

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4354

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

NORTH AVENUE RIGHTS-OF-WAY ANNEXATION

**APPROXIMATELY 5.32 ACRES
LOCATED AT SIX SEPARATE SECTIONS OF NORTH AVENUE RIGHT-OF-WAY,
FROM 29 ROAD TO I-70 BUSINESS LOOP AS SHOWN IN ATTACHMENT A**

WHEREAS, on the 30th 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 4th day of May 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:

NORTH AVENUE RIGHT-OF-WAY ANNEXATION

North Avenue Annexation No. 1

A certain parcel of land located in the Northwest Quarter (NW 1/4) of Section 17 and the Southwest Quarter (SW 1/4) of Section 8, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17 and assuming the North line of the NW 1/4 NW 1/4 of said Section 17 to bear N89°57'27"W with all bearings contained herein relative thereto; thence S00°11'03"W a distance of 4.00 feet along the East line of the NW 1/4 NW 1/4 of said Section 17 to a point on the South line of Shultz Annexation No. 2, Ordinance No. 3810, City of Grand Junction, said point also being the Point of Beginning; thence S89°57'29"E a distance of 330.51 feet along the South line of said Shultz Annexation No. 2, said line also being 4.00 feet South of and parallel with the North line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17; thence S00°11'42"E a distance of 36.00 feet along the West line Career Center Annexation, Ordinance No. 3801, City of Grand Junction; thence N89°57'29"W a distance of 330.52 feet along a line 40.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 to a point on the East line of the NW 1/4 NW

1/4 of said Section 17; thence S00°09'30"E a distance of 10.00 feet along the East line of the NW 1/4 NW 1/4 of said Section 17; thence N89°57'27"W a distance of 365.40 feet along a line being 50.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17; thence N00°08'12"W a distance of 10.00 feet; thence N89°57'27"W a distance of 577.81 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17 to the Southeast corner of Flynn Annexation, Ordinance No. 1864, City of Grand Junction; thence N00°02'33"E a distance of 80.00 feet along the East line of said Flynn Annexation; thence S89°57'27"E a distance of 173.12 feet along a line being 40.00 feet North of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17; thence N00°02'33"E a distance of 10.00 feet; thence S89°57'27"E a distance of 110.00 feet along a line being 50.00 feet North of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17; thence S00°02'33"W a distance of 10.00 feet; thence S89°57'27"E a distance of 655.86 feet along a line being 40.00 feet North of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17 to a point on the West line of said Shultz Annexation No. 2; thence S00°03'56"E a distance of 44.00 feet along the West line of said Shultz Annexation No. 2, said line also being 4.00 feet West of and parallel with the West line of the SE 1/4 SW 1/4 of said Section 8; thence S89°57'27"E a distance of 4.00 feet along the South line of said Shultz Annexation No. 2, said line also being 4.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17 to the Point of Beginning.

Said parcel contains 2.11 acres (91,922.09 sq. ft.), more or less, as described.

North Avenue Annexation No. 2

A certain parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 8, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Southwest corner of the SE 1/4 SW 1/4 of said Section 8 and assuming the North line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17 to bear N89°57'29"W with all bearings contained herein relative thereto; thence N00°03'56"W a distance of 40.00 feet along the West line of the SE 1/4 SW 1/4 of said Section 8, said line also being the Easterly line of Shultz Annexation No. 1, Ordinance No. 3809, City of Grand Junction; thence S89°57'29"E a distance of 165.00 feet along a line being 40.00 feet North of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 to a point on the West line of Cantrell Annexation No. 2, Ordinance No. 3340, City of Grand Junction; thence S00°02'29"E a distance of 40.00 feet along the West line of said Cantrell Annexation No. 2 to a point on the North line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'29"W a distance of 164.98 feet along said Shultz Annexation No. 1, said line also being the North line of the NE 1/4 NW 1/4 of said Section 17 to the Point of Beginning.

Said parcel contains 0.15 acres (6,599.67 sq. ft.), more or less, as described

North Avenue Annexation No. 3

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 17, Township One South, Range One East 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 NW 1/4 of said Section 17 and assuming the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE

1/4) of said Section 8 to bear N00°04'03"W with all bearings contained herein relative thereto; thence N89°57'29"W a distance of 187.88 feet along the North line of the NE 1/4 NW 1/4 of said Section 17, said line also being the North line of U-Haul Annexation, Ordinance No. 3209, City of Grand Junction to the Point of Beginning; thence S00°02'31"W a distance of 40.00 feet along Cantrell Annexation No. 2, Ordinance No. 3340, City of Grand Junction; thence S89°57'29"E a distance of 10.02 feet along said Cantrell Annexation No. 2 to a point on the West line of said U-Haul Annexation; thence S00°09'44"E a distance of 10.00 feet along the West line of said U-Haul Annexation; thence N89°57'29"W a distance of 483.25 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 17; thence along the Southeasterly line of Career Center Annexation, Ordinance No. 3801, City of Grand Junction the following two (2) courses: (1) N00°02'29"W a distance of 50.00 feet to a point on the North line of the NE 1/4 NW 1/4 of said Section 17; (2) S89°57'29"E a distance of 473.27 feet along the North line of the NE 1/4 NW 1/4 of said Section 17 to the Point of Beginning.

Said parcel contains 0.55 acres (23,761.91 sq. ft.), more or less, as described.

North Avenue Annexation No. 4

A certain parcel of land located in the Southeast Quarter (SE 1/4) of Section 8 and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17 and assuming the West line of the SW 1/4 SE 1/4 of said Section 8 to bear N00°04'03"W with all bearings contained herein relative thereto; thence S89°57'51"E a distance of 206.84 feet along the North line of the NW 1/4 NE 1/4 of said Section 17 to the Point of Beginning; thence N00°09'43"W a distance of 50.00 feet along the Easterly line of Mesa County Human Services Annexation No. 1, Ordinance No. 3445, City of Grand Junction; thence S89°57'51"E a distance of 10.00 feet along a line being 50.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°09'43"E a distance of 50.00 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; thence S89°57'51"E a distance of 170.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°09'51"E a distance of 40.00 feet; thence N89°57'51"W a distance of 180.00 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17 to the Southeast corner of said Mesa County Human Services Annexation No. 1; thence N00°09'43"W a distance of 40.00 feet along the Easterly line of said Mesa County Human Services Annexation No. 1 to the Point of Beginning.

Said parcel contains 0.18 acres (7,699.97 sq. ft.), more or less, as described

North Avenue Annexation No. 5

A certain parcel of land located in the Southeast Quarter (SE 1/4) of Section 8 and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17 and assuming the West line of the SW 1/4 SE 1/4

of said Section 8 to bear N00°04'03"W with all bearings contained herein relative thereto; thence S89°57'51"E a distance of 216.84 feet along the North line of the NW 1/4 NE 1/4 of said Section 17 to the Point of Beginning; thence N00°09'43"W a distance of 50.00 feet along the Easterly line of North Avenue Annexation No. 4, City of Grand Junction; thence S89°57'51"E a distance of 321.81 feet along a line being 50.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°03'39"E a distance of 50.00 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; thence S89°57'51"E a distance of 357.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°02'09"E a distance of 40.00 feet; thence along the Northerly line of Lot 1 of Duo Subdivision, as same is recorded in Plat Book 12, Page 74, public records of Mesa County, Colorado the following three (3) courses: (1) N89°57'51"W a distance of 85.53 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; (2) S01°02'29"E a distance of 10.00 feet; (3) N89°57'51"W a distance of 237.19 feet along a line being 50.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence N01°02'29"W a distance of 10.00 feet; thence N89°57'51"W a distance of 185.49 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17 to the Southeast corner of said North Avenue Annexation No. 4; thence N00°09'51"W a distance of 40.00 feet along the Easterly line of said North Avenue Annexation No. 4 to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; thence N89°57'51"W a distance of 170.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17, said line also being the North Avenue Annexation No. 4 to the Point of Beginning.

Said parcel contains 0.89 acres (38,807.78 sq. ft.), more or less, as described.

North Avenue Annexation No. 6

A certain parcel of land located in the Southeast Quarter (SE 1/4) of Section 8 and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17 and assuming the East line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 8 to bear N00°03'24"W with all bearings contained herein relative thereto; thence N00°03'24"W a distance of 43.00 feet along the East line of the SW 1/4 SE 1/4 of said Section 8 to the Point of Beginning; thence N00°03'24"W a distance of 7.00 feet along the East line of the SW 1/4 SE 1/4 of said Section 8 to the Southwest corner of A Storage Place II Annexation, Ordinance No. 3719, City of Grand Junction; thence S89°57'58"E a distance of 123.66 feet along the Southerly line of said A Storage Place II Annexation; thence S00°01'01"W a distance of 100.00 feet along the West line of A Storage Place Annexation, Ordinance No. 3137, City of Grand Junction; thence N89°57'58"W a distance of 123.50 feet to a point on the East line of the NW 1/4 NE 1/4 of said Section 17; thence N00°35'52"W a distance of 10.00 feet along the East line of the NW 1/4 NE 1/4 of said Section 17; thence N89°57'51"W a distance of 427.55 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence along North Avenue Annexation No. 5, City of Grand Junction the following three (3) courses: (1) N00°02'09"W a distance of 40.00 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; (2) N89°57'51"W a distance of 357.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17; (3) N00°03'39"W a distance of 40.00 feet; thence S89°57'51"E a distance of 123.00 feet

along a line being 40.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence N00°20'21"W a distance of 3.00 feet; thence S89°57'51"E a distance of 661.56 feet along a line being 43.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17, said line also being the South line of Memorial Gardens Minor Subdivision, as same is recorded in Plat Book 19, Page 379, public records of Mesa County, Colorado to the Point of Beginning.

Said parcel contains 1.44 acres (62,829.10 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 30th day of March, 2009 and ordered published.

