


DISTRICT COURT, MESA COUNTY, COLORADO Court Address: 125 North Spruce St. Grand Junction, CO 81501 Telephone: (970) 257-3625	 ▲ COURT USE ONLY ▲
In the Matter of the Petition of the CITY OF GRAND JUNCTION, a home rule city, For the exclusion of certain territory from the GRAND JUNCTION RURAL FIRE PROTECTION DISTRICT	
John P. Shaver, No. 16594 City Attorney 250 North 5th Street Grand Junction, CO 81501 (970) 244-1508	Case Number: 7097 Division: 9
ORDER FOR EXCLUSION OF LANDS	

The Petition for the exclusion of lands from the Grand Junction Rural Fire Protection District having been called for hearing by the Court and the Court having been duly advised in the premises hereby finds that:

1. The Court has jurisdiction over the subject matter and the parties herein.
2. That the requirements of 32-1-502, C.R.S. has been met or will reasonably be met by the parties.
3. That the parties have provided for the necessary and orderly provision of fire and other emergency response to the excluded areas.

IT IS THEREFORE ADJUDGED, ORDERED AND DECREED BY THE COURT:

That the lands described in the Petition, all situate within Mesa County, Colorado are hereby excluded from the Grand Junction Rural Fire Protection District, and that the legal and common descriptions contained in said Petition are incorporated by this reference as if fully set forth. This Order relates back to the date of the filing of the petition in this case.

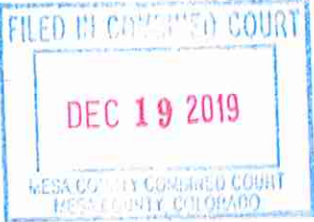
BY THE COURT THIS 27 DAY OF January, 2020.



DISTRICT COURT JUDGE

NOTICE PURSUANT TO 32-1-502, C.R.S.

NOTICE IS HEREBY GIVEN that a Verified Petition for exclusion of Lands from the **GRAND JUNCTION RURAL FIRE PROTECTION DISTRICT** has been filed in the District Court in Mesa County Colorado. Verification and legal descriptions(s) of the area(s) to be excluded are in the Petition which may be reviewed in Case No. **7097** or at the City Attorney's Office, 250 North 5th Street, Grand Junction, Colorado.

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<p>In the Matter of the Petition of the CITY OF GRAND JUNCTION, a home rule city,</p> <p>For the exclusion of certain territory from the GRAND JUNCTION RURAL FIRE PROTECTION DISTRICT</p>	<p>▲ COURT USE ONLY ▲</p>
<p>John P. Shaver, No. 16594 City Attorney 250 North 5th Street, Grand Junction, CO 81501 (970) 244-1508</p>	<p>Case Number: 7097</p> <p>Division: 9</p>
<p>NOTICE OF VERIFIED PETITION AND NOTICE OF HEARING</p>	

COMES NOW the City of Grand Junction, a home rule city, by and through the undersigned counsel and affords notice of the filing of a petition with the Court for a Hearing and Order on the exclusion of certain lands within the Grand Junction Rural Fire Protection District:

1. The City of Grand Junction petitions the Court for exclusion from the Grand Junction Rural Fire Protection District of Mesa County, Colorado, the following described land, to wit:

FROG POND ANNEXATION – Ordinance No. 4825

KISER ANNEXATION – Ordinance No. 4872

SOUTH TWENTY ANNEXATION – Ordinance No. 4836

HOSANNA ANNEXATION – Ordinance No. 4843

ARLINGTON ANNEXATION – Ordinance No. 4845

MAVERICK ESTATES ANNEXATION – Ordinance No. 4852

MAVERICK ESTATES ANNEXATION NO. 1

MAVERICK ESTATES ANNEXATION NO. 2

MAVERICK ESTATES ANNEXATION NO. 3

MAVERICK ESTATES ANNEXATION NO. 4

MAVERICK ESTATES ANNEXATION NO. 5

ADAMS II ANNEXATION – Ordinance No. 4882

ZONA'S ANNEXATION – Ordinance No. 4884

2. The Petitioner has represented to the Court that the property above described is and has been duly and lawfully annexed to the City of Grand Junction, Colorado.

