

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4450

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

GJ REGIONAL AIRPORT ANNEXATION

APPROXIMATELY 614.3 ACRES

LOCATED AT 2828 WALKER FIELD DRIVE

WHEREAS, on the 29th day of November, 2010, 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 19th day of January, 2011; 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:

GJ REIONAL AIRPORT ANNEXATION

A certain parcel of land lying in the West-half of the Southeast Quarter (W 1/2 of the SE 1/4) of Section 23, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the W 1/2 of the SE 1/4 of said Section 23 lying North and East of the centerline of the Highline Canal easement, as same is recorded in Book 2841, Page 804, Public Records of Mesa County, Colorado.

CONTAINING 52.35 Acres or 2,280,404 Square Feet, more or less, as described

-TOGETHER WITH-

A certain parcel of land lying in the West-half of the Northwest Quarter (W 1/2 of the NW 1/4) of Section 24, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the W 1/2 of the NW 1/4 of said Section 24.

CONTAINING 79.82 Acres or 3,476,929 Square Feet, more or less, as described

-TOGETHER WITH-

A certain parcel of land lying in the South-half (S 1/2) of Section 29, the Northwest Quarter (NW 1/4), Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of Section 30 and the East-three quarters (E 3/4) of Section 32, all in Township 1 North, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 30 and assuming the North line of the South-half of the NW 1/4 of said Section 30 bears S 89°49'11" E with all other bearings contained herein relative thereto; thence from said Point of Beginning, S 89°49'11" E along the North line of the South-half of the NW 1/4 of said Section 30, a distance of 2646.70 feet to a point being the Northeast corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 30; thence S 00°09'32" W along the East line of the SE 1/4 NW 1/4 of said Section 30, a distance of 1322.96 feet to a point being the Southeast corner of the SE 1/4 NW 1/4 of said Section 30; thence S 89°46'00" E along the North line of the Southeast Quarter (SE 1/4) of said Section 30, a distance of 2643.81 feet to a point being the Northeast corner of the SE 1/4 of said Section 30; thence N 89°34'41" E along the North line of the Southwest Quarter (SW 1/4) of said Section 29, a distance of 2643.14 feet to a point being the Northeast corner of the SW 1/4 of said Section 29; thence S 00°16'19" W along the East line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 29, a distance of 1317.67 feet to a point being the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 29; thence N 89°37'46" E along the North line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 29, a distance of 1322.97 feet to a point being the Northeast corner of the SW 1/4 SE 1/4 of said Section 29; thence S 00°05'59" W along the East line of the SW 1/4 SE 1/4 of said Section 29, a distance of 1319.65 feet to a point being the Southeast corner of the SW 1/4 SE 1/4 of said Section 29; thence S 00°05'59" W along the West line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32, a distance of 1323.49 feet to a point being the Northwest corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 32; thence N 89°44'14" E along the North line of the SE 1/4 NE 1/4 of said Section 32, a distance of 1316.36 feet to a point being the Northeast corner of the SE 1/4 NE 1/4 of said Section 32; thence S 00°20'13" W along the East line of said Section 32, a distance of 1325.68 feet to a point being the Southeast corner

of the SE 1/4 NE 1/4 of said Section 32; thence S 00°20'12" W along the East line of said Section 32, a distance of 1322.59 feet to a point being the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 32; thence S 00°20'12" W along the East line of said Section 32, a distance of 20.00 feet; thence S 89°51'51" W along a line 20.00 feet South of and parallel with, the North line of the SE 1/4 SE 1/4 of said Section 32, a distance of 1321.31 feet to a point on the West line of the SE 1/4 SE 1/4 of said Section 32; thence N 90°00'00" W along a line 20.00 feet South of and parallel with the South line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 32, a distance of 20.00 feet; thence N 00°18'53" E along a line 20.00 feet West of and parallel with the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 20.00 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 32; thence N 00°17'41" E along a line 20.00 feet West of and parallel with the West line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 32, a distance of 1321.21 feet to a point on the South line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 32; thence S 89°52'38" W along the South line of the SW 1/4 NE 1/4 of said Section 32, a distance of 1302.26 feet to a point being the Southwest corner of the SW 1/4 NE 1/4 of said Section 32; thence S 89°52'38" W along the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 32, a distance of 1302.26 feet to a point 20.00 feet East of the Southwest corner of the SE 1/4 NW 1/4 of said Section 32; thence N 00°14'23" E along a line 20.00 feet East of and parallel with the West line of the SE 1/4 NW 1/4 of said Section 32, a distance of 1317.64 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 32; thence N 00°14'23" E along a line 20.00 feet East of and parallel with the West line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 32, a distance of 1319.24 feet to a point on the North line of said Section 32; thence S 89°38'38" W along the North line of said Section 32, a distance of 20.00 feet to a point being the Southeast corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 29; thence N 00°07'41" E along the East line of the SW 1/4 SW 1/4 of said Section 29, a distance of 1318.98 feet to a point being the Northeast corner of the SW 1/4 SW 1/4 of said Section 29; thence S 89°37'46" W along the North line of the SW 1/4 SW 1/4 of said Section 29, a distance of 1300.00 feet to a point 20.00 feet East of the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 30; thence N 00°23'44" E along a line 20.00 feet East of and parallel with the West line of said Section 29, a distance of 20.00 feet; thence S 89°37'46" W along a line 20.00 feet North of and parallel with the North line of the SW 1/4 SW 1/4 of said Section 29, a distance of 20.00 feet to a point on the East line of said Section 30; thence N 89°48'56" W along a line 20.00 feet North of and parallel with the North line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 30, a distance of 1321.87 feet to a point on the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 30; thence N 00°18'19" E along the East line of the NW 1/4 SE 1/4 of said Section 30, a distance of 1276.27 feet to a point 20.00 feet South of the North line of the Southeast Quarter (SE 1/4) of said Section 30; thence N 89°46'00" W along a line 20.00 feet South of and parallel with the North line of the SE 1/4 of said Section 30, a distance of 1321.87 feet to a point on the West line of the NW 1/4 SE 1/4 of said Section 30; thence N 89°45'03" W along a line 20.00 feet

South of and parallel with the North line of the Southwest Quarter (SW 1/4) of said Section 30, a distance of 20.00 feet; thence N 62°44'42" W, a distance of 2950.52 feet, more or less, to the Point of Beginning.

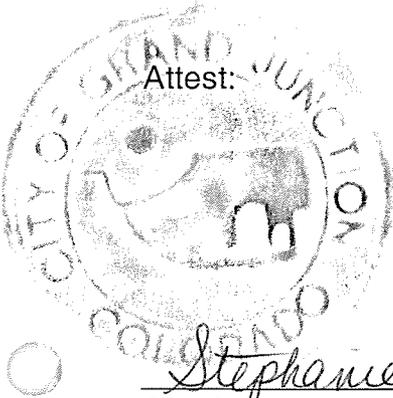
CONTAINING 482.13 Acres or 21,001,385 Square Feet, more or less, as described.

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

INTRODUCED on first reading on the 29th day of November, 2010 and ordered published.

ADOPTED on second reading the 19th day of January, 2011 and ordered published in pamphlet form.

Attest:



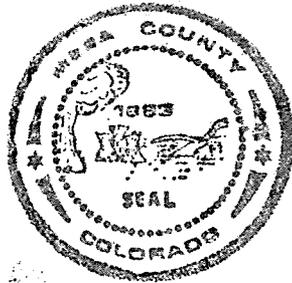
Stephanie Yun
City Clerk

Terena L. Coons
President of the Council

STATE OF COLORADO
County of MESA
I hereby certify that this
instrument was filed for record

FEB 01 2011

at 2:49 P M and recorded
in Book 5119 Page 774-772
Javier Rich, County Clk & Recorder
By Chasen Rodriguez
Deputy Clerk



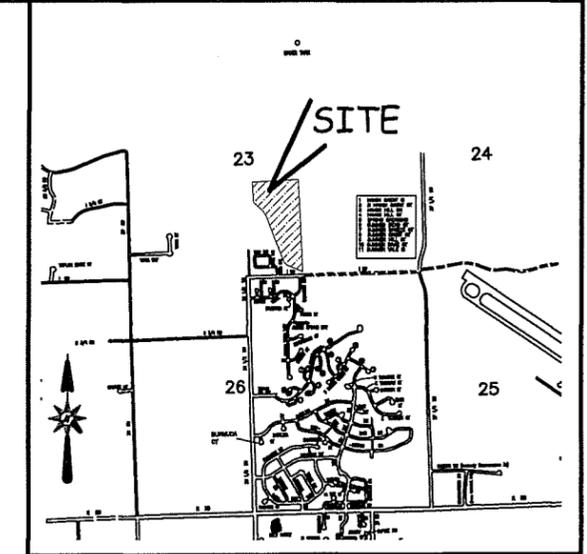
STATE OF COLORADO, COUNTY OF MESA
RECORDED AT 2:49 O'CLOCK P M Jan. 31 - 2011
EXHIBITION NO. 2561550 COUNTY RECORDER

