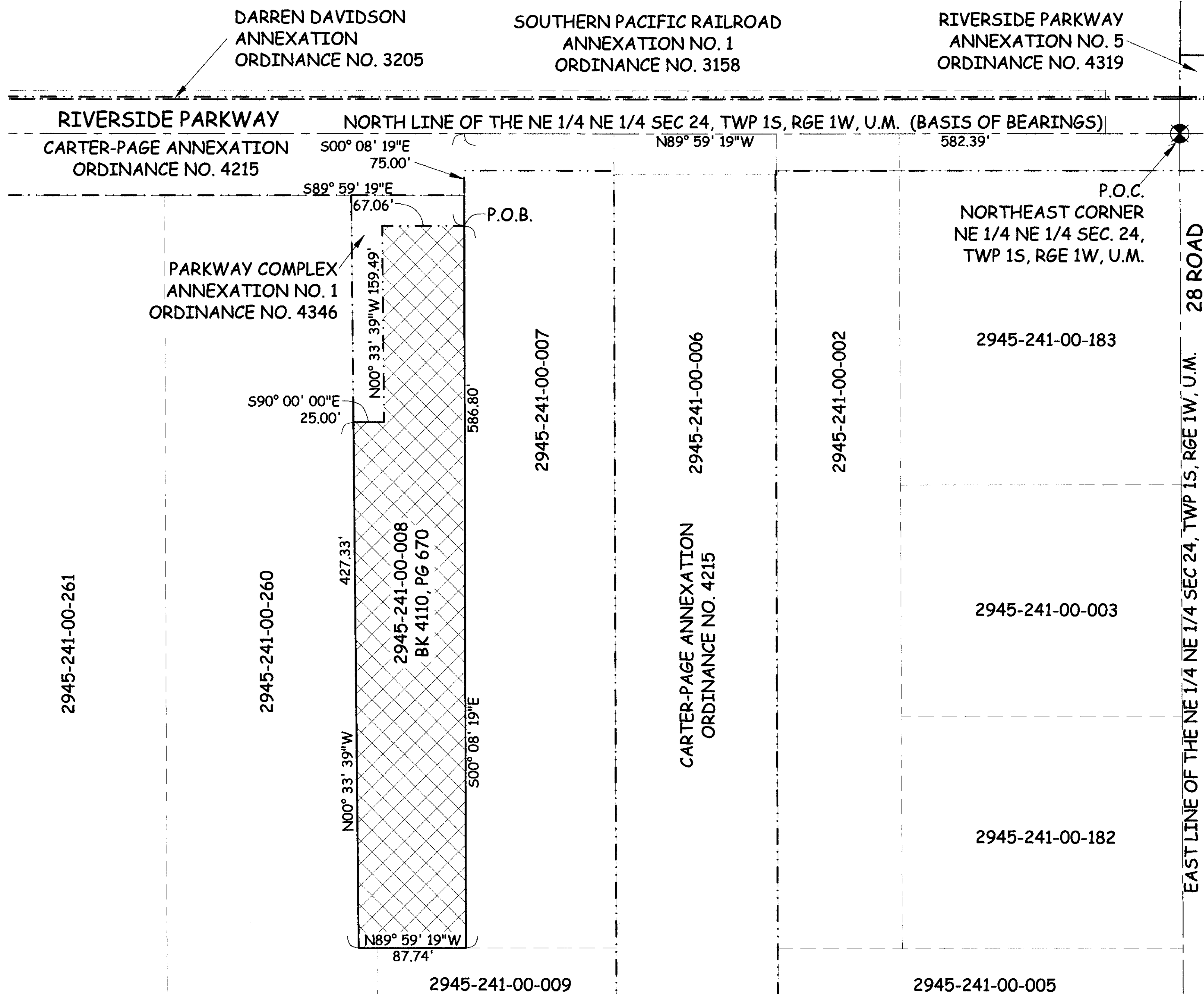
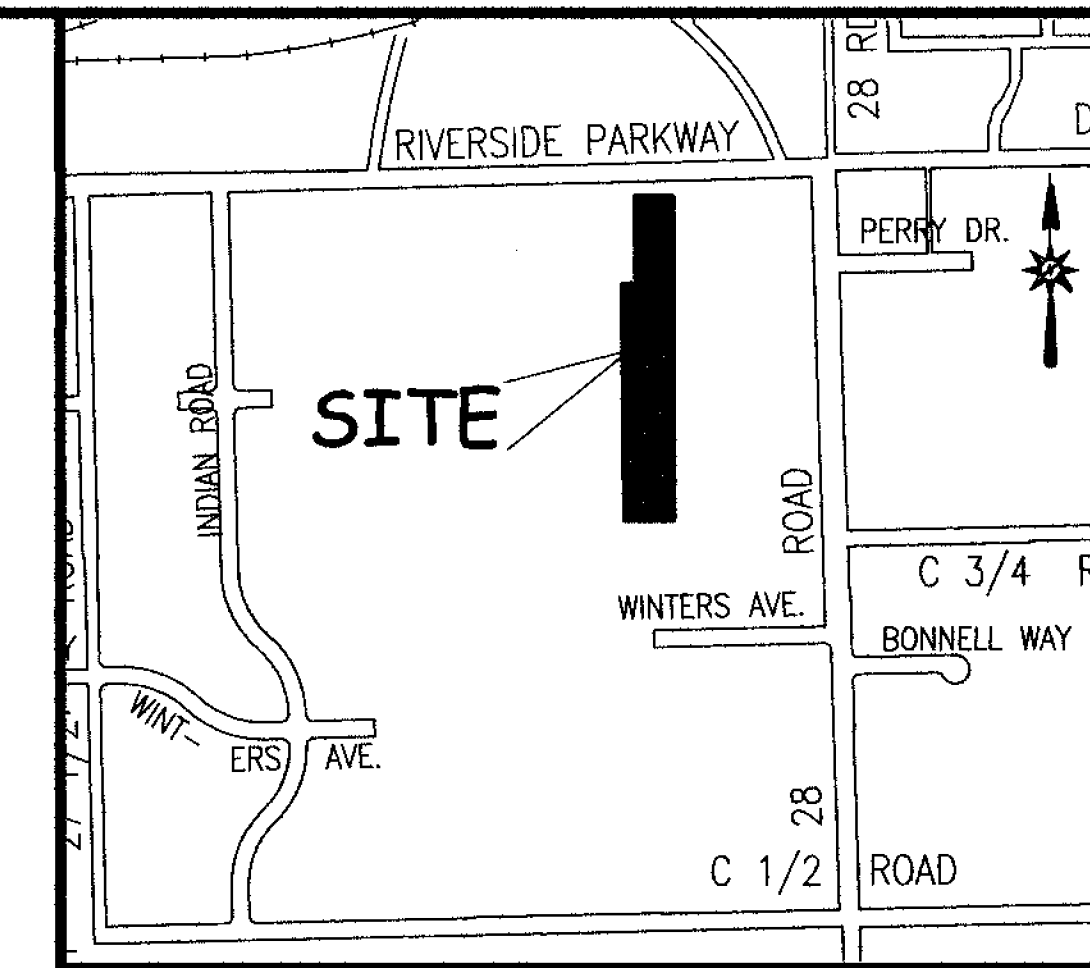