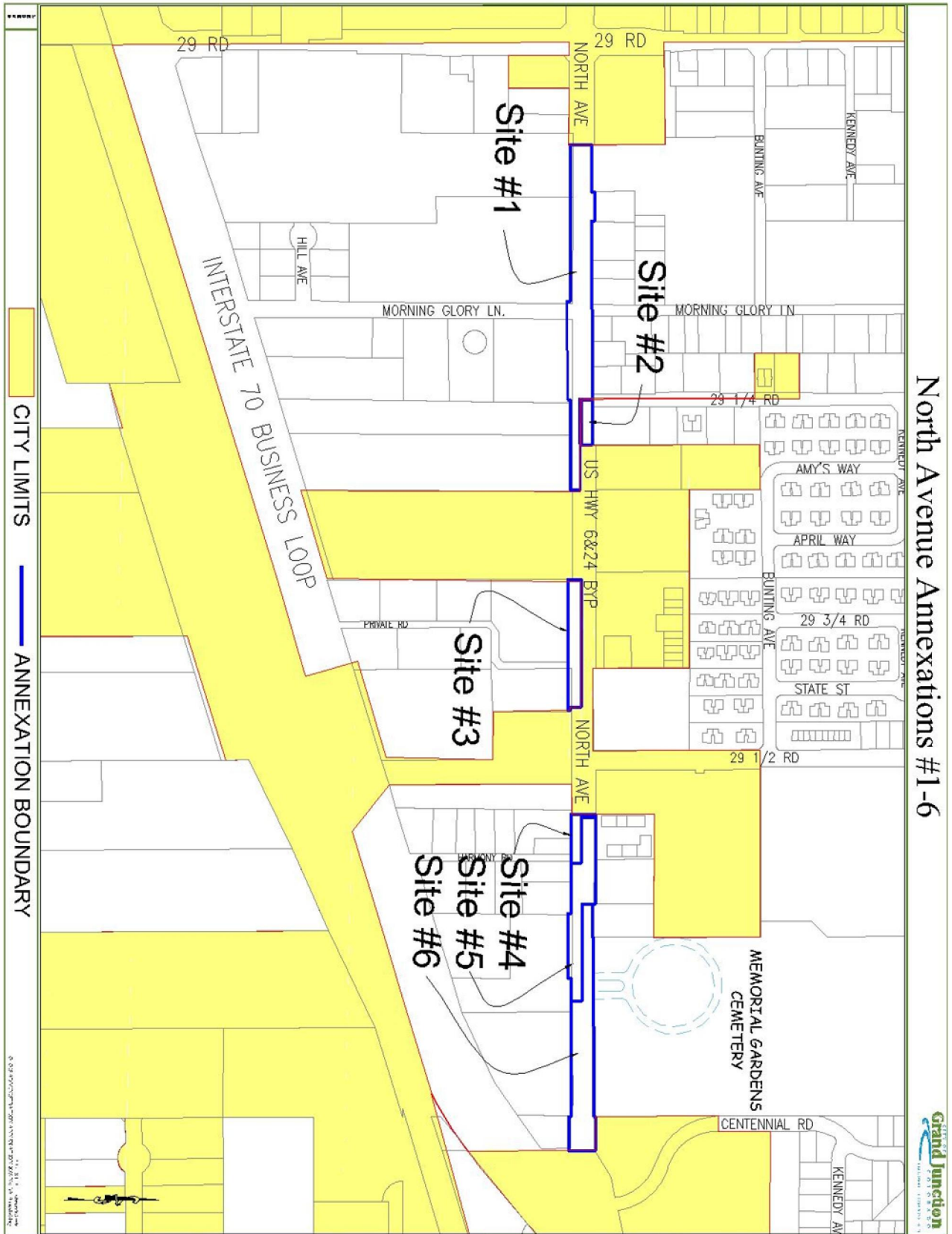
ADOPTED on second reading the 4th day of May, 2009.

Attest:

/s/ Bruce Hill
President of the Council

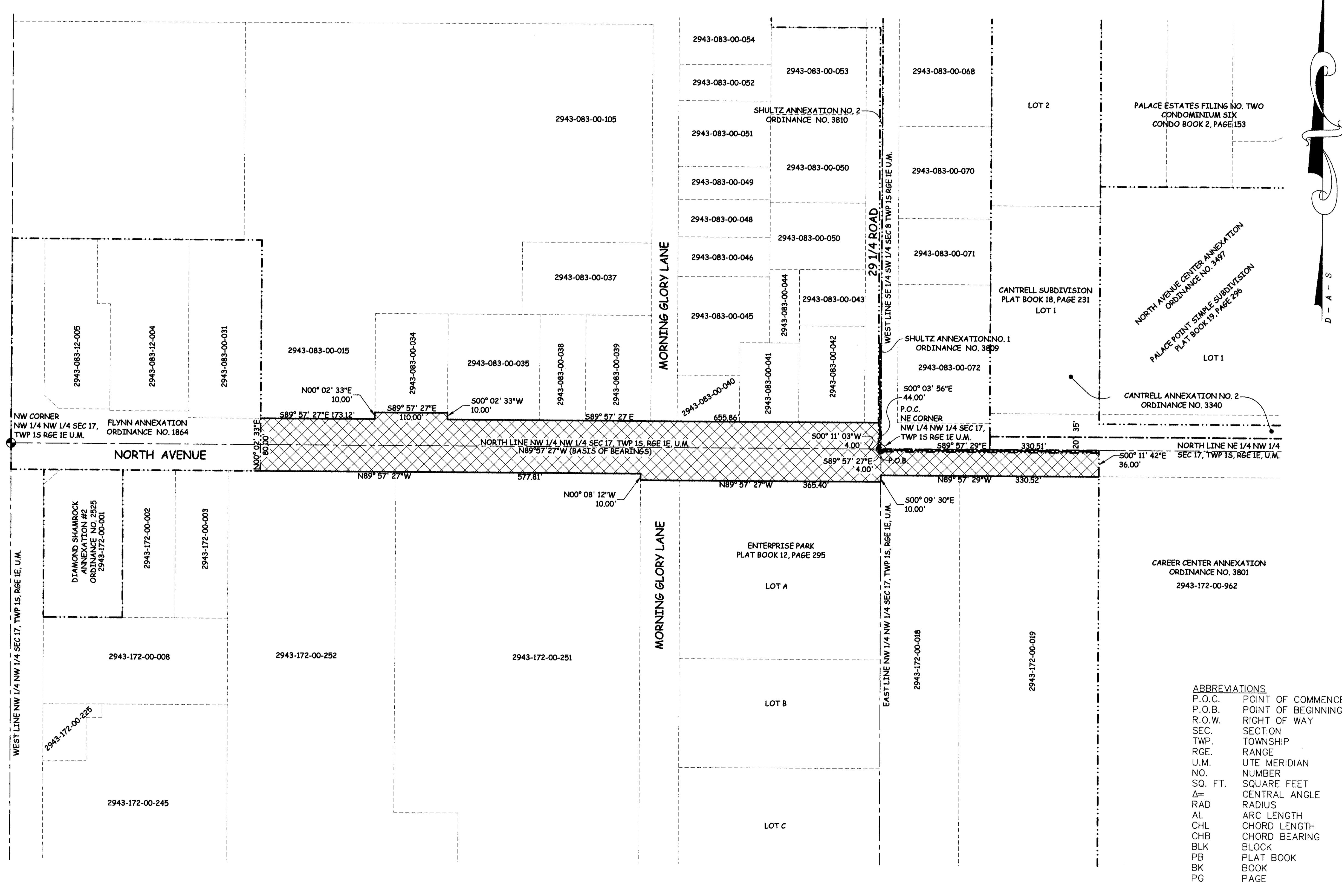
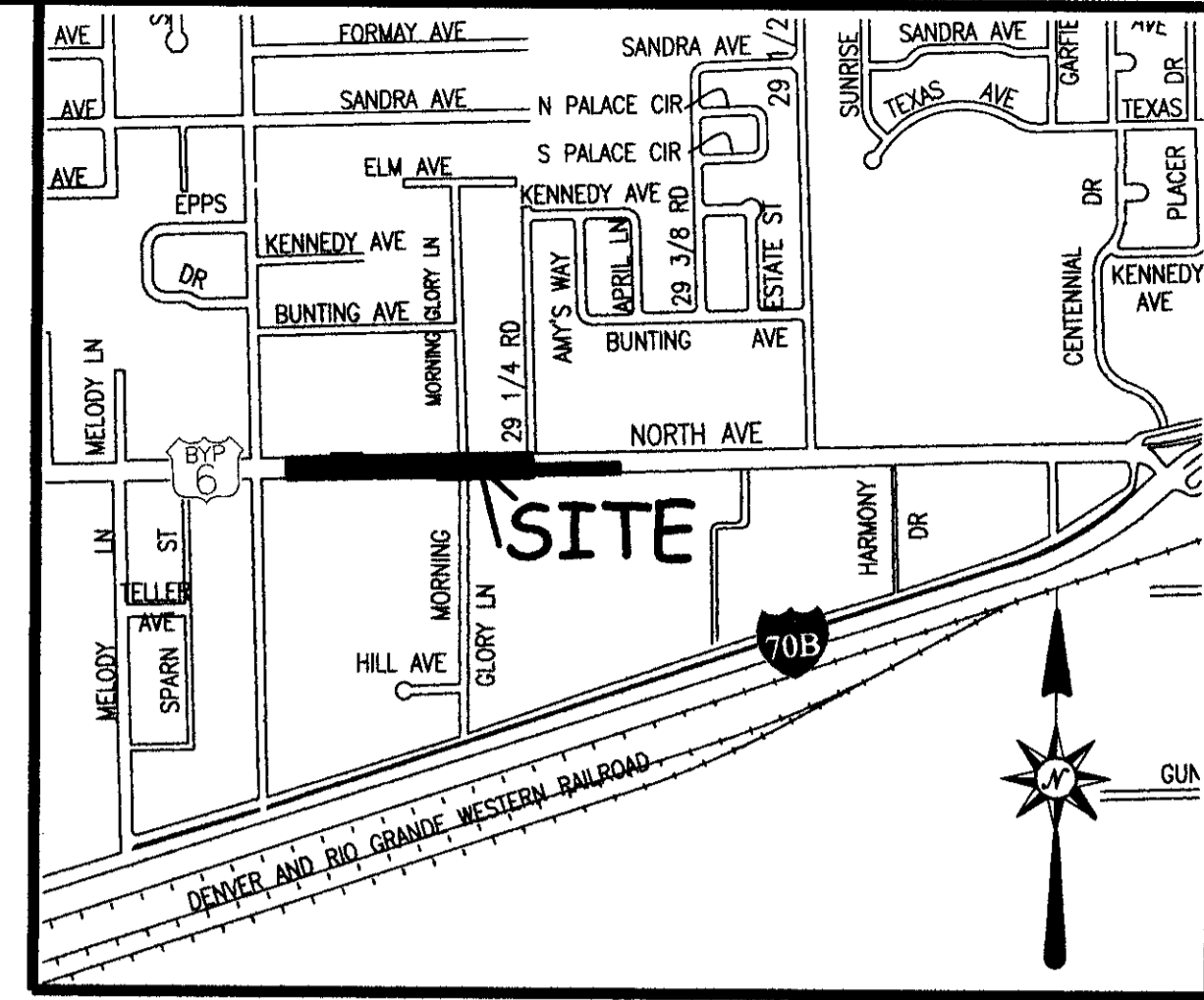
/s/ Stephanie Tuin
City Clerk