10870 00 10870 00 10870 00
10870 00 10870 00 10870 00
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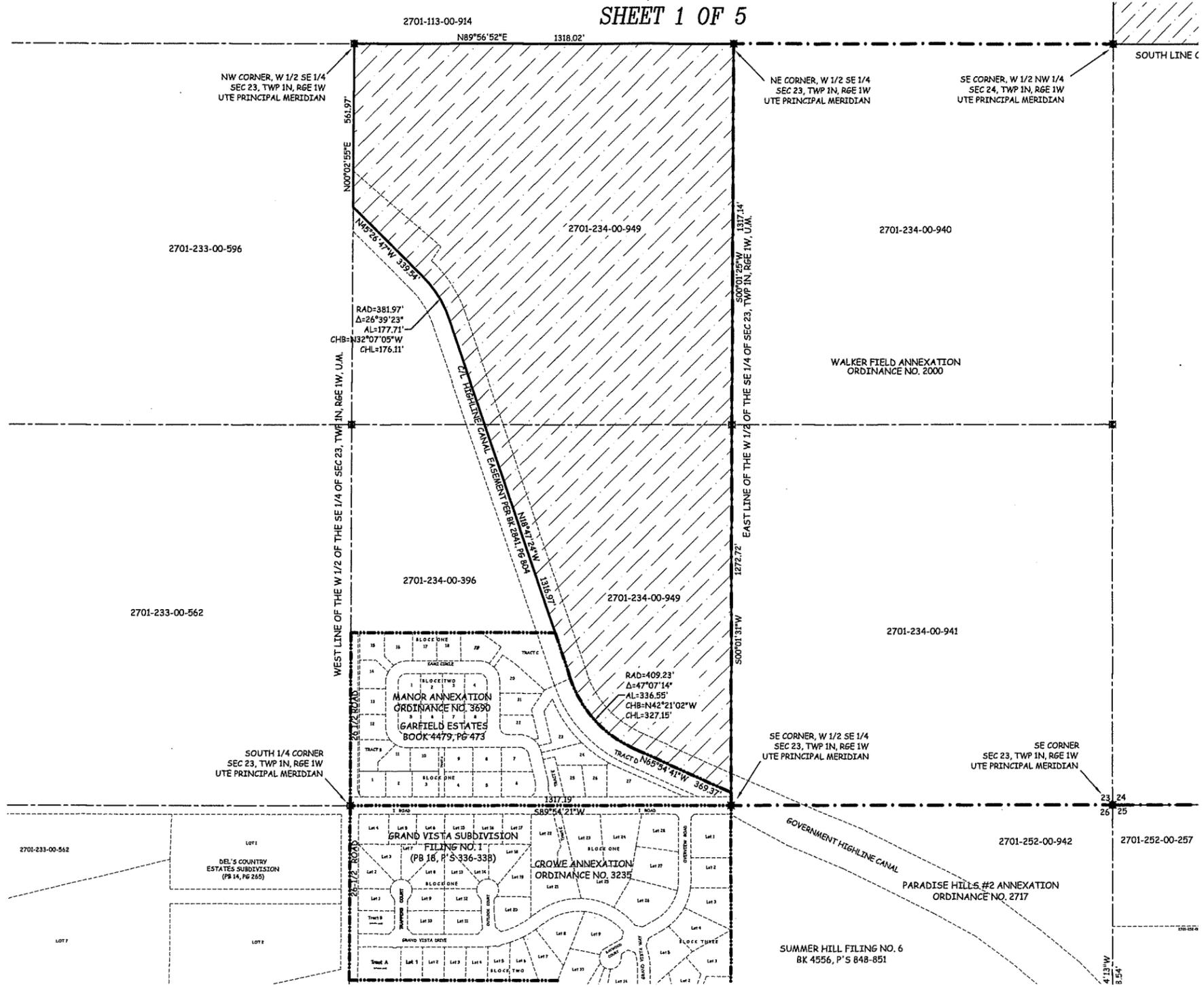
GJ REGIONAL AIRPORT ANNEXATION

NONCONTIGUOUS PARCELS SITUATE IN THE SE 1/4 OF SECTION 23 AND NW 1/4 OF SECTION 24, TWP 1N, RGE 1W, U.M.
AND S 1/2 OF SECTION 29, NW 1/4 OF SECTION 30 AND E 3/4 OF SECTION 32, TWP 1N, RGE 1E U.M.
COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 5



LOCATION MAP: NOT-TO-SCALE

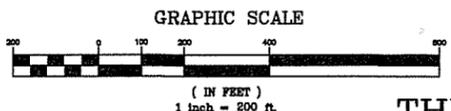


-FOR THIS PARCEL ONLY-
AREA OF ANNEXATION

ANNEXATION PERIMETER	7010.01 FT
CONTIGUOUS PERIMETER	3,453.16 FT.
AREA IN SQUARE FEET	2,280,404**
AREA IN ACRES	52.35

LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	



ORDINANCE NO.
4450

EFFECTIVE DATE
February 20th, 2011

THIS IS NOT A BOUNDARY SURVEY

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 20th, 2011



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	P.T.K.	DATE	11-08-2010	SCALE	
DESIGNED BY		DATE		1" = 200'	
CHECKED BY	P.T.K.	DATE			
APPROVED BY		DATE			



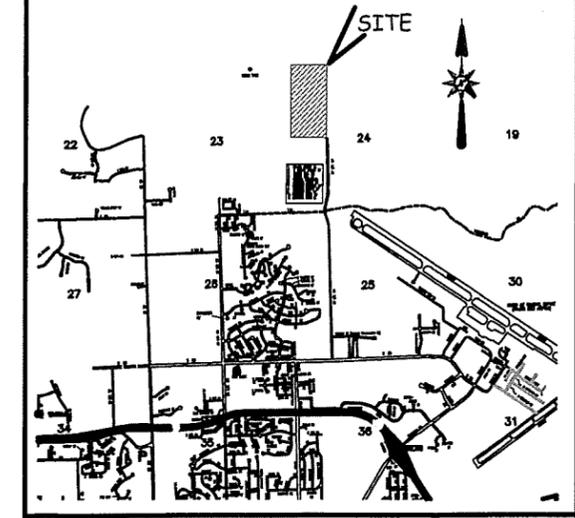
PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

GJ REGIONAL AIRPORT
ANNEXATION

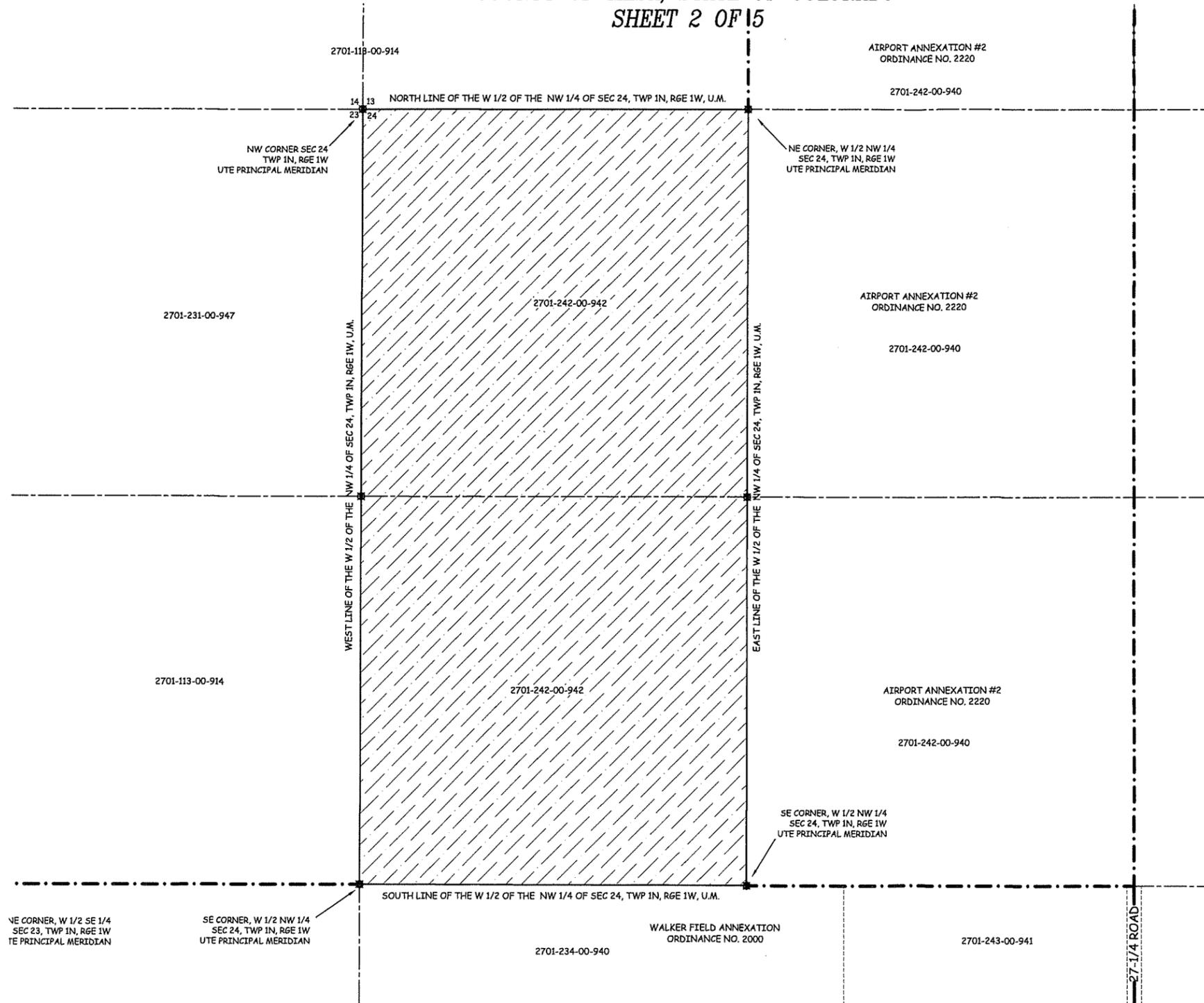
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AND S 1/2 OF SECTION 29, NW 1/4 OF SECTION 30 AND E 3/4 OF SECTION 32, TWP 1N, RGE 1E U.M.
COUNTY OF MESA, STATE OF COLORADO

SHEET 2 OF 15



LOCATION MAP: NOT-TO-SCALE



DESCRIPTION

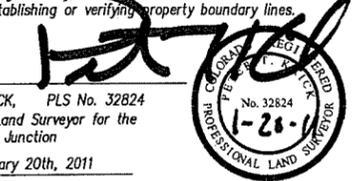
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ALL of the W 1/2 of the NW 1/4 of said Section 24.

