

RIVERSIDE PARKWAY ANNEXATION NO. 1

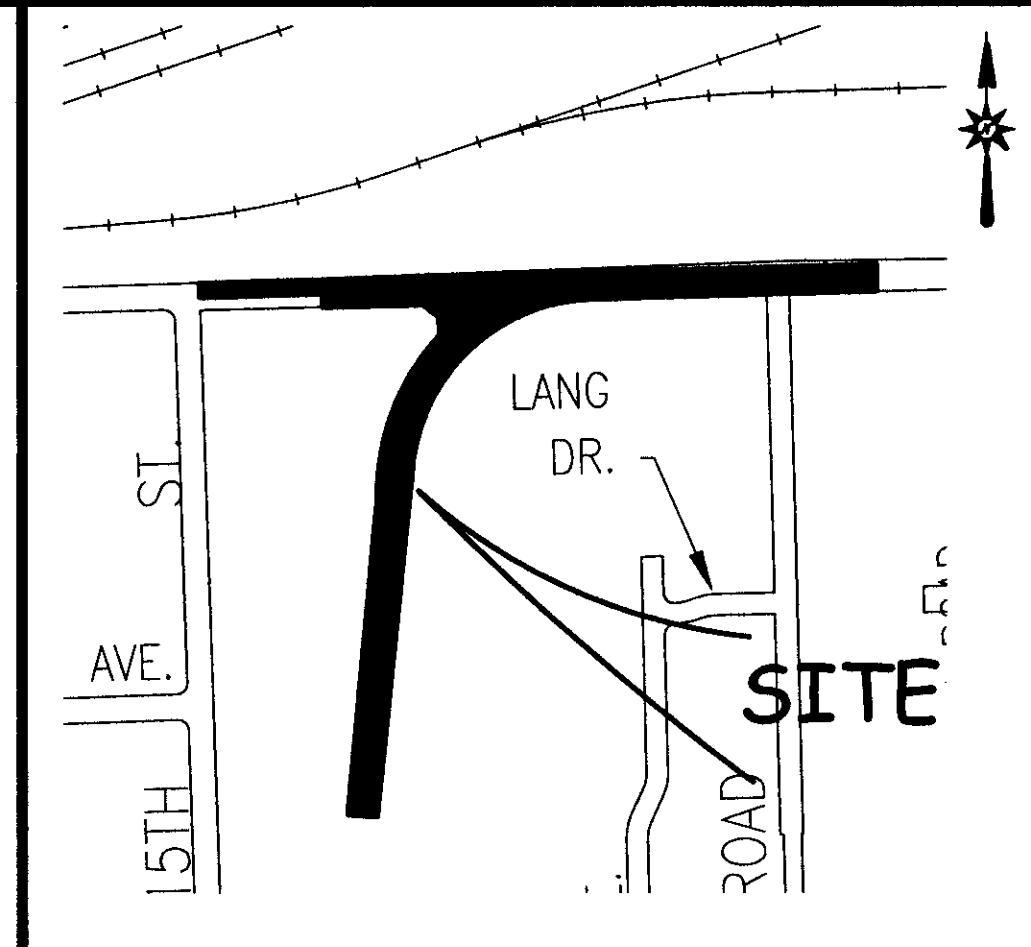
SITUATE IN THE N1/2 OF SECTION 24 AND THE S1/2 OF SECTION 13, T1S, R1W, U.M.