3. The Petitioner has further represented to the Court that the conditions for exclusion as set out in §32-1-502, C.R.S. have been met or are inapplicable.

4. The City of Grand Junction provides fire protection service to properties within the Grand Junction Rural Fire Protection District by contract. Service of and to the properties in the District will continue uninterrupted and therefore the provisions for a service plan as required by §32-1-502(2), (4) and (6), C.R.S. are inapplicable.

5. By verification of the Petition by Grand Junction Fire Chief Kenneth R. Watkins, the Petitioner has represented to the Court that the quality of service will not be adversely affected by such exclusion. As a result, fire insurance premiums should not change by virtue of the exclusion.

6. The Court is statutorily empowered to set a hearing and to enter an Order of Exclusion if all statutory conditions are met.

Respectfully submitted this 18th day of December, 2019.

OFFICE OF THE CITY ATTORNEY

by: 

John P. Shaver #16594
City Attorney
250 N. 5th Street
Grand Junction, CO 81501
(970) 244-1508

CERTIFICATE OF MAILING

I hereby certify that I mailed a copy of the attached NOTICE OF VERIFIED PETITION AND NOTICE OF HEARING to the Chairman of the Board of the Grand Junction Fire Protection District on this 19th day of December, 2019.



<p>DISTRICT COURT, MESA COUNTY, COLORADO</p> <p>Court Address: 125 North Spruce St. Grand Junction, CO 81501</p> <p>Telephone: (970) 257-3625</p>	<p>ORIGINAL FILED IN</p> <p>DEC 19 2019</p> <p>COMBINED COURT BY LITIGANT</p> <p>▲ COURT USE ONLY ▲</p>
<p>In the Matter of the Petition of the CITY OF GRAND JUNCTION, a home rule city,</p> <p>For the exclusion of certain territory from the GRAND JUNCTION RURAL FIRE PROTECTION DISTRICT</p>	
<p>John P. Shaver, No. 16594 City Attorney 250 North 5th Street Grand Junction, CO 81501 (970) 244-1508</p>	<p>Case Number 7097</p> <p>Division: 9</p>
<p>VERIFIED PETITION</p>	

COMES NOW the City of Grand Junction, a home rule city, by and through the undersigned counsel and affords notice of the filing of a petition with the Court for a Hearing and Order on the exclusion of certain lands within the Grand Junction Rural Fire Protection District:

The City of Grand Junction petitions the Court for exclusion from the Grand Junction Rural Fire Protection District of Mesa County, Colorado, the following described land, to wit:

The following 2019 annexation(s) are located within the Grand Junction Rural Fire District boundary and are subject to exclusion from the district:

FROG POND ANNEXATION – Ordinance No. 4825

A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 21, Township 1 South, Range 1 West of the Ute Principal Meridian and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 22, Township 1 South, Range 1 West of the Ute Principal Meridian and being more particularly described as follows:

BEGINNING at the Southeast corner of the NE 1/4 NE 1/4 of said Section 21 and assuming the South line of the NE 1/4 NE 1/4 of said Section 21 bears S 89°16'46" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°16'46" W