PUBLIC WORKS AND PLANNING  
REAL ESTATE DIVISION

PARKWAY COMPLEX ANNEXATION NO. 1

# PARKWAY COMPLEX ANNEXATION NO. 2

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



## DESCRIPTION

A certain parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 1/4 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:

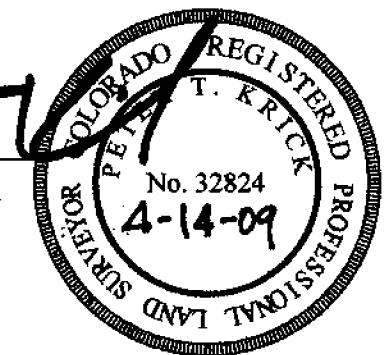
Commencing at the Northeast corner of the NE 1/4 NE 1/4 of said Section 24 and assuming the North line of the NE 1/4 NE 1/4 of said Section 24 to bear N89°59'19\"/>

### ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
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U.M.	UTE MERIDIAN
NO.	NUMBER
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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.

*[Signature]*  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the City of Grand Junction  
 DATE: April 14th, 2009

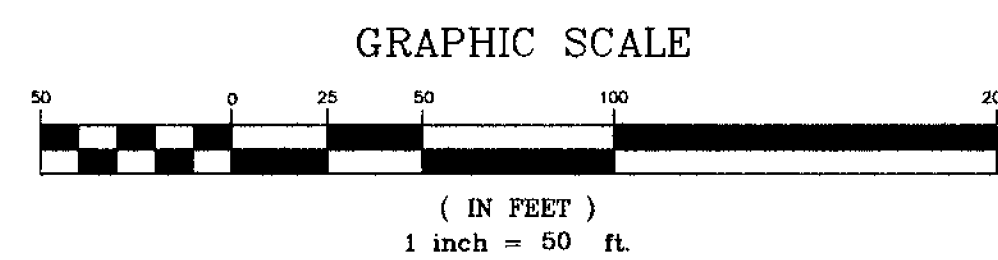


### AREA OF ANNEXATION

ANNEXATION PERIMETER	1,353.42 FT
CONTIGUOUS PERIMETER	251.55 FT.
AREA IN SQUARE FEET	48,766.93
AREA IN ACRES	1.12

### LEGEND

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



ORDINANCE NO.  
 4346

EFFECTIVE DATE  
 May 15th, 2009

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY J.K.T. DATE 1-26-2009  
 DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY P.T.K. DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

### SCALE

1" = 50'



PUBLIC WORKS  
 AND PLANNING  
 REAL ESTATE DIVISION

PARKWAY COMPLEX ANNEXATION NO. 2

Notice:  
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