ATTACHMENT A



NORTH AVENUE ANNEXATION NO. 1

SITUATE IN THE NW 1/4 OF SECTION 17 AND THE SW 1/4 OF SECTION 8
TWP 15, RGE 1E, U.M. COUNTY OF MESA, STATE OF COLORADO



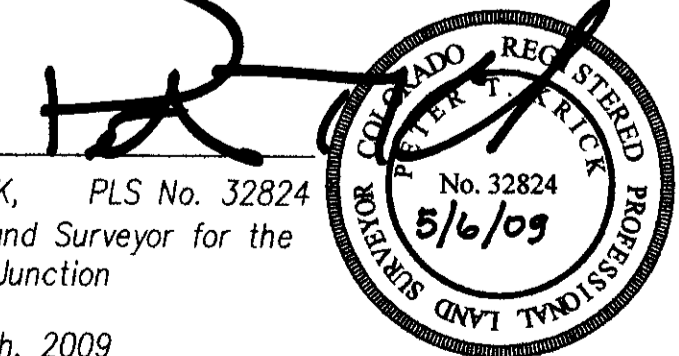
LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter (NW 1/4) of Section 17 and the Southwest Quarter (SW 1/4) of Section 8, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17 and assuming the North line of the NW 1/4 NW 1/4 of said Section 17 to bear N89°57'27"W with all bearings contained herein relative thereto; thence S00°11'03"W a distance of 4.00 feet along the East line of the NW 1/4 NW 1/4 of said Section 17 to a point on the South line of Shultz Annexation No. 2, Ordinance No. 3810, City of Grand Junction, said point also being the Point of Beginning; thence S89°57'29"E a distance of 330.51 feet along the South line of said Shultz Annexation No. 2, said line also being 4.00 feet South of and parallel with the North line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17; thence S00°11'42"E a distance of 36.00 feet along the West line Career Center Annexation, Ordinance No. 3801, City of Grand Junction; thence N89°57'29"W a distance of 330.52 feet along a line 40.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 to a point on the East line of the NW 1/4 NW 1/4 of said Section 17; thence S00°09'30"E a distance of 10.00 feet along the East line of the NW 1/4 NW 1/4 of said Section 17; thence N89°57'27"W a distance of 365.40 feet along a line being 50.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17; thence N00°08'12"W a distance of 10.00 feet; thence N89°57'27"W a distance of 577.81 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17 to the Southeast corner of Flynn Annexation, Ordinance No. 1864, City of Grand Junction; thence N00°02'33"E a distance of 80.00 feet along the East line of said Flynn Annexation; thence S89°57'27"E a distance of 173.12 feet along a line being 40.00 feet North of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17; thence N00°02'33"E a distance of 10.00 feet; thence S89°57'27"E a distance of 110.00 feet along a line being 50.00 feet North of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17; thence S00°02'33"W a distance of 10.00 feet; thence S89°57'27"E a distance of 655.86 feet along a line being 40.00 feet North of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17 to a point on the West line of said Shultz Annexation No. 2; thence S00°03'56"E a distance of 44.00 feet along the West line of said Shultz Annexation No. 2, said line also being 4.00 feet West of and parallel with the West line of the SE 1/4 SW 1/4 of said Section 8; thence S89°57'27"E a distance of 4.00 feet along the South line of said Shultz Annexation No. 2, said line also being 4.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17 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
 - RAD RADIUS
 - AL ARC LENGTH
 - CHL CHORD LENGTH
 - CHB CHORD BEARING
 - BLK BLOCK
 - PB PLAT BOOK
 - BK BOOK
 - PG PAGE

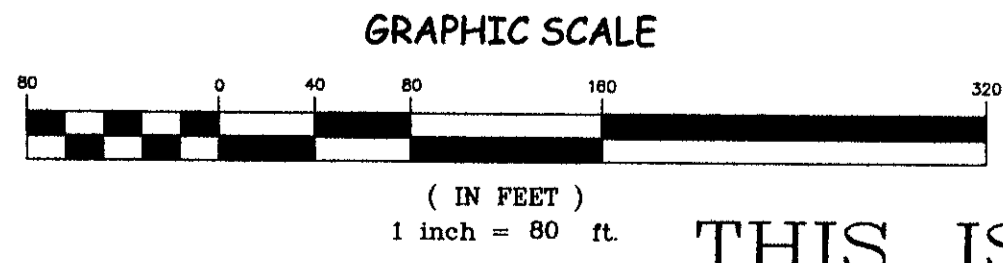
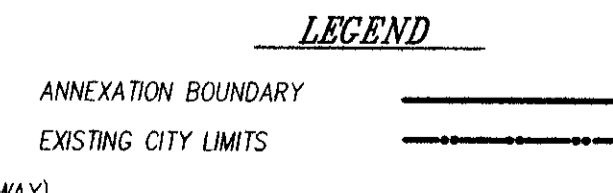
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary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



PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: May 6th, 2009

AREA OF ANNEXATION

ANNEXATION PERIMETER	2,747.22 FT
CONTIGUOUS PERIMETER	494.52 FT
AREA IN SQUARE FEET	91,922.09***
AREA IN ACRES	2.11



ORDINANCE NO.
4354

EFFECTIVE DATE
June 5th, 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	2-03-2009
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 80'

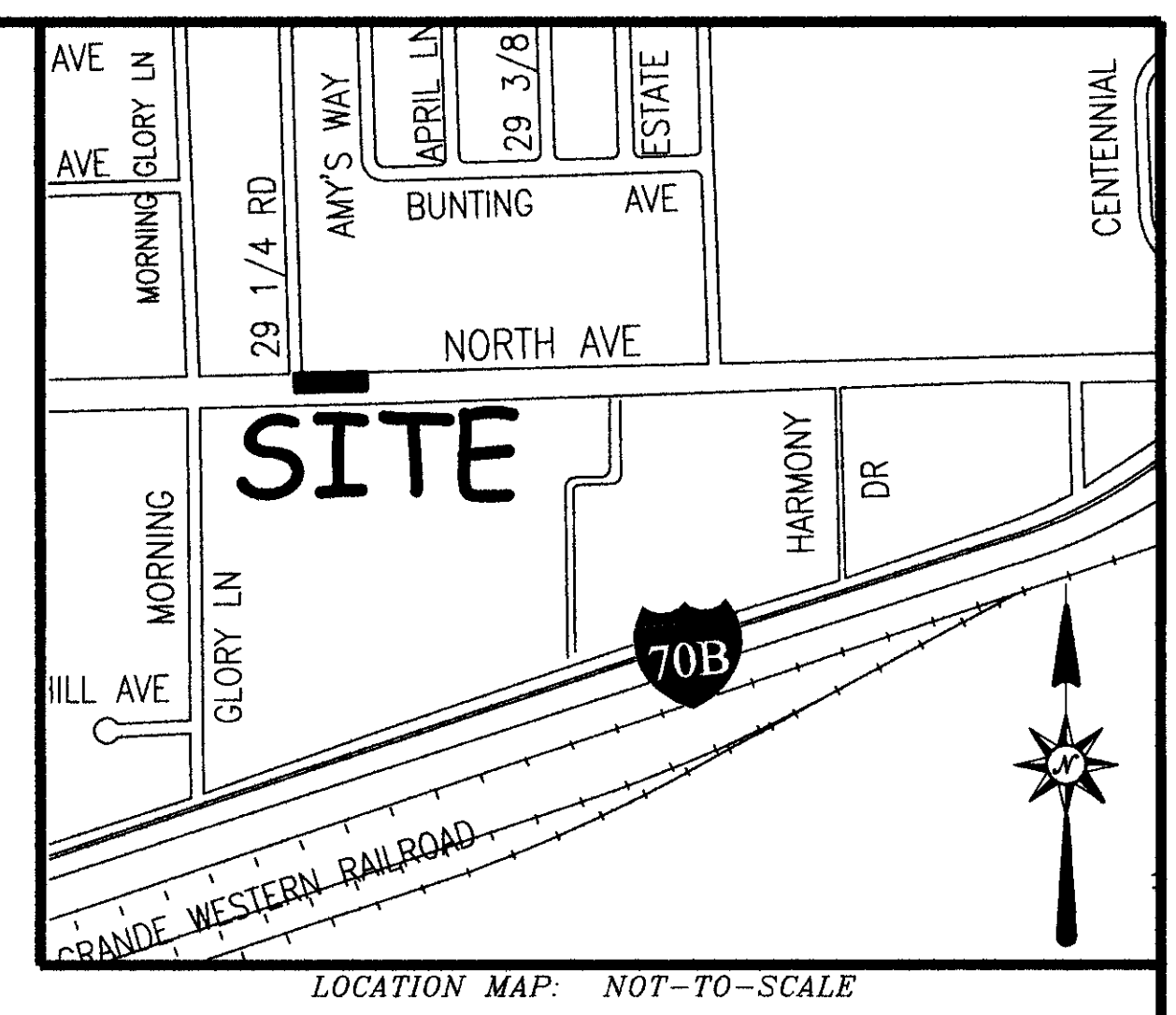
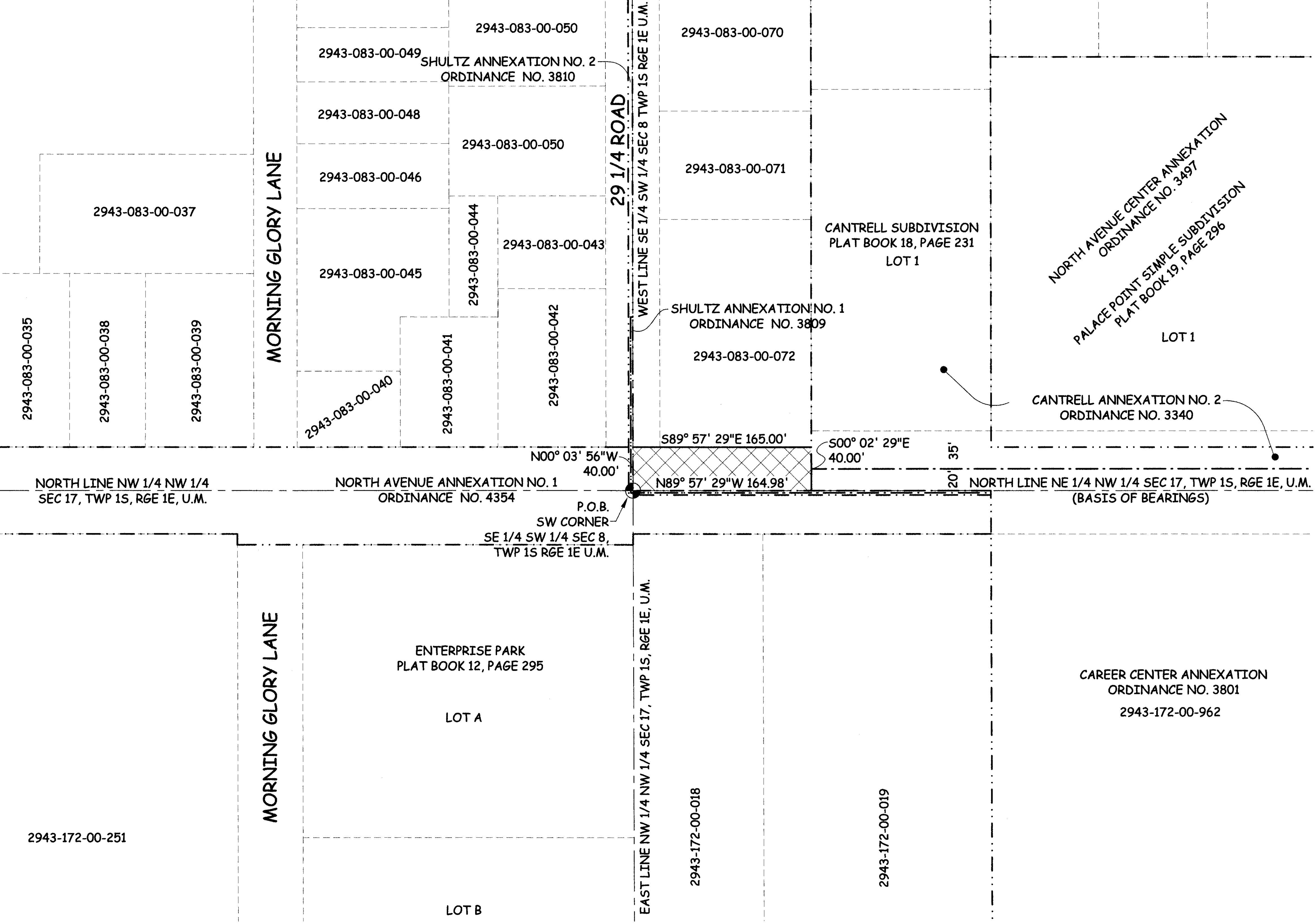


**PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION**

NORTH AVENUE ANNEXATION NO. 1

NORTH AVENUE ANNEXATION NO. 2

SITUATE IN THE SE 1/4 SW 1/4 OF SECTION 8, TWP 1S, RGE 1E, U.M.
COUNTY OF MESA, STATE OF COLORADO




LEGAL DESCRIPTION

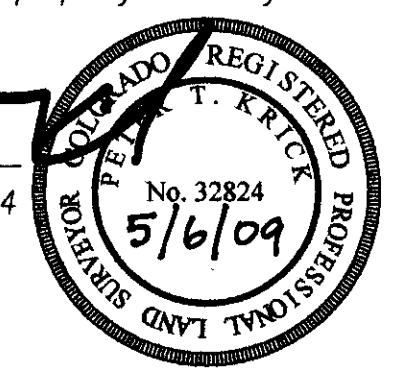
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Beginning at the Southwest corner of the SE 1/4 SW 1/4 of said Section 8 and assuming the North line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17 to bear N89°57'29\"/>

- 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
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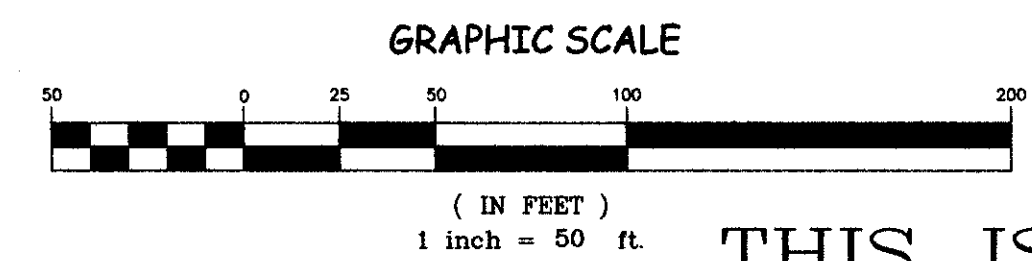
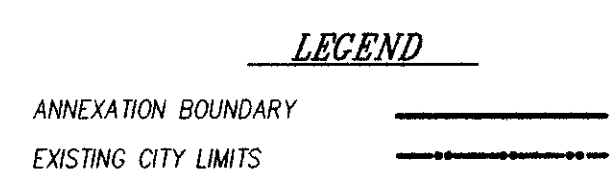
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 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: May 6th, 2009



AREA OF ANNEXATION

ANNEXATION PERIMETER	409.98 FT
CONTIGUOUS PERIMETER	244.98 FT.
AREA IN SQUARE FEET	6,599.67***
AREA IN ACRES	0.15



ORDINANCE NO.
 4354

EFFECTIVE DATE
 June 5th, 2009

THIS IS NOT A BOUNDARY SURVEY

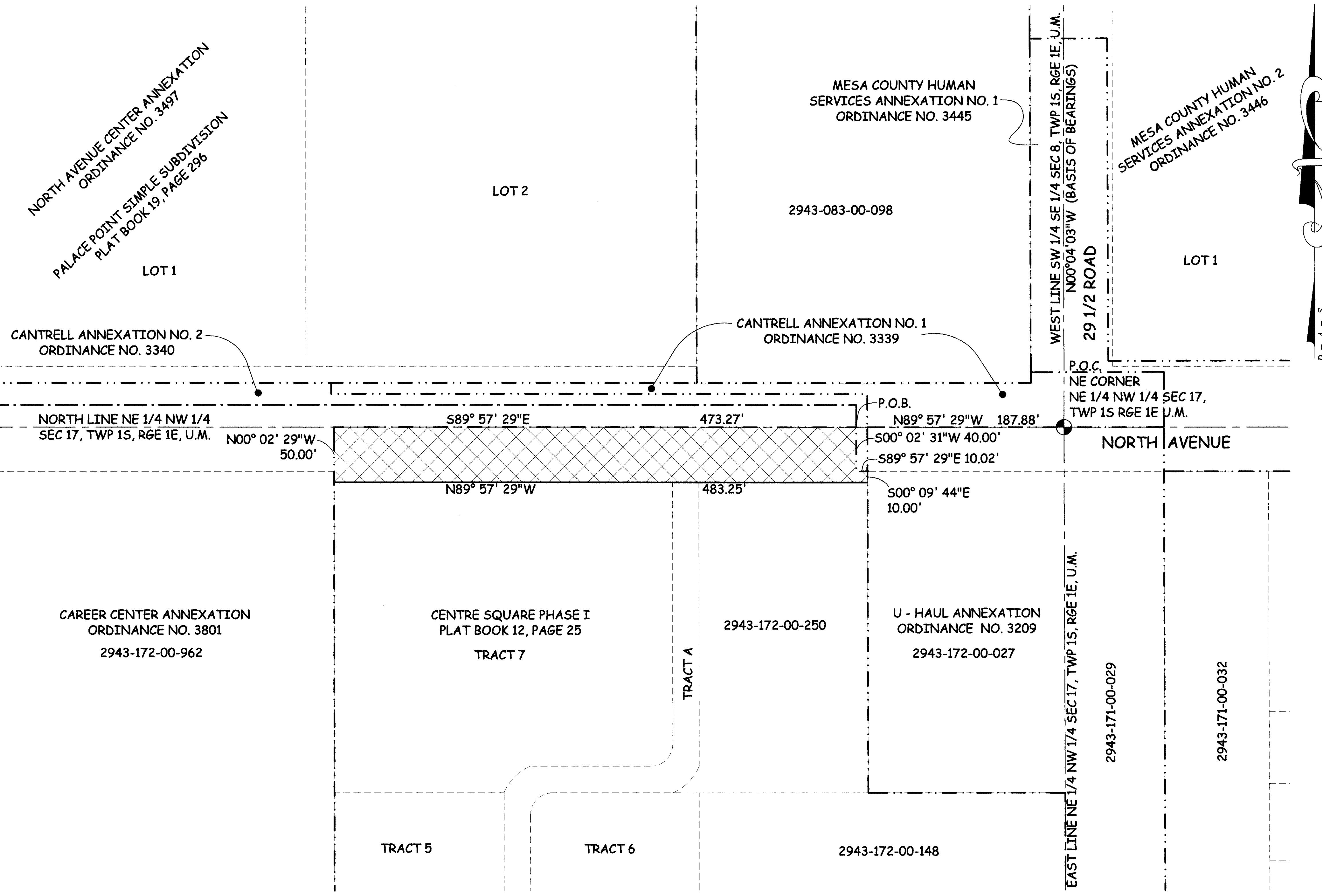
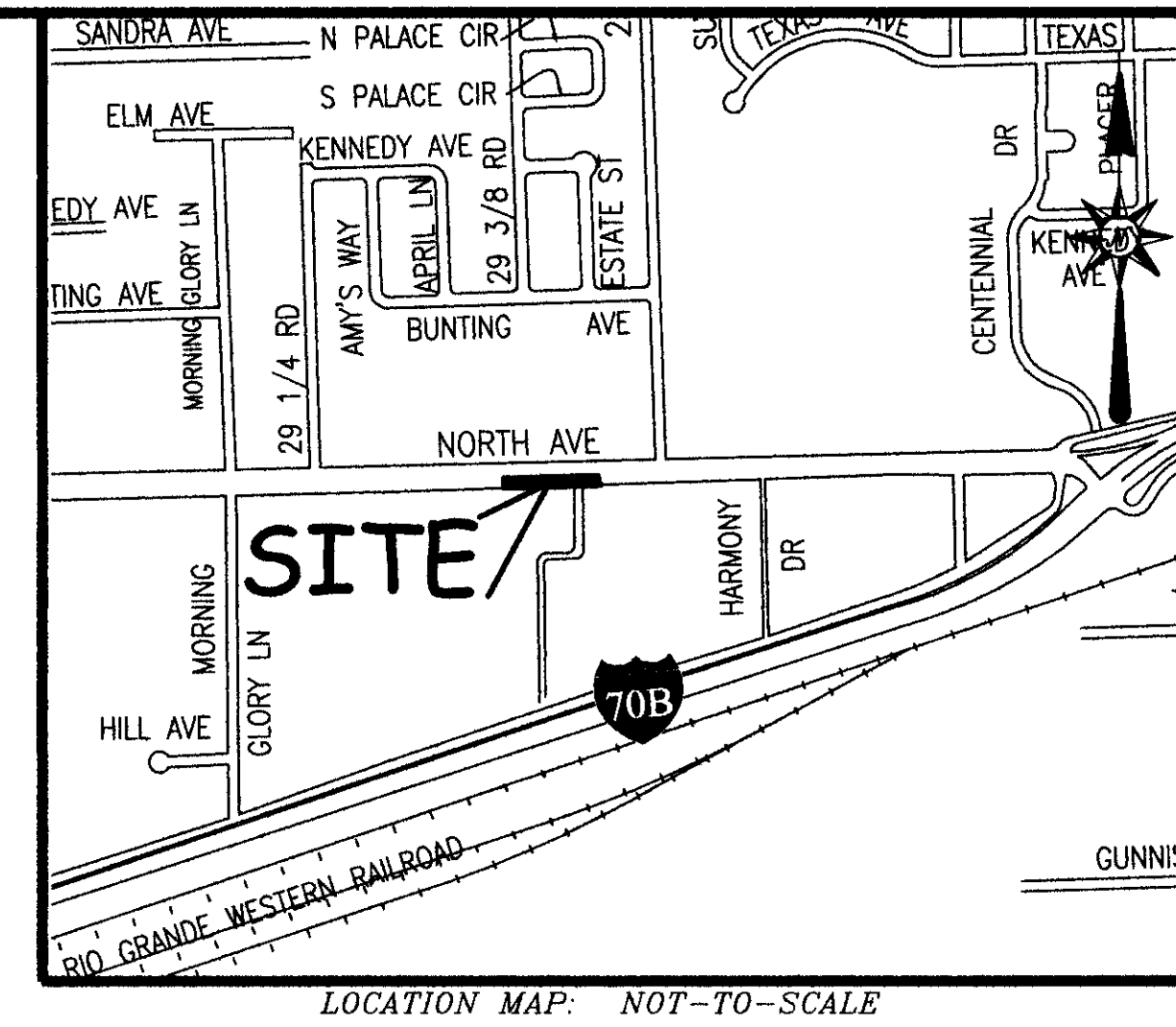
<p>Notice:</p> <p>According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.</p>	<table border="0"> <tr> <td>DRAWN BY</td> <td>J.K.T.</td> <td>DATE</td> <td>2-03-2009</td> </tr> <tr> <td>DESIGNED BY</td> <td></td> <td>DATE</td> <td></td> </tr> <tr> <td>CHECKED BY</td> <td>P.T.K.</td> <td>DATE</td> <td></td> </tr> <tr> <td>APPROVED BY</td> <td></td> <td>DATE</td> <td></td> </tr> </table>	DRAWN BY	J.K.T.	DATE	2-03-2009	DESIGNED BY		DATE		CHECKED BY	P.T.K.	DATE		APPROVED BY		DATE		<p>SCALE</p> <p>1" = 50'</p>
DRAWN BY	J.K.T.	DATE	2-03-2009															
DESIGNED BY		DATE																
CHECKED BY	P.T.K.	DATE																
APPROVED BY		DATE																



**PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION**

NORTH AVENUE ANNEXATION NO. 3

SITUATE IN THE NE 1/4 NW 1/4 OF SECTION 17, TWP 15, RGE 1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

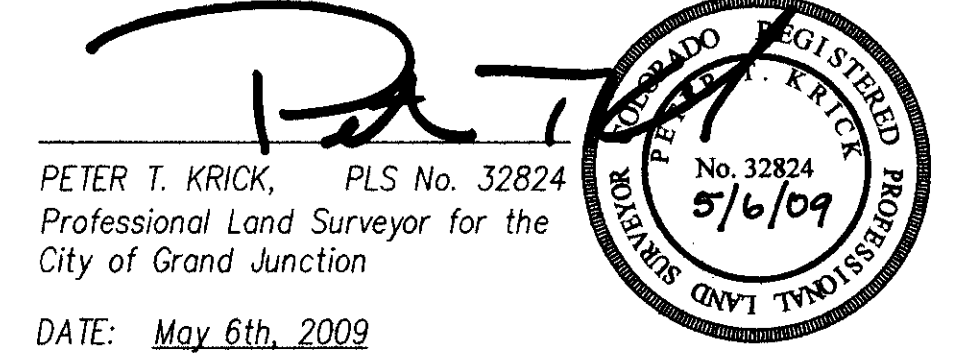
A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the NE 1/4 NW 1/4 of said Section 17 and assuming the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 8 to bear N00°04'03"W with all bearings contained herein relative thereto; thence N89°57'29"E a distance of 187.88 feet along the North line of the NE 1/4 NW 1/4 of said Section 17, said line also being the North line of U-Haul Annexation, Ordinance No. 3209, City of Grand Junction to the Point of Beginning; thence S00°02'31"W a distance of 40.00 feet along Cantrell Annexation No. 2, Ordinance No. 3340, City of Grand Junction; thence S89°57'29"E a distance of 10.02 feet along said Cantrell Annexation No. 2 to a point on the West line of said U-Haul Annexation; thence S00°09'44"E a distance of 10.00 feet along the West line of said U-Haul Annexation; thence N89°57'29"W a distance of 483.25 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 17; thence along the Southeasterly line of Career Center Annexation, Ordinance No. 3801, City of Grand Junction the following two (2) courses: (1) N00°02'29"W a distance of 50.00 feet to a point on the North line of the NE 1/4 NW 1/4 of said Section 17; (2) S89°57'29"E a distance of 473.27 feet along the North line of the NE 1/4 NW 1/4 of said Section 17 to the Point of Beginning.

ABBREVIATIONS

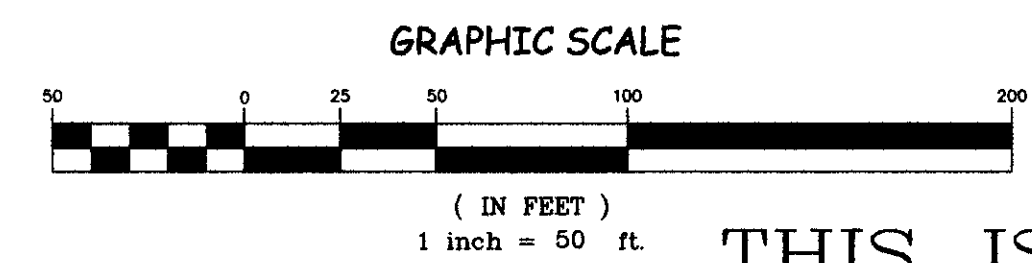
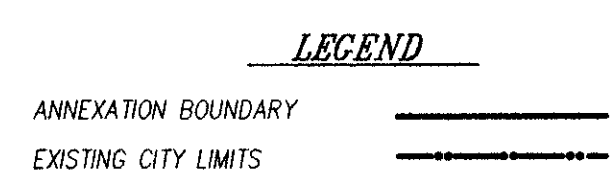
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

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AREA OF ANNEXATION

ANNEXATION PERIMETER	1,066.54 FT
CONTIGUOUS PERIMETER	583.29 FT
AREA IN SQUARE FEET	23,761.91***
AREA IN ACRES	0.55



ORDINANCE NO.
4354

EFFECTIVE DATE
June 5th, 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	J.K.T.	DATE	2-03-2009
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 50'