along the South line of the NE 1/4 NE 1/4 of said Section 21, a distance of 304.18 feet, more or less, to a point on the East right of way for Glade Park Road, as same is described on the plat of Mesa Vista Subdivision, as same is recorded in Plat Book 5, Page 17, Public Records of Mesa County, Colorado; thence N 41°45'43" E, along said East right of way, a distance of 222.43 feet, more or less, to a point being the Southwest corner of Lot 20 of said Mesa Vista Subdivision; thence N 50°05'05" E, along the South line of said Lot 20, a distance of 202.71 feet to a point being the Southeast corner of said Lot 20 and lying on the East line of the NE 1/4 NE 1/4 of said Section 21; thence N 00°05'49" W, along said East line, a distance of 165.40 feet, more or less, to a point being the Northeast corner of said Lot 20; thence N 89°15'58" E, along the South line of that certain property described in Book 5389, Page 23 and the North line of that certain parcel of land described in Book 5781, Page 994, all in the Public Records of Mesa County, Colorado, a distance of 145.03 feet to a point on the West right of way for Monument Road, as same is described in Book 947, Page 524, Public Records of Mesa County, Colorado; thence N 85°56'15" E, thru the right of way for said Monument Road, a distance of 94.89 feet, more or less, to a point being the Southwest corner of Lot 4, Little Rock Minor Subdivision, as same is recorded in Plat Book 16, Page 37, Public Records of Mesa County, Colorado; thence N 89°16'01" E, along the South line of said Lot 4, a distance of 123.96 feet, more or less, to a point on the West right of way for South Redlands Road, as same is described in Book 956, Page 71, Public Records of Mesa County, Colorado; thence S 10°27'47" E, along said West right of way, a distance of 126.33 feet; thence S 26°32'13" W, along said West right of way, a distance of 384.86 feet, more or less, to a point on the South line of the NW 1/4 NW 1/4 of said Section 22; thence N 89°46'47" W, along said South line, a distance of 213.84 feet, more or less, to the Point of Beginning.

CONTAINING 195,619 Square Feet or 4.490 Acres, more or less, as described.

KISER ANNEXATION – Ordinance No. 4872

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being a portion of McCune Redlands Subdivision, as same is recorded in Plat Book 4, Page 20, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the NW 1/4 NE 1/4 of said Section 17 and assuming the South line of the NW 1/4 NE 1/4 of said Section 17 bears N 89°55'57" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°55'57" E, along said South line, a distance of 233.40 feet to the Easterly right of way for Vista Grande Drive and being a Witness Corner, Mesa County Survey Monument Number 498-1; thence N 35°30'31" E, along said Easterly right of way, a distance of 234.47 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue along said Easterly right of way, N 35°30'31" E, a distance of 102.94 feet; thence N 35°13'10" E, a distance of 62.55 feet, more or less, to a point being the Southwest corner of Lot 1, Vallejo West Subdivision, as same is recorded in Plat Book 11, Page 115, Public Records of Mesa County, Colorado; thence N 74°58'28" E, along the South line of Lots 1, 3 and 4 of said Vallejo West Subdivision, a distance of 472.19 feet, more or less, to a point on the Westerly right of way for Vallejo Drive and the

Westerly line of Bellhouse Annexation No. 3, as same is recorded in Book 4133, Page 33, Public Records of Mesa County, Colorado; thence S 06°20'24" W, along said Westerly line of Bellhouse Annexation No. 3, a distance of 16.99 feet; thence N 77°07'00" E, along a Southerly line of said Bellhouse Annexation No. 3, a distance of 377.36 feet; more or less, to a point on the East line of the NW 1/4 NE 1/4 of said Section 17; thence S 00°16'47" E, along said East line and a Westerly line of Bellhouse Annexation No. 4, as same is recorded in Book 4133, Page 37, Pubic Records of Mesa County, Colorado, a distance of 25.62 feet; thence S 77°07'00" W, along the South right of way for South San Miguel Drive, a distance of 393.20 feet; thence S 14°12'57" W, a distance of 98.39 feet; thence N 87°34'57" W, a distance of 7.26 feet; thence S 14°24'05" W, a distance of 247.60 feet; thence S 76°12'57" W, a distance of 271.90 feet; thence N 43°19'03" W, a distance of 258.95 feet, more or less, to the Point of Beginning.

CONTAINING 154,951 Square Feet or 3.557 Acres, more or less, as described.