ABBREVIATIONS

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PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: January 20th, 2011

-FOR THIS PARCEL ONLY- AREA OF ANNEXATION

ANNEXATION PERIMETER	7,910 FT.
CONTIGUOUS PERIMETER	3,957 FT.
AREA IN SQUARE FEET	3,476,929***
AREA IN ACRES	79.82+/-

***CONTAINS NO AREA WITHIN PUBLIC RIGHTS OF WAY

LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

ORDINANCE NO.
4450

EFFECTIVE DATE
February 20th, 2011

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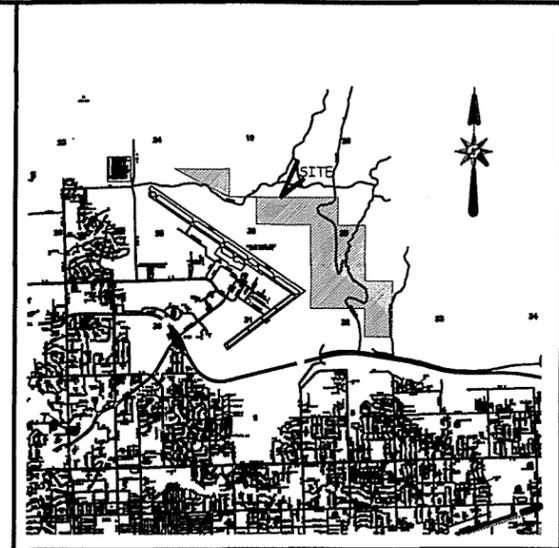


PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

GJ REGIONAL AIRPORT
ANNEXATION

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AND S 1/2 OF SECTION 29, NW 1/4, SW 1/4 & SE 1/4 OF SECTION 30 AND E 3/4 OF SECTION 32, TWP 1N, RGE 1E U.M.
COUNTY OF MESA, STATE OF COLORADO
SHEET 3 OF 5



LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A certain parcel of land lying in the South-half (S 1/2) of Section 29, the Northwest Quarter (NW 1/4), Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of Section 30 and the East-three quarters (E 3/4) of Section 32, all in Township 1 North, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

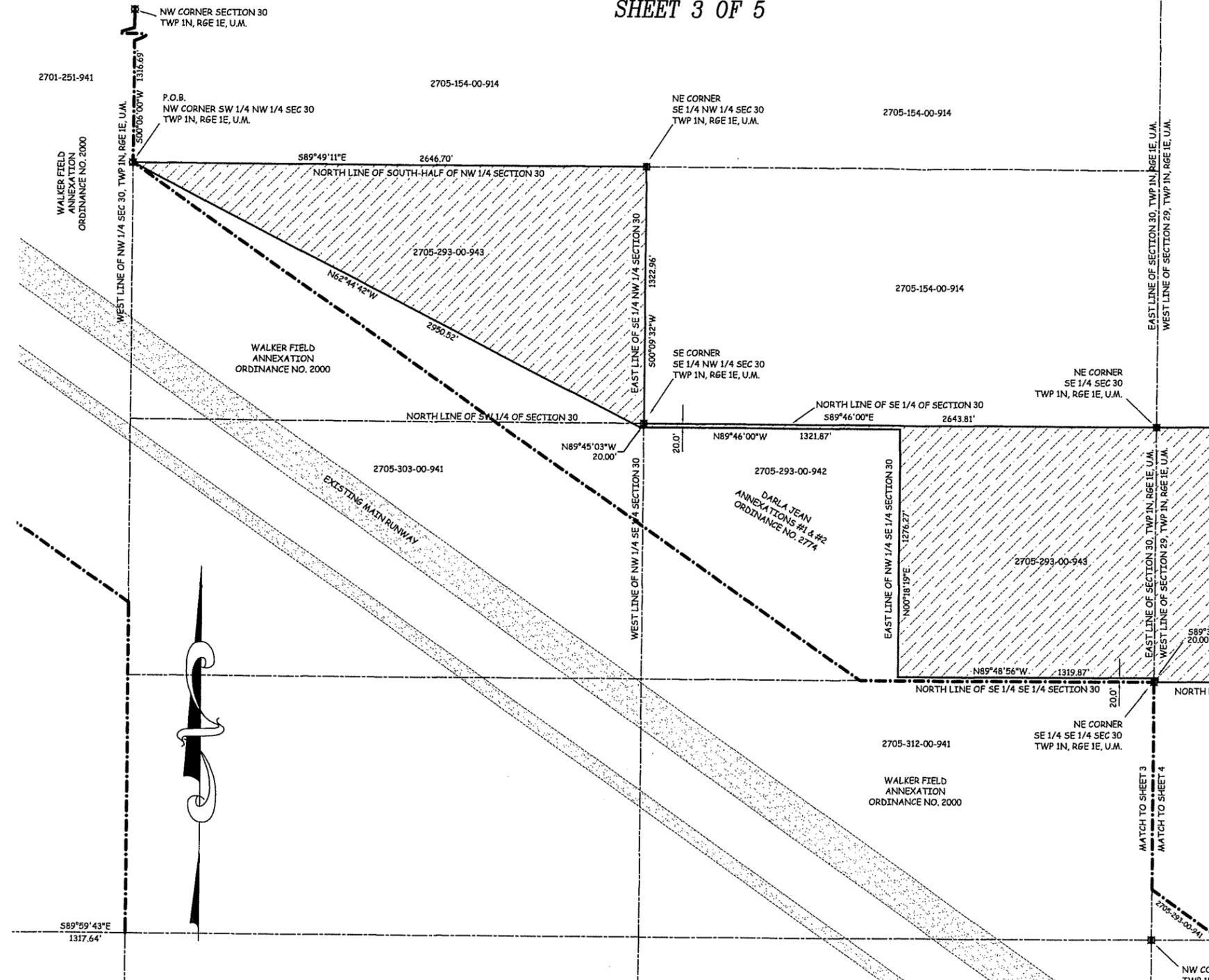
BEGINNING at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 30 and assuming the North line of the South-half of the NW 1/4 of said Section 30 bears S 89°49'11" E with all other bearings contained herein relative thereto; thence from said Point of Beginning, S 89°49'11" E along the North line of the South-half of the NW 1/4 of said Section 30, a distance of 2646.70 feet to a point being the Northeast corner of the Southwest Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 30; thence S 00°09'32" W along the East line of the SE 1/4 NW 1/4 of said Section 30, a distance of 1322.96 feet to a point being the Southeast corner of the SE 1/4 NW 1/4 of said Section 30; thence S 89°46'00" E along the North line of the Southeast Quarter (SE 1/4) of said Section 30, a distance of 2643.81 feet to a point being the Northeast corner of the SE 1/4 of said Section 30; thence N 89°34'41" E along the North line of the Southwest Quarter (SW 1/4) of said Section 29, a distance of 2643.14 feet to a point being the Northeast corner of the SW 1/4 of said Section 29; 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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
∠	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
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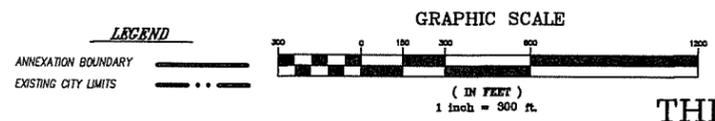
DATE: January 20th, 2011



-FOR PARCEL DEPICTED ON SHEETS 3, 4 & 5 ONLY-
AREA OF ANNEXATION

ANNEXATION PERIMETER	36,016.44 FT
CONTIGUOUS PERIMETER	17,451.43 FT.
AREA IN SQUARE FEET	21,001,385***
AREA IN ACRES	482.13+/-

***CONTAINS NO AREA WITHIN PUBLIC RIGHTS OF WAY



ORDINANCE NO.
4450

EFFECTIVE DATE
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DRAWN BY	P.T.K.	DATE	11-08-2010
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 300'



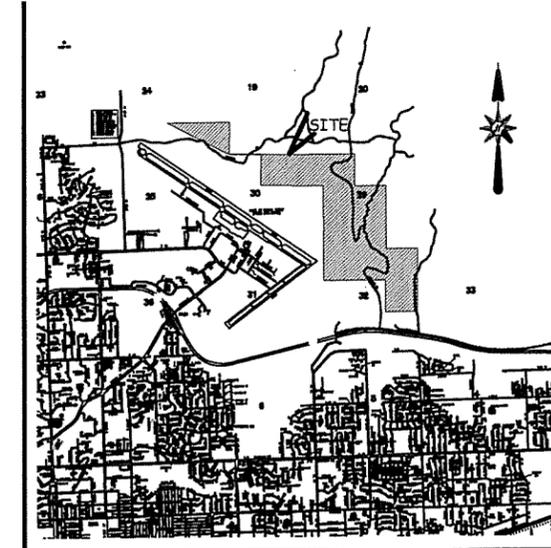
PUBLIC WORKS AND UTILITIES
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GJ REGIONAL AIRPORT
ANNEXATION