THIS IS NOT A BOUNDARY SURVEY

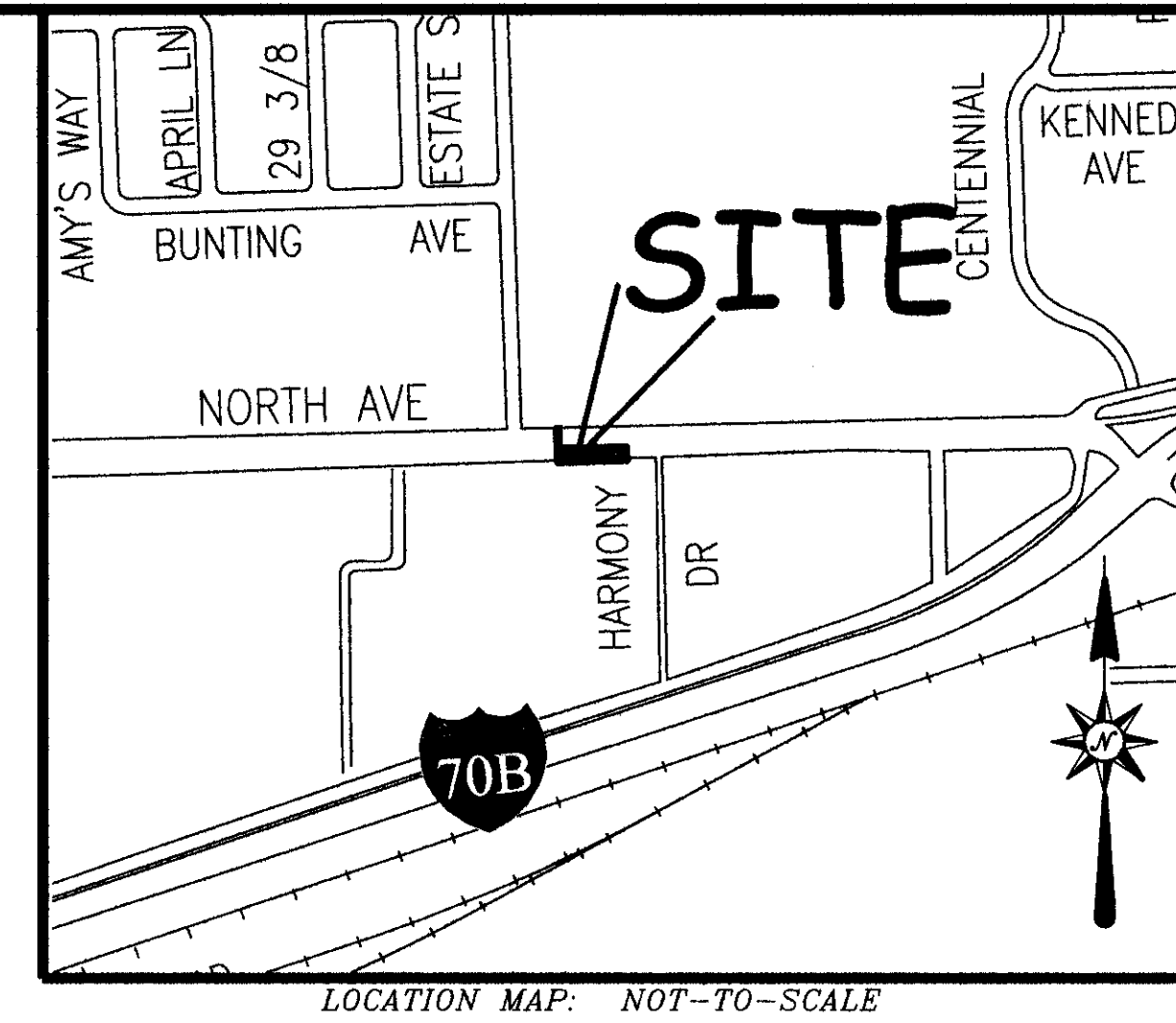


PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

NORTH AVENUE ANNEXATION NO. 3

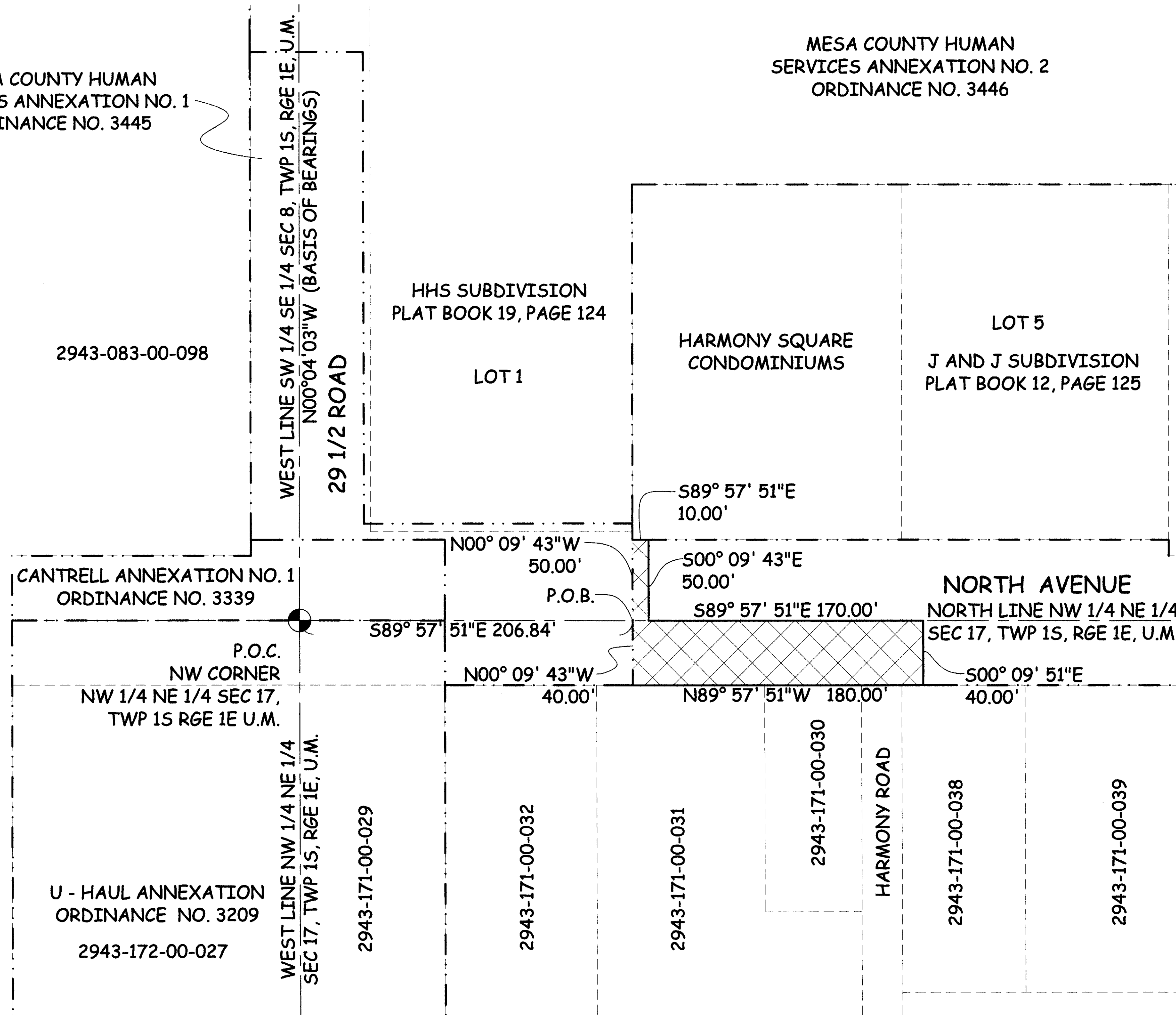
NORTH AVENUE ANNEXATION NO. 4

SITUATE IN THE SE 1/4 OF SECTION 8 AND THE NE 1/4 OF SECTION 17,
TWP 1S, RGE 1E, U.M. COUNTY OF MESA, STATE OF COLORADO



MESA COUNTY HUMAN SERVICES ANNEXATION NO. 1
ORDINANCE NO. 3445

MESA COUNTY HUMAN SERVICES ANNEXATION NO. 2
ORDINANCE NO. 3446



LEGAL DESCRIPTION

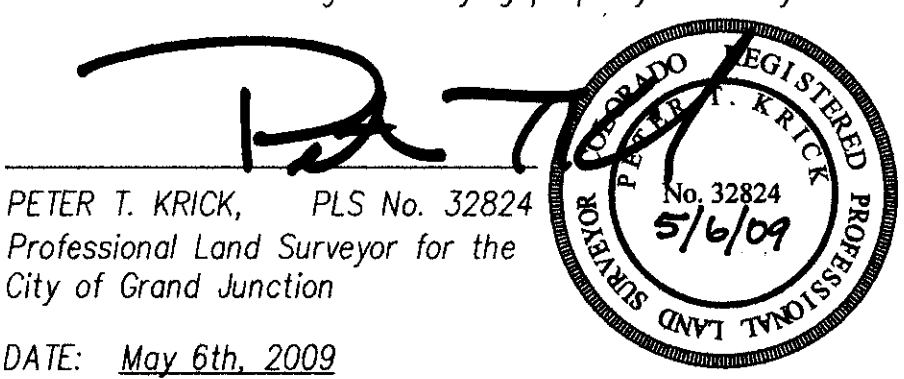
A certain parcel of land located in the Southeast Quarter (SE 1/4) of Section 8 and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17 and assuming the West line of the SW 1/4 SE 1/4 of said Section 8 to bear N00°04'03"W with all bearings contained herein relative thereto; thence S89°57'51"E a distance of 206.84 feet along the North line of the NW 1/4 NE 1/4 of said Section 17 to the Point of Beginning; thence N00°09'43"W a distance of 50.00 feet along the Easterly line of Mesa County Human Services Annexation No. 1, Ordinance No. 3445, City of Grand Junction; thence S89°57'51"E a distance of 10.00 feet along a line being 50.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°09'43"E a distance of 50.00 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; thence S89°57'51"E a distance of 170.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°09'51"E a distance of 40.00 feet; thence N89°57'51"W a distance of 180.00 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17 to the Southeast corner of said Mesa County Human Services Annexation No. 1; thence N00°09'43"W a distance of 40.00 feet along the Easterly line of said Mesa County Human Services Annexation No. 1 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
- 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: May 6th, 2009

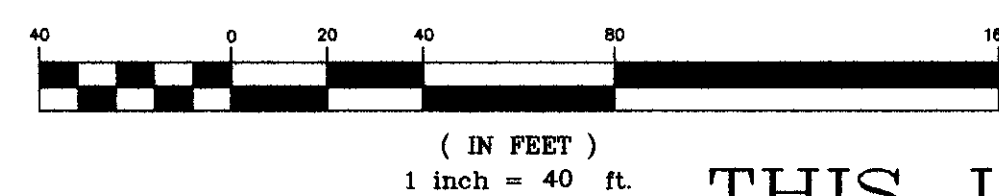
AREA OF ANNEXATION

ANNEXATION PERIMETER	540.00 FT
CONTIGUOUS PERIMETER	90.00 FT.
AREA IN SQUARE FEET	7,699.97***
AREA IN ACRES	0.18

LEGEND

ANNEXATION BOUNDARY	———
EXISTING CITY LIMITS	———

GRAPHIC SCALE



ORDINANCE NO.
4354

EFFECTIVE DATE
June 5th, 2009

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DRAWN BY	J.K.T.	DATE	2-03-2009
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 40'

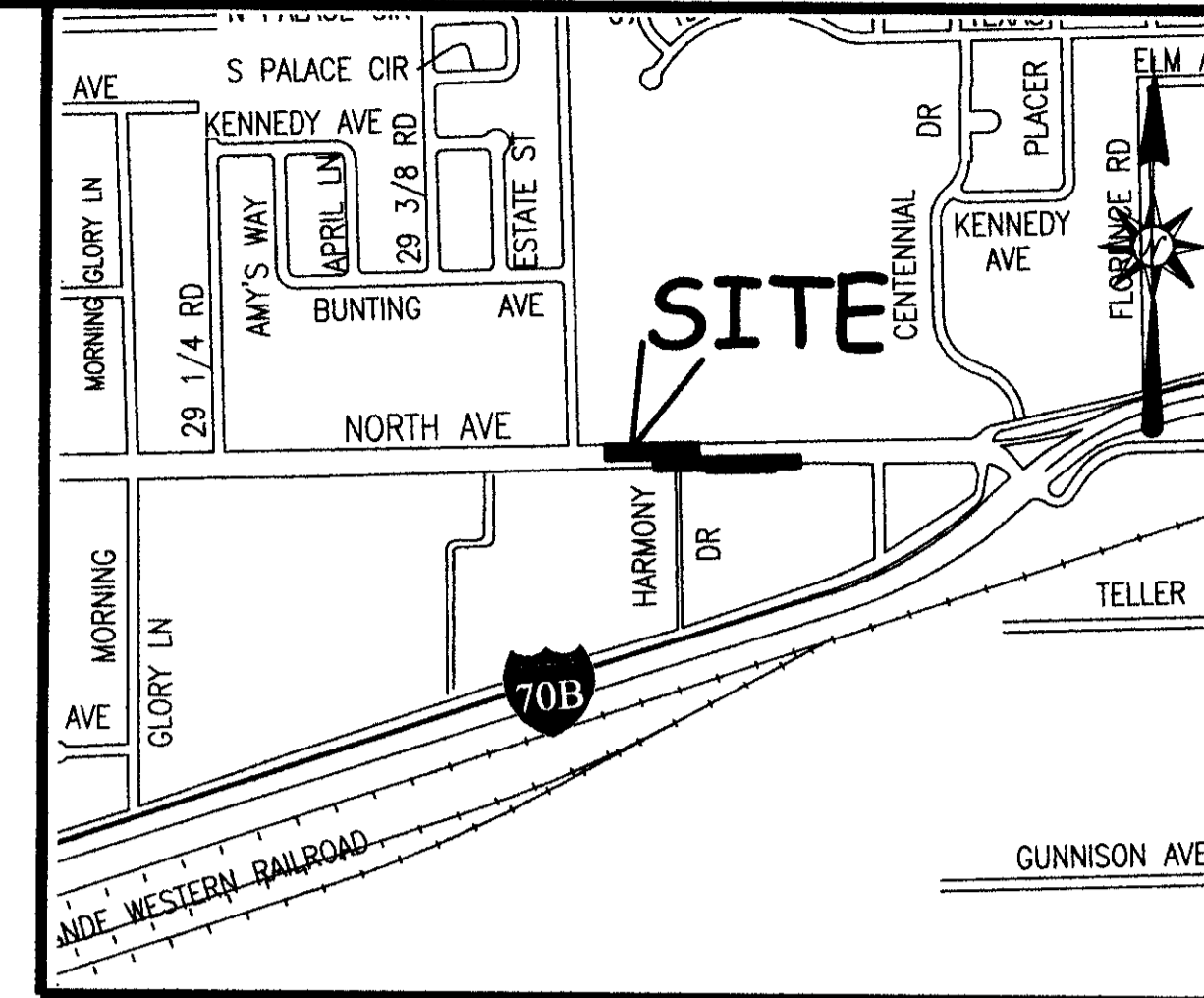


PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

NORTH AVENUE ANNEXATION NO. 4

NORTH AVENUE ANNEXATION NO. 5

SITUATE IN THE SE 1/4 OF SECTION 8 AND THE NE 1/4 OF SECTION 17,
TWP 1S, RGE 1E, U.M. COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