The following 2019 annexation(s) are located within the Grand Junction Rural Fire District boundary and are subject to exclusion from the district:

SOUTH TWENTY ANNEXATION – Ordinance No. 4836

A serial Annexation comprising of South Twenty Annexation No. 1 and South Twenty Annexation No. 2

SOUTH TWENTY ANNEXATION NO. 1

A certain parcel of land lying in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) and the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 32, Township 1 North, Range 1 West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of the NW 1/4 NE 1/4 of said Section 32 and assuming the North line of the NW 1/4 NE 1/4 of said Section 32 bears N 89°57'52" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'26" W, along the East line of the NW 1/4 NE 1/4 of said Section 32, a distance of 5.00 feet to a point on the South line of Apple Glen Annexation No. 2, Ordinance No. 4191 as same is recorded in Book 4637, Page 687, Public Records of Mesa County, Colorado, also being the POINT OF BEGINNING; thence from said Point of Beginning, S 00°03'26" W, along said East line, a distance of 2.00 feet; thence N 89°57'52" W along a line 7.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 32, a distance of 660.88 feet; thence N 00°01'45" E, a distance of 5.00 feet; thence N 89°57'52" W along a line 2.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 32, a distance of 656.88 feet, more or less, to a point on the East line of the NE 1/4 NW 1/4 of said Section 32; thence N 89°58'01" W along a line 2.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 32, a distance of 497.19 feet, more or less, to a point on the Northerly

projection of the East line of Parcel 1, Muller Simple Land Division, as same is recorded in Plat Book 17, Page 236, Public Records of Mesa County, Colorado; thence N 00°02'51" W, along said Northerly projection, a distance of 2.00 feet to a point on the North line of the NE 1/4 NW 1/4 of said Section 32; thence S 89°58'01" E, along said North line, a distance of 497.20 feet, more or less, to a point being the Northeast corner of the NE 1/4 NW 1/4 of said Section 32; thence S 89°57'52" E, along the North line of the NW 1/4 NE 1/4 of said Section 32, a distance of 658.88 feet to a point on the West line of Apple Glen Annexation No. 3, Ordinance No. 4192, as same is recorded in Book 4637, Page 691, Public records of Mesa County, Colorado; thence S 00°01'45" W, along said West line, a distance of 5.00 feet; thence S 89°57'52" E along a line 5.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 32, a distance of 658.88 feet, more or less, to the Point of Beginning.

CONTAINING 3,640 Square Feet or 0.083 Acres, more or less, as described.

SOUTH TWENTY ANNEXATION NO. 2

A certain parcel of land lying in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) and the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 32, Township 1 North, Range 1 West of the Ute Principal Meridian and being more particularly described as follows:

BEGINNING at the Southwest corner of the NE 1/4 NW 1/4 of said Section 32, said point also being the Southwest corner of Parcel 1, Muller Simple Land Division; as same is recorded in Plat Book 17, Page 236, Public Records of Mesa County, Colorado and assuming the West line of the NE 1/4 NW 1/4 of said Section 32 bears N 00°04'55" E and all other bearings shown hereon are relative thereto; thence from said Point of Beginning, N 00°04'55" E along the West line of the NE 1/4 NW 1/4 of said Section 32, a distance of 754.94 feet, more or less, to a point being the Southwest corner of Parcel 2 of said Muller Simple Land Division; thence S 89°58'03" E, along the South line of said Parcel 2, a distance of 379.73 feet, more or less, to a point being the Southeast corner of said Parcel 2; thence N 00°05'02" E, along the East line of said Parcel 2 and the West line of said Parcel 1, a distance of 565.92 feet, more or less, to a point on the North line of the NE 1/4 NW 1/4 of said Section 32; thence S 89°58'01" E, along said North line, a distance of 443.45' to a point on the West line of South Twenty Annexation No. 1; thence S 00°02'51" E, along said West line, a distance of 2.00 feet; thence S 89°58'01" E along the South line of said South Twenty Annexation No. 1, a distance of 497.19 feet to a point on the East line of the NW 1/4 NE 1/4 of said Section 32; thence S 89°57'52" E, along the South line of said South Twenty Annexation No. 1, a distance of 656.88 feet; thence S 00°01'45" W, a distance of 5.00 feet; thence N 89°57'52" W, a distance of 2.00 feet; thence N 00°01'45" E, a distance of 3.00 feet; thence N 89°57'52" W, along a line 4.00 feet South of and parallel with, the North line of the NW 1/4 NE 1/4 of said Section 32, a distance of 654.89 feet, more or less, to a point on the East line of the NW 1/4 NE 1/4 of said Section 32; thence N 89°58'01" W, along a line 4.00 feet South of and parallel with, the North line of the NE 1/4 NW 1/4 of said Section 32, a distance of 497.19 feet to a point on the Northerly projection of the East line of said Parcel 1; thence S 00°02'51" E, along the East line of said Parcel 1, a distance of 1316.70 feet, more or less, to a point on the South line of the NE 1/4 NW 1/4 of said Section 32, said point also being the