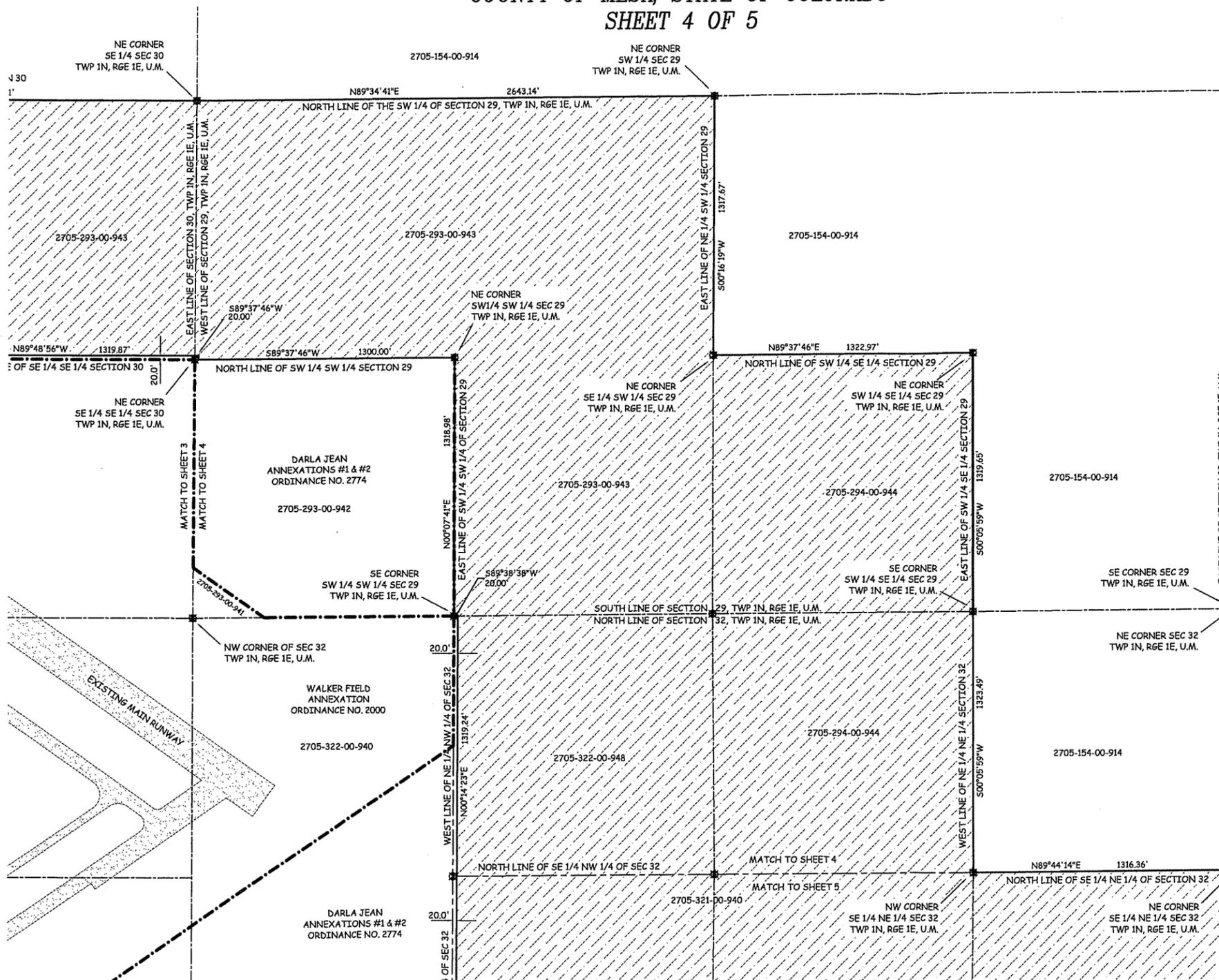
3 OF 5

GJ REGIONAL AIRPORT ANNEXATION

NONCONTIGUOUS PARCELS SITUATE IN THE SE 1/4 OF SECTION 23 AND NW 1/4 OF SECTION 24, TWP 1N, RGE 1W, U.M.
AND S 1/2 OF SECTION 29, NW 1/4, SW 1/4 & SE 1/4 OF SECTION 30 AND E 3/4 OF SECTION 32, TWP 1N, RGE 1E U.M.
COUNTY OF MESA, STATE OF COLORADO
SHEET 4 OF 5



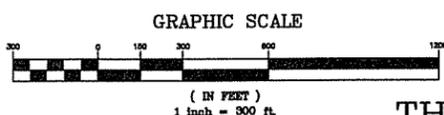
LOCATION MAP: NOT-TO-SCALE



- 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

DESCRIPTION
SEE SHEET 3 OF 5

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



ORDINANCE NO.
4450

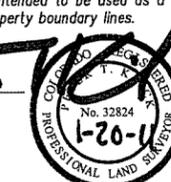
EFFECTIVE DATE
February 20th, 2011

THIS IS NOT A BOUNDARY SURVEY

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 boundary 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 20th, 2011



Notice:
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DRAWN BY P.T.K. DATE 11-08-2010
DESIGNED BY _____ DATE _____
CHECKED BY P.T.K. DATE _____
APPROVED BY _____ DATE _____

SCALE
1" = 300'

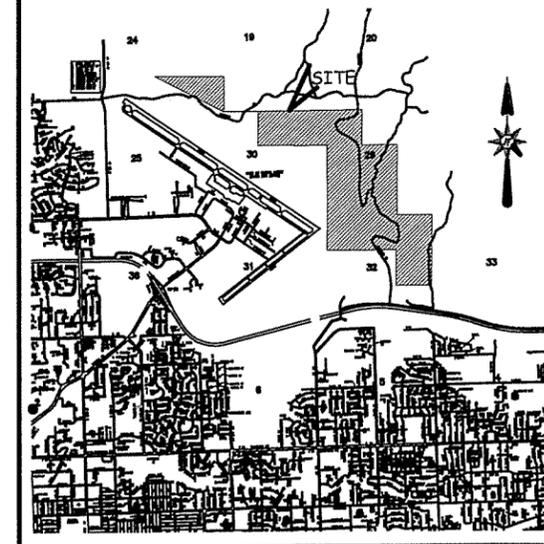
CITY OF
Grand Junction
COLORADO

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

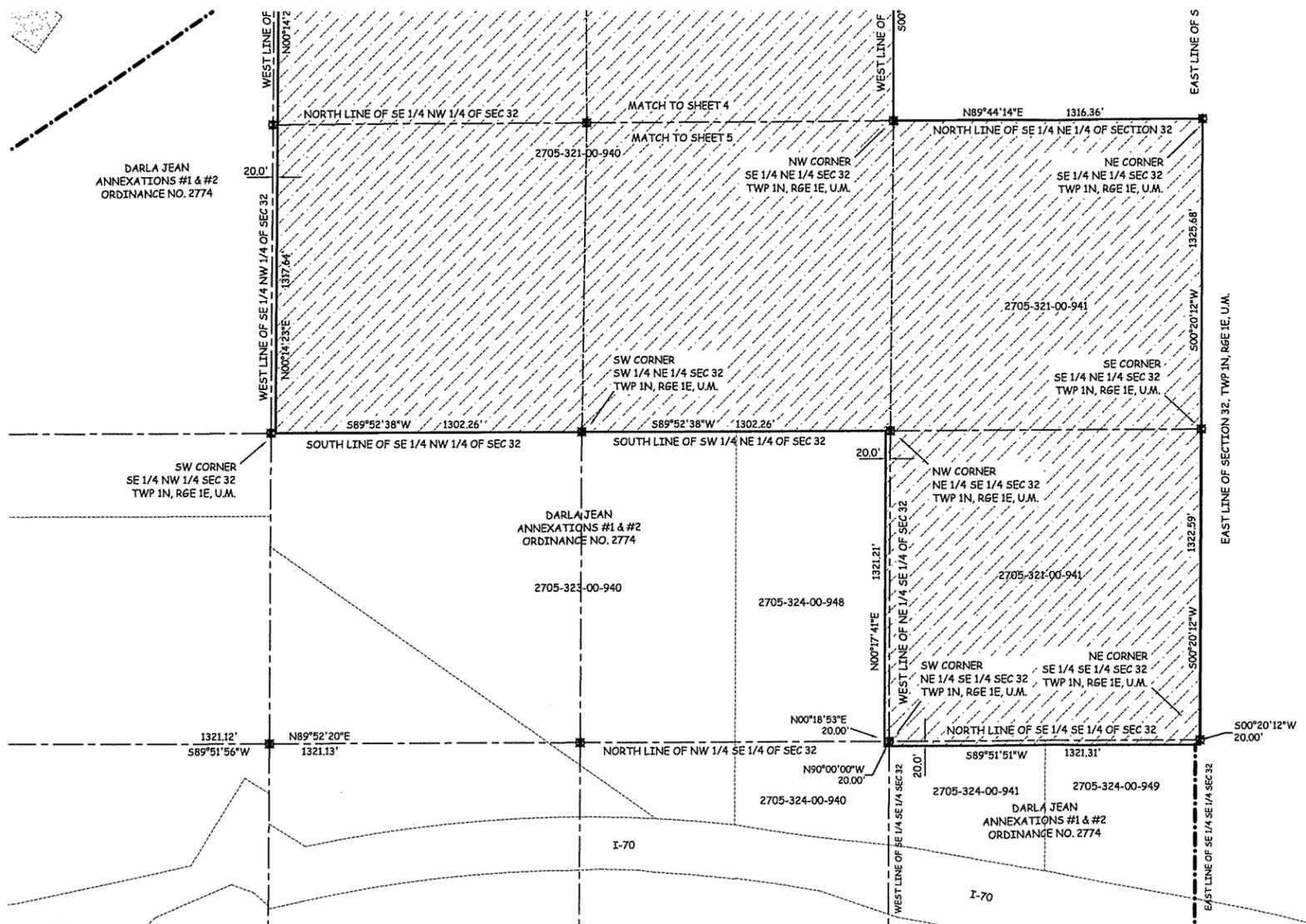
GJ REGIONAL AIRPORT
ANNEXATION

GJ REGIONAL AIRPORT ANNEXATION

NONCONTIGUOUS PARCELS SITUATE IN THE SE 1/4 OF SECTION 23 AND NW 1/4 OF SECTION 24, TWP 1N, RGE 1W, U.M.
AND S 1/2 OF SECTION 29, NW 1/4, SW 1/4 & SE 1/4 OF SECTION 30 AND E 3/4 OF SECTION 32, TWP 1N, RGE 1E U.M.
COUNTY OF MESA, STATE OF COLORADO
SHEET 5 OF 5