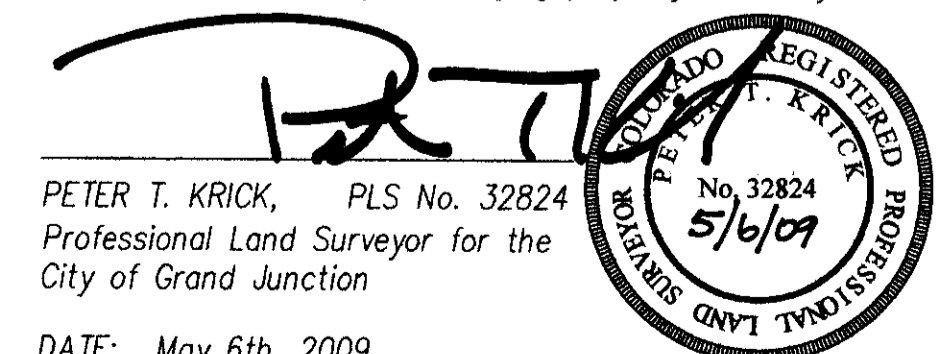
A certain parcel of land located in the Southeast Quarter (SE 1/4) of Section 8 and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17 and assuming the West line of the SW 1/4 SE 1/4 of said Section 8 to bear N00°04'03"W with all bearings contained herein relative thereto; thence S89°57'51"E a distance of 216.84 feet along the North line of the NW 1/4 NE 1/4 of said Section 17 to the Point of Beginning; thence N00°09'43"W a distance of 50.00 feet along the Easterly line of North Avenue Annexation No. 4, Ordinance No. 4354, City of Grand Junction; thence S89°57'51"E a distance of 321.81 feet along a line being 50.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°03'39"E a distance of 50.00 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; thence S89°57'51"E a distance of 357.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°02'09"E a distance of 40.00 feet; thence along the Northerly line of Lot 1 of Duo Subdivision, as same is recorded in Plat Book 12, Page 74, public records of Mesa County, Colorado the following three (3) courses: (1) N89°57'51"W a distance of 85.53 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; (2) S01°02'29"E a distance of 10.00 feet; (3) N89°57'51"W a distance of 237.19 feet along a line being 50.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence N01°02'29"W a distance of 10.00 feet; thence N89°57'51"W a distance of 185.49 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence N00°09'51"W a distance of 40.00 feet along the Easterly line of said North Avenue Annexation No. 4 to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; thence N89°57'51"W a distance of 170.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17, said line also being the North Avenue Annexation No. 4 to the Point of Beginning.

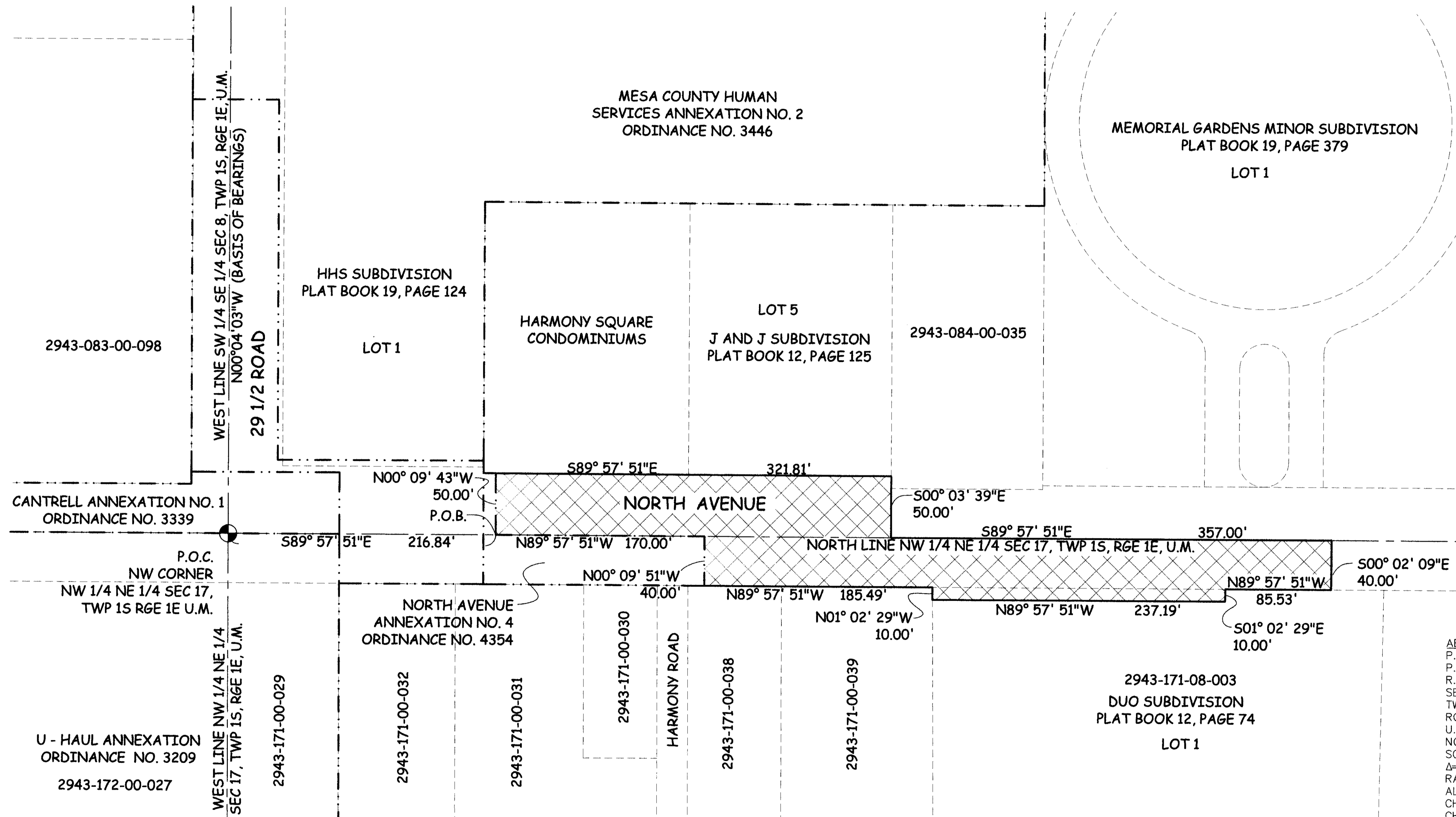
ABBREVIATIONS

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
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

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PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: May 6th, 2009



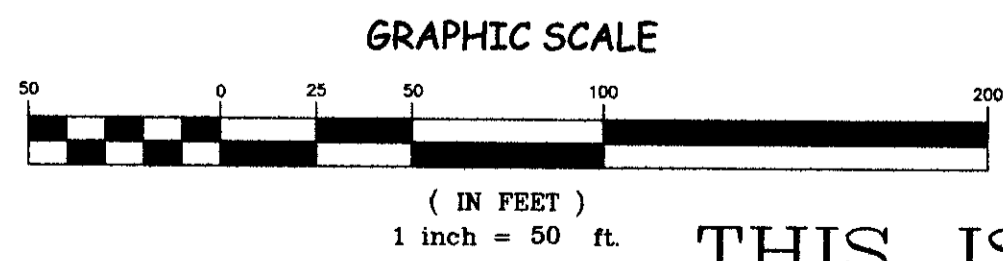
AREA OF ANNEXATION

ANNEXATION PERIMETER	1,557.02 FT
CONTIGUOUS PERIMETER	260.00 FT
AREA IN SQUARE FEET	38,807.78**
AREA IN ACRES	0.89

** (CONTAINS 38,807.78 SQ. FT. WITHIN NORTH AVENUE RIGHTS OF WAY)

LEGEND

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



ORDINANCE NO.
4354

EFFECTIVE DATE
June 5th, 2009

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DRAWN BY	J.K.T.	DATE	2-03-2009
DESIGNED BY	_____	DATE	_____
CHECKED BY	P.T.K.	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE
1" = 50'