COUNTY OF MESA, STATE OF COLORADO

DARREN DAVIDSON
ANNEXATION
ORDINANCE NO. 3205

SECTION 13

KEITH'S ADDITION
PLAT BOOK 1, PAGE 13



LOCATION MAP: NOT-TO-SCALE

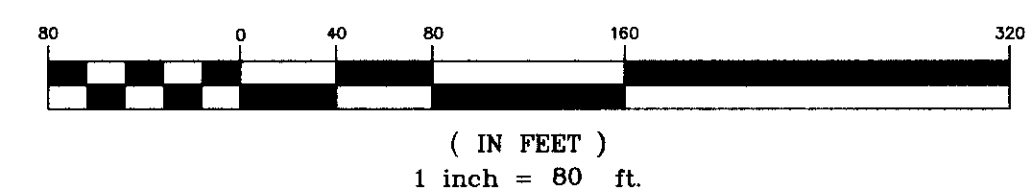
DESCRIPTION

A certain parcel of land lying in the North Half (N1/2) of Section 24 and the South Half (S1/2) of Section 13, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of D Road Storage Annexation, City Ordinance No. 3683, and considering the North line of the N1/2 of said Section 24 to bear S89°59'19"E with all bearings herein relative thereto; thence S00°08'44"W, along the west line of said D Road Storage Annexation, a distance of 58.57 feet; thence N89°29'49"W a distance of 150.72 feet; thence S89°28'17"W a distance of 80.30 feet; thence N89°59'09"W a distance of 115.99 feet to a point of tangency; thence 32°24'03" and which chord bears S73°30'38"W a distance of 348.75 feet to a point of non-tangent compound curvature; thence 105.94 feet along the arc of a 625.00 foot radius curve, concave southeast, through a central angle of 09°42'42" and which chord bears S51°05'48"W a distance of 105.81 feet to a point of non-tangent compound curvature; thence 407.40 feet along the arc of a 622.50 foot radius curve, concave southeast; through a central angle of 37°29'52" and which chord bears S28°49'57"W a distance of 400.17 feet to a point of tangency; thence S10°05'01"W a distance of 783.78 feet to the North line of South Fifteenth Street Annexation, City Ordinance No. 2312; thence N89°52'24"W, along said North line, a distance of 77.16 feet; thence N10°05'01"E a distance of 797.12 feet to a point of tangency; thence 428.01 feet along the arc of a 698.50 foot radius curve, concave southeast, through a central angle of 35°06'31" and which chord bears N27°38'18"E a distance of 421.35 feet to a point of non-tangency; thence N00°00'10"E a distance of 71.19 feet; thence N49°13'37"W a distance of 84.97 feet; thence N89°59'19"W a distance of 290.65 feet; thence N00°00'41"E a distance of 33.00 feet to a point on the north line of the NE1/4NW1/4 of said Section 24; thence N89°59'19"W, along the north line of the NE1/4NW1/4 of said Section 24, a distance of 358.46 feet to the southeast corner Keith's Addition as recorded in Plat Book 1, Page 13, in the office of the Mesa County Clerk; thence N00°09'05"E, along the east line of said Keith's Addition, a distance of 28.00 feet to a point on the south line of the two-foot strip for Darren Davidson Annexation, City Ordinance No. 3205, said south line running 28.00 feet north of and parallel with the North line of said Section 24; thence S89°59'19"E, along said south line, a distance of 1,549.47 feet, more or less, to the point of beginning.

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

GRAPHIC SCALE



LEGEND

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

ABBREVIATIONS

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

NOTICE

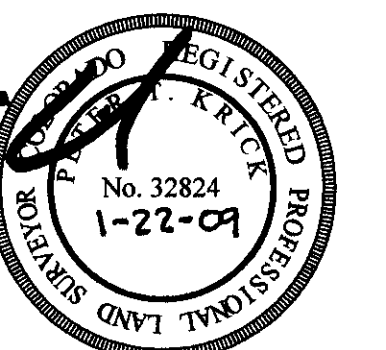
This drawing has been determined to be of sufficient clarity and legibility for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of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

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

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 22nd, 2009



ORDINANCE NO. 4319 EFFECTIVE DATE February 22nd, 2009

THIS IS NOT A BOUNDARY SURVEY

AREA OF ANNEXATION

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

SOUTH FIFTEENTH
STREET ANNEXATION
ORDINANCE NO. 2312

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

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

SCALE
1" = 80'



PUBLIC WORKS
AND PLANNING
REAL ESTATE DIVISION

RIVERSIDE PARKWAY ANNEXATION NO. 1

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.