LOCATION MAP: NOT-TO-SCALE



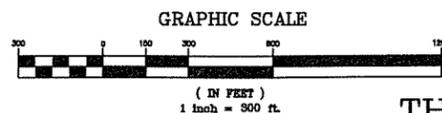
ABBREVIATIONS

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

DESCRIPTION
SEE SHEET 3 OF 5

LEGEND

	ANNEXATION BOUNDARY
	EXISTING CITY LIMITS



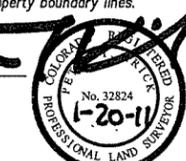
ORDINANCE NO.
4450

EFFECTIVE DATE
February 20th, 2011

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 20th, 2011



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DRAWN BY P.T.K. DATE 11-08-2010
DESIGNED BY _____ DATE _____
CHECKED BY P.T.K. DATE _____
APPROVED BY _____ DATE _____

SCALE
1" = 300'



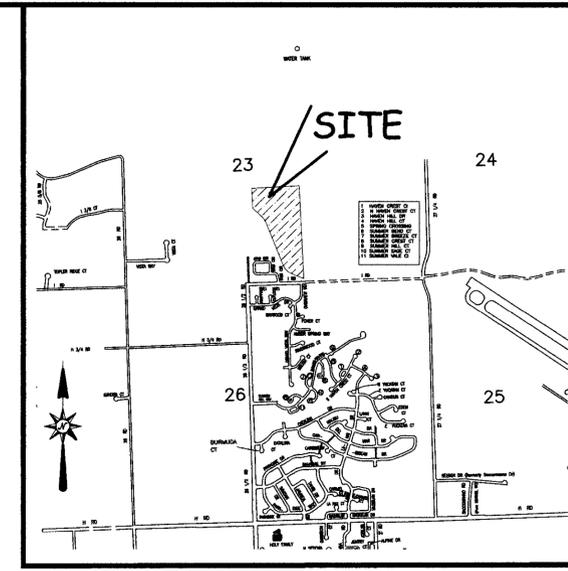
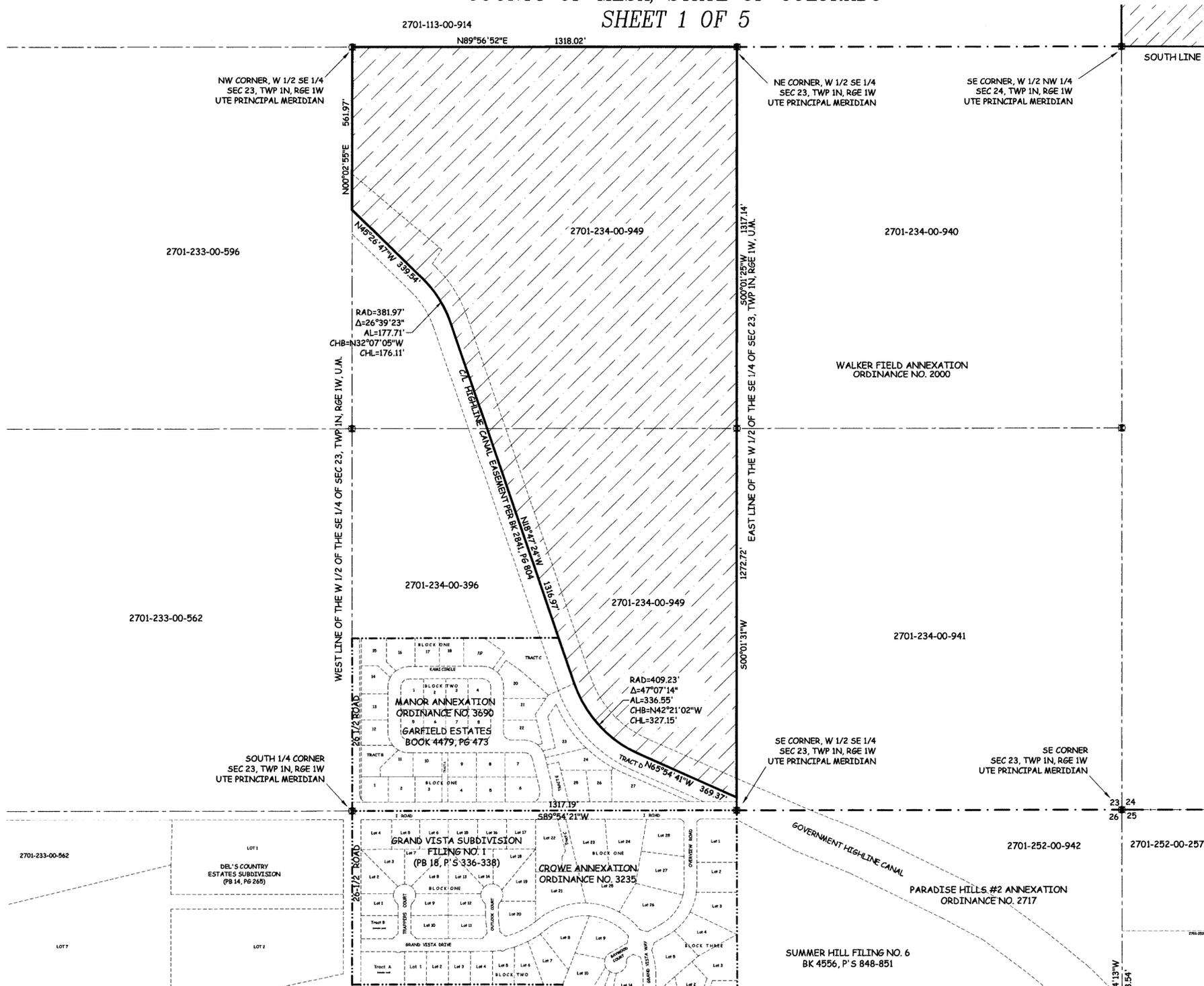
**PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION**

**GJ REGIONAL AIRPORT
ANNEXATION**

GJ REGIONAL AIRPORT ANNEXATION

NONCONTIGUOUS PARCELS SITUATE IN THE SE 1/4 OF SECTION 23 AND NW 1/4 OF SECTION 24, TWP 1N, RGE 1W, U.M.
AND S 1/2 OF SECTION 29, NW 1/4 OF SECTION 30 AND E 3/4 OF SECTION 32, TWP 1N, RGE 1E U.M.
COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 5



LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A certain parcel of land lying in the West-half of the Southeast Quarter (W 1/2 of the SE 1/4) of Section 23, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the W 1/2 of the SE 1/4 of said Section 23 lying North and East of the centerline of the Highline Canal easement, as same is recorded in Book 2841, Page 804, Public Records of Mesa County, Colorado.

- 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
PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 32824
 1-20-11

DATE: January 20th, 2011

**-FOR THIS PARCEL ONLY-
AREA OF ANNEXATION**

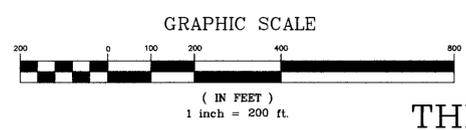
ANNEXATION PERIMETER	7010.01 FT
CONTIGUOUS PERIMETER	3,453.16 FT.
AREA IN SQUARE FEET	2,280,404***
AREA IN ACRES	52.35

***CONTAINS NO AREA WITHIN PUBLIC RIGHTS OF WAY

LEGEND

ANNEXATION BOUNDARY

EXISTING CITY LIMITS



ORDINANCE NO.
4450

EFFECTIVE DATE
February 20th, 2011

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DRAWN BY	P.T.K.	DATE	11-08-2010
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	