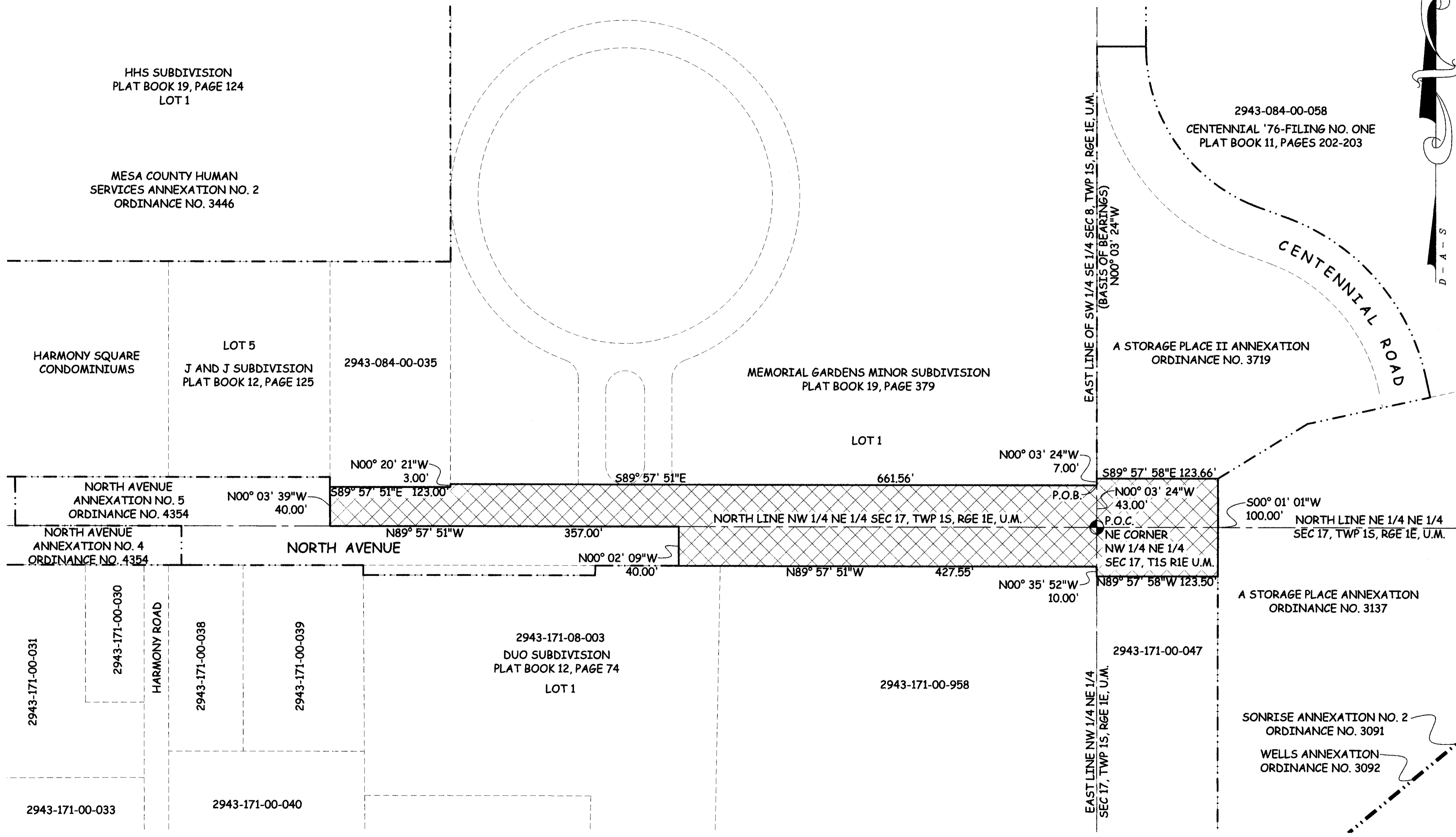
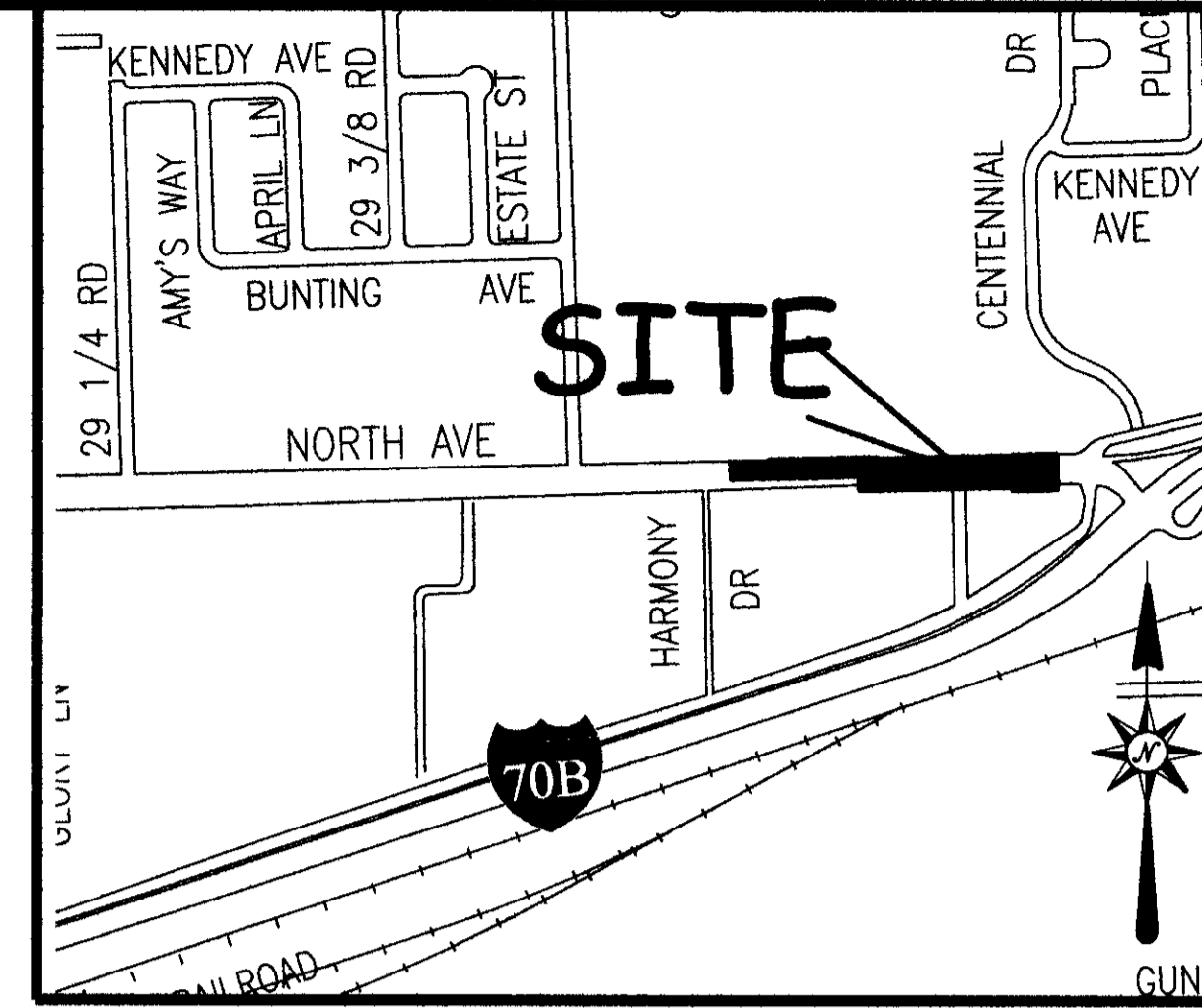


PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

NORTH AVENUE ANNEXATION NO. 5

NORTH AVENUE ANNEXATION NO. 6

SITUATE IN THE SE 1/4 OF SECTION 8 AND THE NE 1/4 OF SECTION 17,
TWP 15, RGE 1E, U.M. COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

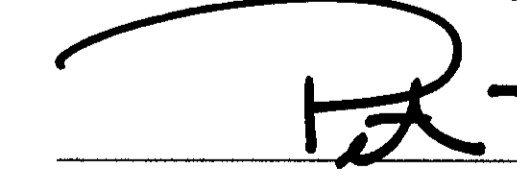
A certain parcel of land located in the Southeast Quarter (SE 1/4) of Section 8 and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

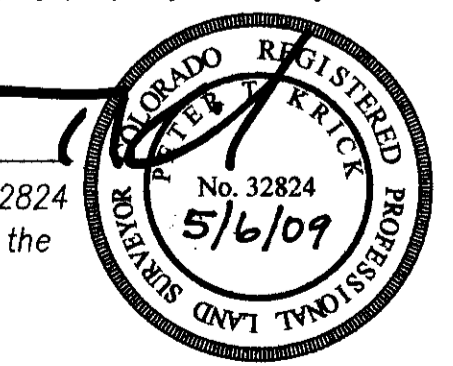
Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17 and assuming the East line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 8 to bear N00°03'24"W with all bearings contained herein relative thereto; thence N00°03'24"W a distance of 43.00 feet along the East line of the SW 1/4 SE 1/4 of said Section 8 to the Point of Beginning; thence N00°03'24"W a distance of 7.00 feet along the East line of the SW 1/4 SE 1/4 of said Section 8 to the Southwest corner of A Storage Place II Annexation, Ordinance No. 3719, City of Grand Junction; thence S89°57'58"E a distance of 123.66 feet along the Southerly line of said A Storage Place II Annexation; thence S00°01'01"W a distance of 100.00 feet along the West line of A Storage Place Annexation, Ordinance No. 3137, City of Grand Junction; thence N89°57'58"W a distance of 123.50 feet to a point on the East line of the NW 1/4 NE 1/4 of said Section 17; thence N00°35'52"W a distance of 10.00 feet along the East line of the NW 1/4 NE 1/4 of said Section 17; thence N89°57'51"W a distance of 427.55 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence along North Avenue Annexation No. 5, Ordinance No. 4354, City of Grand Junction the following three (3) courses: (1) N00°02'09"W a distance of 40.00 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; (2) N89°57'51"W a distance of 357.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17; (3) N00°03'39"W a distance of 40.00 feet; thence S89°57'51"E a distance of 123.00 feet along a line being 40.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence N00°20'21"W a distance of 3.00 feet; thence S89°57'51"E a distance of 661.56 feet along a line being 43.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17, said line also being the South line of Memorial Gardens Minor Subdivision, as same is recorded in Plat Book 19, Page 379, public records of Mesa County, Colorado 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
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

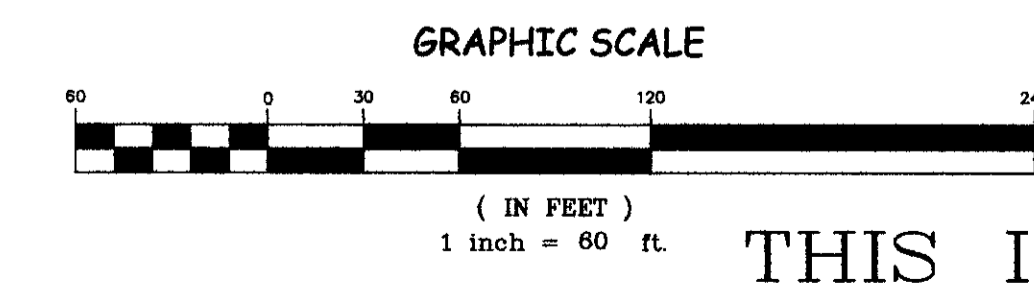
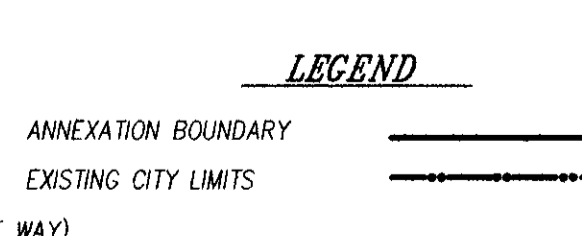
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 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: May 6th, 2009



AREA OF ANNEXATION

ANNEXATION PERIMETER	2,016.27 FT
CONTIGUOUS PERIMETER	660.66 FT
AREA IN SQUARE FEET	62,829.10***
AREA IN ACRES	1.44



ORDINANCE NO.
 4354

EFFECTIVE DATE
 June 5th, 2009

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DRAWN BY	J.K.T.	DATE	2-03-2009
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	



**PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION**

NORTH AVENUE ANNEXATION NO. 6
 1 OF 1