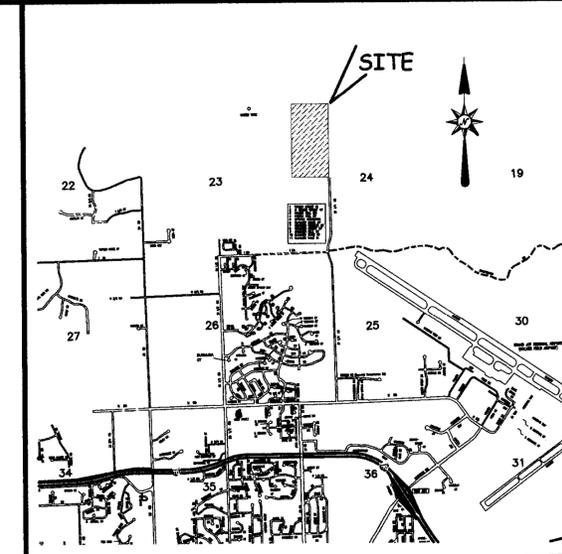
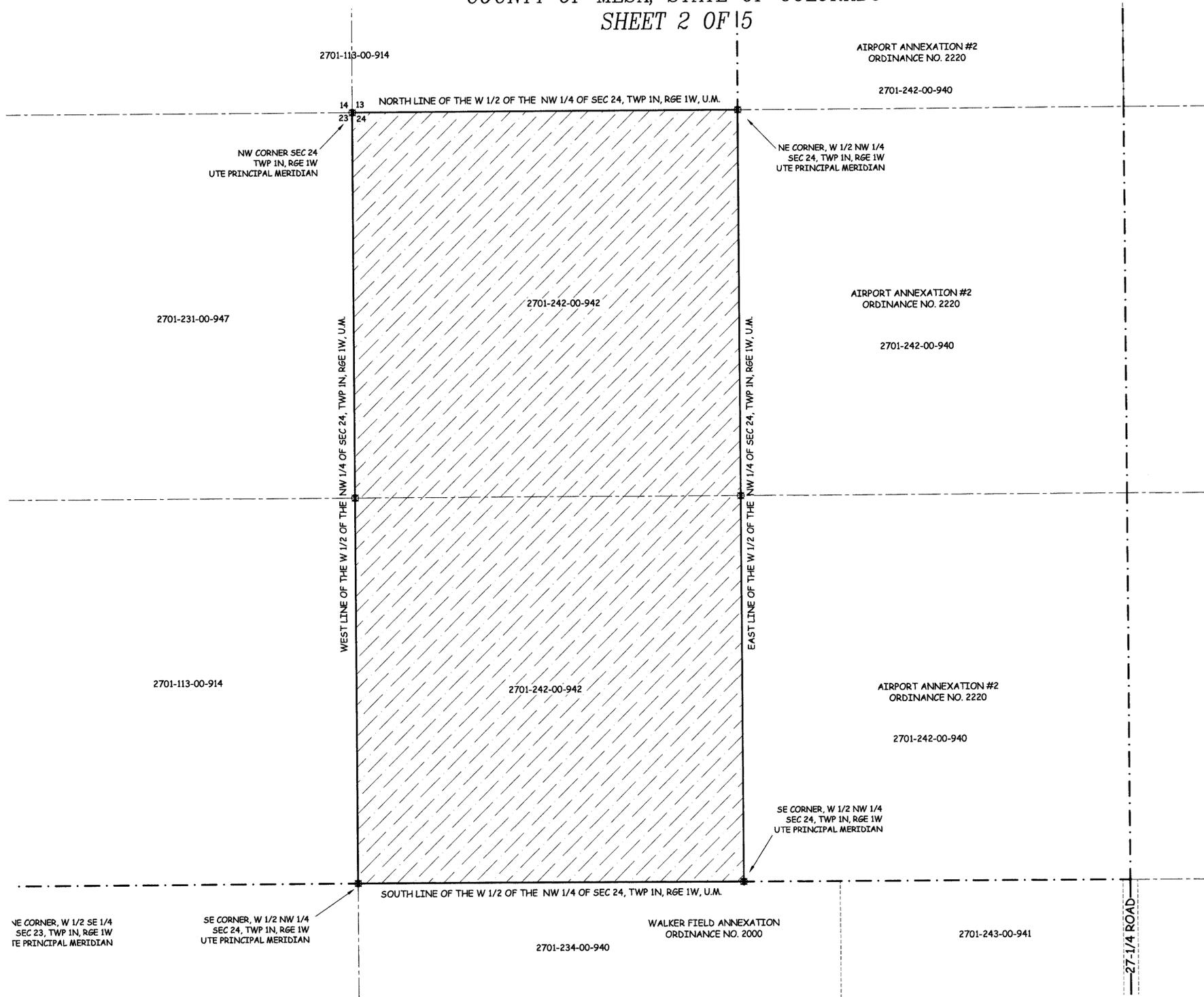
**PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION**

**GJ REGIONAL AIRPORT
ANNEXATION**

GJ REGIONAL AIRPORT ANNEXATION

NONCONTIGUOUS PARCELS SITUATE IN THE SE 1/4 OF SECTION 23 AND NW 1/4 OF SECTION 24, TWP 1N, RGE 1W, U.M.
AND S 1/2 OF SECTION 29, NW 1/4 OF SECTION 30 AND E 3/4 OF SECTION 32, TWP 1N, RGE 1E U.M.
COUNTY OF MESA, STATE OF COLORADO

SHEET 2 OF 15



LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

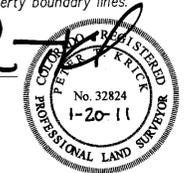
A certain parcel of land lying in the West-half of the Northwest Quarter (W 1/2 of the NW 1/4) of Section 24, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the W 1/2 of the NW 1/4 of said Section 24.

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
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PB	PLAT BOOK
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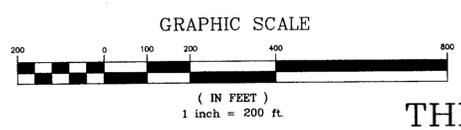
PETER I. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: January 20th, 2011

-FOR THIS PARCEL ONLY-
AREA OF ANNEXATION

ANNEXATION PERIMETER	7,910 FT
CONTIGUOUS PERIMETER	3,957 FT.
AREA IN SQUARE FEET	3,476,929***
AREA IN ACRES	79.82+/-

LEGEND

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



ORDINANCE NO.
4450

EFFECTIVE DATE
February 20th, 2011

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DRAWN BY	P.T.K.	DATE	11-08-2010
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 200'

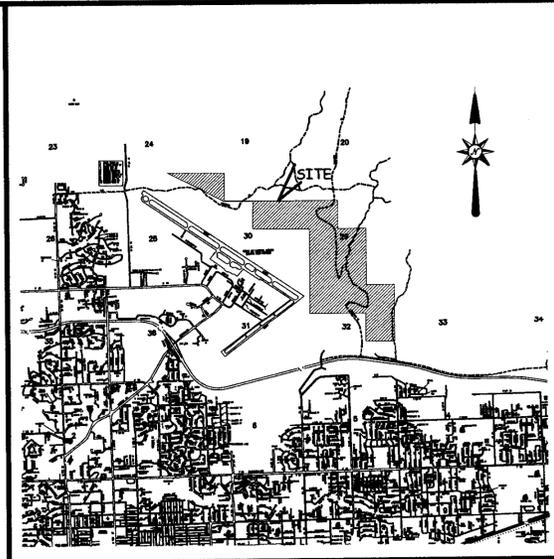


PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

GJ REGIONAL AIRPORT
ANNEXATION

GJ REGIONAL AIRPORT ANNEXATION

NONCONTIGUOUS PARCELS SITUATE IN THE SE 1/4 OF SECTION 23 AND NW 1/4 OF SECTION 24, TWP 1N, RGE 1W, U.M.
AND S 1/2 OF SECTION 29, NW 1/4, SW 1/4 & SE 1/4 OF SECTION 30 AND E 3/4 OF SECTION 32, TWP 1N, RGE 1E U.M.
COUNTY OF MESA, STATE OF COLORADO
SHEET 3 OF 5



LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A certain parcel of land lying in the South-half (S 1/2) of Section 29, the Northwest Quarter (NW 1/4), Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of Section 30 and the East-three quarters (E 3/4) of Section 32, all in Township 1 North, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

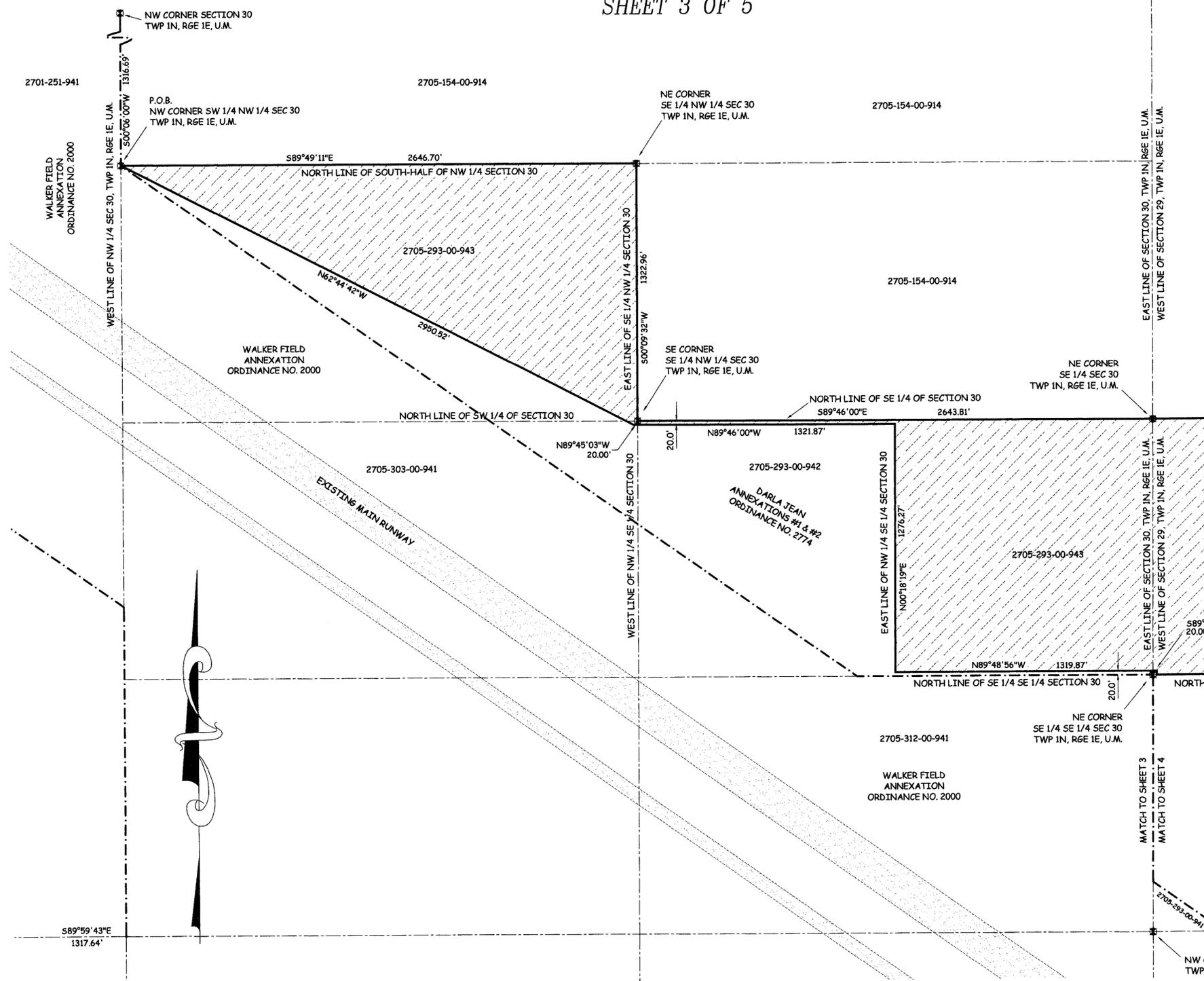
BEGINNING at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 30 and assuming the North line of the South-half of the NW 1/4 of said Section 30 bears S 89°49'11" E with all other bearings contained herein relative thereto; thence from said Point of Beginning, S 89°49'11" E along the North line of the South-half of the NW 1/4 of said Section 30, a distance of 2646.70 feet to a point being the Northeast corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 30; thence S 00°09'32" W along the East line of the SE 1/4 NW 1/4 of said Section 30, a distance of 1322.96 feet to a point being the Southeast corner of the SE 1/4 NW 1/4 of said Section 30; thence S 89°46'00" E along the North line of the Southeast Quarter (SE 1/4) of said Section 30, a distance of 2643.81 feet to a point being the Northeast corner of the SE 1/4 of said Section 30; thence N 89°34'41" E along the North line of the Southwest Quarter (SW 1/4) of said Section 29, a distance of 2643.14 feet to a point being the Northeast corner of the SW 1/4 of said Section 29; thence S 00°16'19" W along the East line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 29, a distance of 1317.67 feet to a point being the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 29; thence N 89°37'46" E along the North line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 29, a distance of 1322.97 feet to a point being the Northeast corner of the SW 1/4 SE 1/4 of said Section 29; thence S 00°05'59" W along the East line of the SW 1/4 SE 1/4 of said Section 29, a distance of 1319.65 feet to a point being the Southeast corner of the SW 1/4 SE 1/4 of said Section 29; thence S 00°05'59" W along the West line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32, a distance of 1323.49 feet to a point being the Northwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32; thence N 89°44'14" E along the North line of the SE 1/4 NE 1/4 of said Section 32, a distance of 1316.36 feet to a point being the Northeast corner of the SE 1/4 NE 1/4 of said Section 32; thence S 00°20'13" W along the East line of said Section 32, a distance of 1325.68 feet to a point being the Southeast corner of the SE 1/4 NE 1/4 of said Section 32; thence S 00°20'12" W along the East line of said Section 32, a distance of 20.00 feet; thence S 89°51'51" W along a line 20.00 feet South of and parallel with, the North line of the SE 1/4 SE 1/4 of said Section 32, a distance of 1321.31 feet to a point on the West line of the SE 1/4 SE 1/4 of said Section 32; thence N 90°00'00" W along a line 20.00 feet South of and parallel with the South line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SE 1/4) of said Section 32, a distance of 20.00 feet; thence N 00°18'53" E along a line 20.00 feet West of and parallel with the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 20.00 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 32; thence N 00°17'41" E along a line 20.00 feet West of and parallel with the West line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 32, a distance of 1321.21 feet to a point on the South line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 32; thence S 89°52'38" W along the South line of the SW 1/4 NE 1/4 of said Section 32, a distance of 1302.26 feet to a point being the Southwest corner of the SW 1/4 NE 1/4 of said Section 32; thence S 89°52'38" W along the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 32, a distance of 1302.26 feet to a point 20.00 feet East of the Southwest corner of the SE 1/4 NW 1/4 of said Section 32; thence N 00°14'23" E along a line 20.00 feet East of and parallel with the West line of the SE 1/4 NW 1/4 of said Section 32; thence N 00°14'23" E along a line 20.00 feet East of and parallel with the West line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 32, a distance of 1319.24 feet to a point on the North line of said Section 32; thence S 89°38'38" W along the North line of said Section 32, a distance of 20.00 feet to a point being the Southeast corner of the Southwest Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 32; thence N 00°07'41" E along a line 20.00 feet East of and parallel with the North line of said Section 32; thence S 89°37'46" W along the North line of said Section 32, a distance of 1318.98 feet to a point being the Northeast corner of the SW 1/4 SW 1/4 of said Section 29; thence S 89°37'46" W along the North line of the SW 1/4 SW 1/4 of said Section 29, a distance of 1300.00 feet to a point 20.00 feet East of the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 30; thence N 00°23'44" E along a line 20.00 feet East of and parallel with the West line of said Section 29, a distance of 20.00 feet; thence S 89°37'46" W along a line 20.00 feet North of and parallel with the North line of the SW 1/4 SW 1/4 of said Section 29, a distance of 20.00 feet to a point on the East line of said Section 30; thence N 89°48'56" W along a line 20.00 feet North of and parallel with the North line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 30, a distance of 1321.87 feet to a point on the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 30; thence N 00°18'19" E along the East line of the NW 1/4 SE 1/4 of said Section 30, a distance of 1276.27 feet to a point 20.00 feet South of the North line of the Southeast Quarter (SE 1/4) of said Section 30; thence N 89°46'00" W along a line 20.00 feet South of and parallel with the North line of the SE 1/4 of said Section 30, a distance of 1321.87 feet to a point on the West line of the NW 1/4 SE 1/4 of said Section 30; thence N 89°45'03" W along a line 20.00 feet South of and parallel with the North line of the Southwest Quarter (SW 1/4) of said Section 30, a distance of 20.00 feet; thence N 62°44'42" W, a distance of 2950.52 feet, more or less, 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
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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

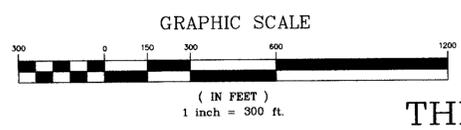
DATE: January 20th, 2011



-FOR PARCEL DEPICTED ON SHEETS 3, 4 & 5 ONLY-
AREA OF ANNEXATION

ANNEXATION PERIMETER	36,016.44 FT
CONTIGUOUS PERIMETER	17,451.43 FT.
AREA IN SQUARE FEET	21,001,385**
AREA IN ACRES	482.13+/-

LEGEND	
	ANNEXATION BOUNDARY
	EXISTING CITY LIMITS



ORDINANCE NO.
4450

EFFECTIVE DATE
February 20th, 2011

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DRAWN BY	P.T.K.	DATE	11-08-2010
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE	
1" =	300'



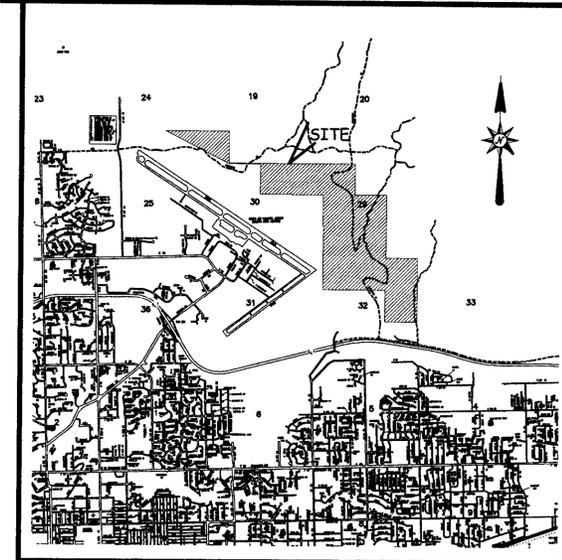
PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

GJ REGIONAL AIRPORT
ANNEXATION

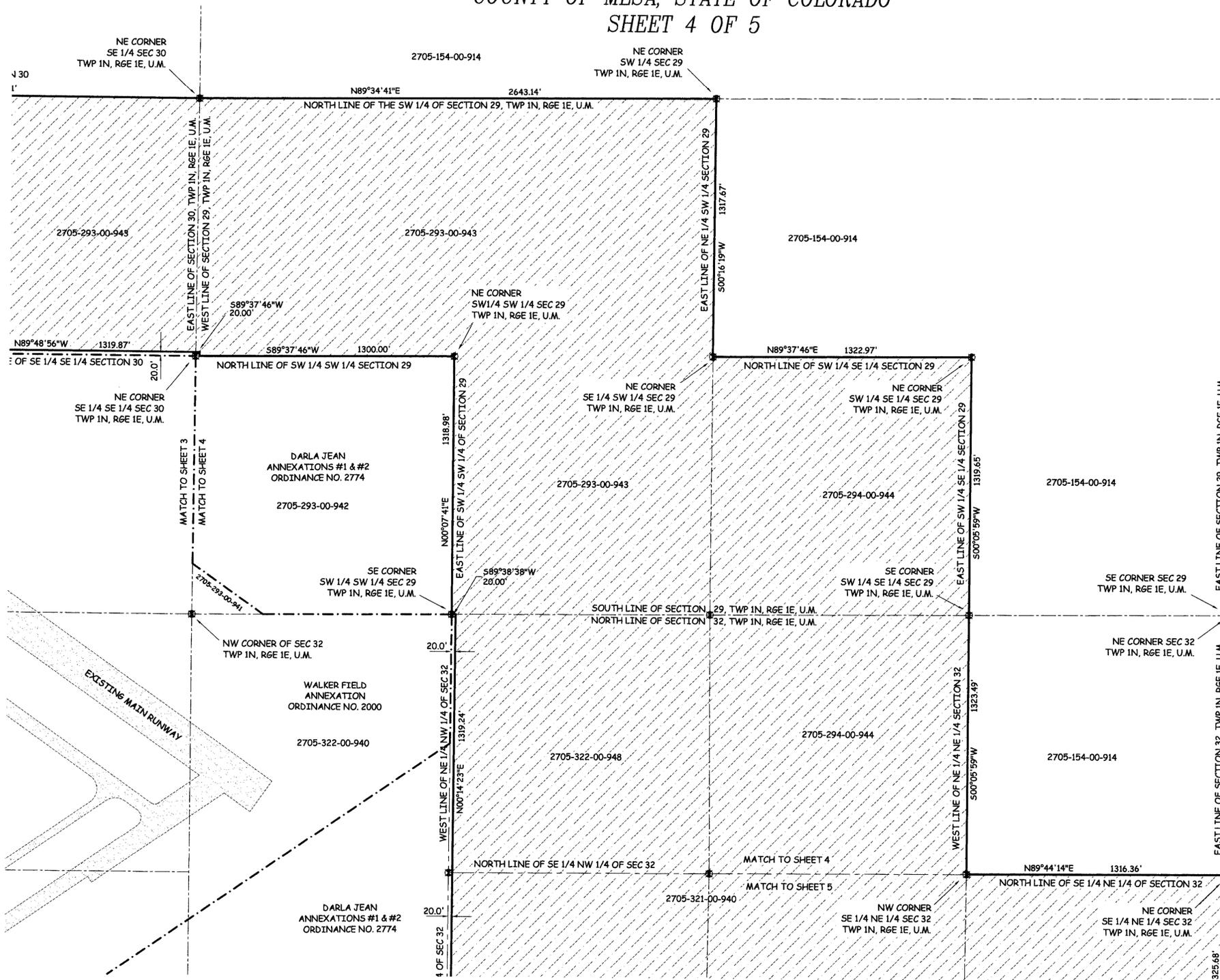
GJ REGIONAL AIRPORT ANNEXATION

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AND S 1/2 OF SECTION 29, NW 1/4, SW 1/4 & SE 1/4 OF SECTION 30 AND E 3/4 OF SECTION 32, TWP 1N, RGE 1E U.M.
COUNTY OF MESA, STATE OF COLORADO

SHEET 4 OF 5



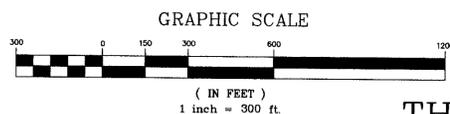
LOCATION MAP: NOT-TO-SCALE



- 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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 - ∠ CENTRAL ANGLE
 - RAD. RADIUS
 - AL. ARC LENGTH
 - CHL. CHORD LENGTH
 - CHB. CHORD BEARING
 - BLK. BLOCK
 - PB. PLAT BOOK
 - BK. BOOK
 - PG. PAGE

DESCRIPTION
SEE SHEET 3 OF 5

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



ORDINANCE NO.
4450

EFFECTIVE DATE
February 20th, 2011

THIS IS NOT A BOUNDARY SURVEY

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



DATE: January 20th, 2011

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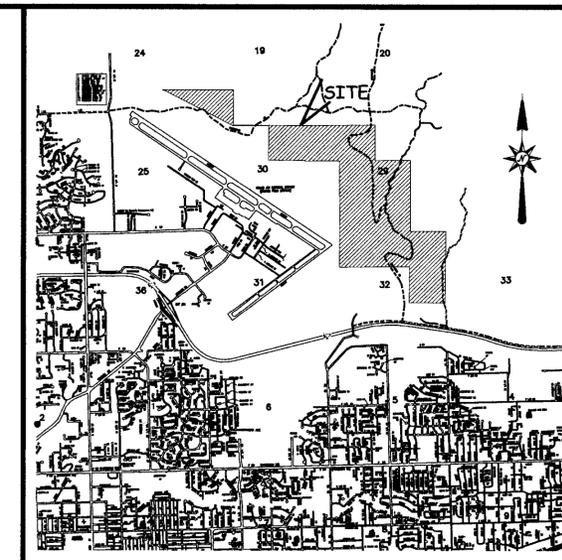


PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

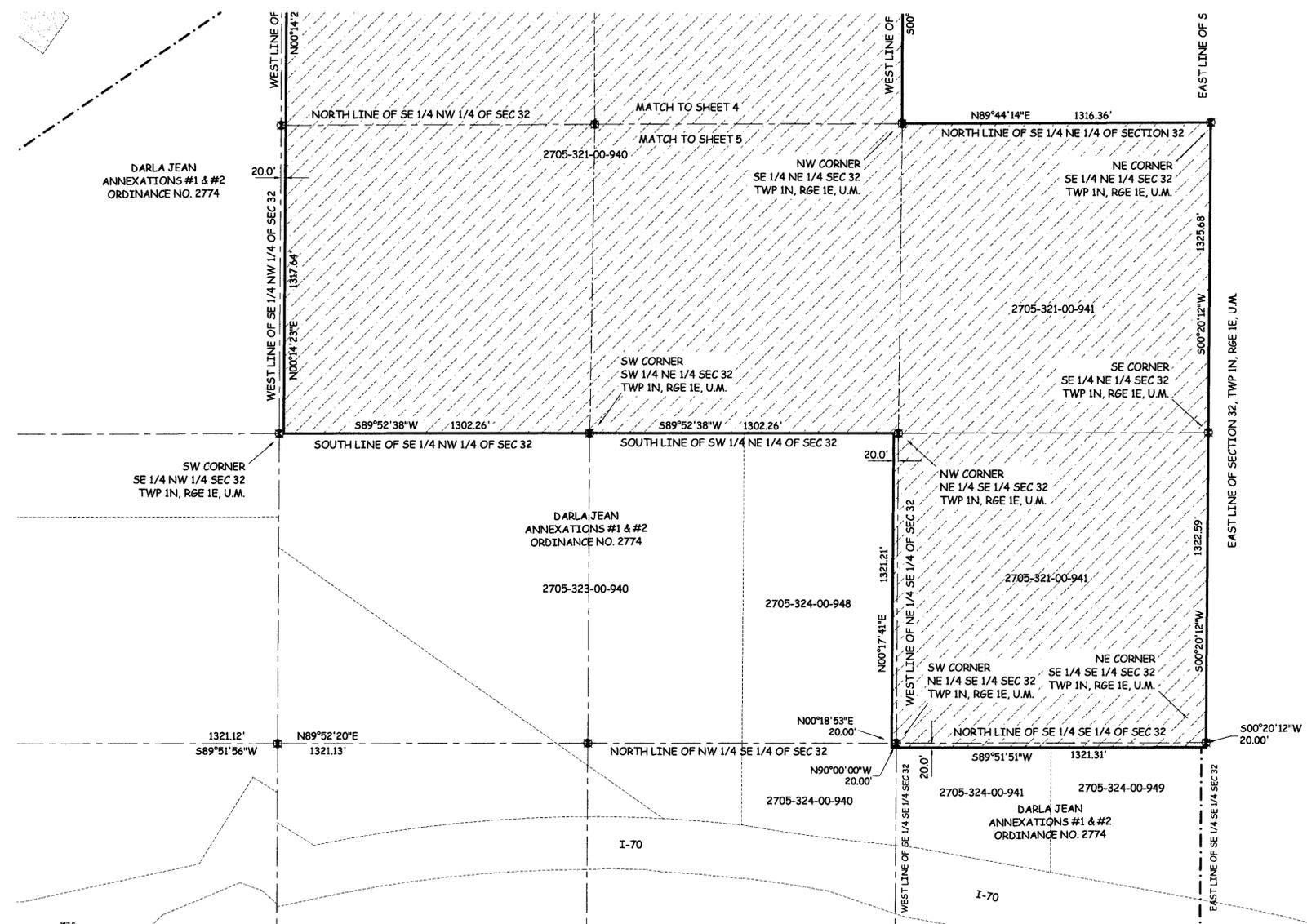
GJ REGIONAL AIRPORT
ANNEXATION

GJ REGIONAL AIRPORT ANNEXATION

NONCONTIGUOUS PARCELS SITUATE IN THE SE 1/4 OF SECTION 23 AND NW 1/4 OF SECTION 24, TWP 1N, RGE 1W, U.M.
AND S 1/2 OF SECTION 29, NW 1/4, SW 1/4 & SE 1/4 OF SECTION 30 AND E 3/4 OF SECTION 32, TWP 1N, RGE 1E U.M.
COUNTY OF MESA, STATE OF COLORADO
SHEET 5 OF 5



LOCATION MAP: NOT-TO-SCALE



DESCRIPTION
SEE SHEET 3 OF 5

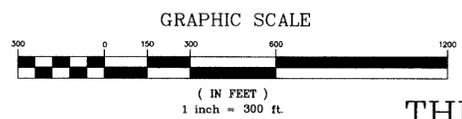
- ABBREVIATIONS**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - U.M. UTE MERIDIAN
 - NO. NUMBER
 - SQ. FT. SQUARE FEET
 - Δ= CENTRAL ANGLE
 - RAD. RADIUS
 - AL. ARC LENGTH
 - CHL. CHORD LENGTH
 - CHB. CHORD BEARING
 - 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
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 32824
 1-20-11

PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: January 20th, 2011

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



ORDINANCE NO.
4450

EFFECTIVE DATE
February 20th, 2011

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY	P.T.K.	DATE	11-08-2010
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	



PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

GJ REGIONAL AIRPORT
ANNEXATION

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.