Southeast corner of said Parcel 1; thence N 89°58'43" W, along the South line of the NE 1/4 NW 1/4 of said Section 32, a distance of 826.18 feet, more or less, to the Point of Beginning.

CONTAINING 875,322 Square Feet or 20.095 Acres, more or less, as described.

HOSANNA ANNEXATION – Ordinance No. 4843

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 33, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the Southeast Quarter (SE 1/4) of said Section 33 and assuming the North line of the NW 1/4 SE 1/4 of said Section 33 bears S 89°53'19" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°53'19" E, along the North line of the NW 1/4 SE 1/4 of said Section 33 a distance of 658.53 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°53'19" E, along said North line, a distance of 270.28 feet; thence S 00°06'41" W, a distance of 25.00 feet to a point on the centerline of the existing Grand Valley Canal; thence Southeasterly along the centerline of the Grand Valley Canal the following four (4) courses:

1. S 43°37'30" E, a distance of 36.75 feet,
2. S 41°37'54" E, a distance of 88.95 feet,
3. S 40°40'11" E, a distance of 192.33 feet,
4. S 43°12'52" E, a distance of 27.89 feet, more or less, to a point on the East line of Lot 1, Collins-Baumgartner Subdivision, as same is recorded in Book 4329, Page 69, Public Records of Mesa County, Colorado projected Northerly; thence...

S 00°07'13" E, along the East line of said Lot 1, a distance of 143.93 feet, more or less, to a point being the Northeast corner of Lot 2 of said Collins-Baumgartner Subdivision; thence N 89°54'18" W, along the North line of said Lot 2, a distance of 182.21 feet, more or less, to a point being the Northwest corner of said Lot 2; thence S 04°41'51" W, along the West line of said Lot 2, a distance of 231.92 feet, more or less, to a point on the North line of North Valley Subdivision Filing No. Four, as same is recorded in Plat Book 16, Pages 188 and 189, Public Records of Mesa County, Colorado; thence N 89°54'18" W, along the North line of said North Valley Subdivision Filing No. Four and the South line of said Lot 1, Collins-Baumgartner Subdivision, a distance of 297.24 feet, more or less, to a point being the Southwest corner of said Lot 1; thence N 00°05'05" W, along the West line, and Northerly projection of said Lot 1, a distance of 659.09 feet, more or less, to the Point of Beginning.

CONTAINING 249,266 Square Feet or 5.722 Acres, more or less, as described.

ARLINGTON ANNEXATION – Ordinance No. 4845

A Serial Annexation comprising Arlington Annexation No. 1 and Arlington Annexation No. 2
ARLINGTON ANNEXATION NO. 1

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the SE 1/4 NW 1/4 of said Section 30 and assuming the West line of the SE 1/4 NW 1/4 of said Section 30 bears S 00°34'42" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°34'42" E, along said West line, a distance of 258.79 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°25'18" E, a distance of 93.19 feet; thence S 00°34'44" E, a distance of 199.42 feet to a point being the beginning of a 20.00 foot radius curve, concave South, whose long chord bears S 88°32'13" W with a long chord length of 37.60 feet; thence Westerly along the arc of said curve, thru a central angle of 140°04'24", an arc length of 48.89 feet; thence S 89°25'18" W, a distance of 55.60 feet, more or less, to a point on the West line of the SE 1/4 NW 1/4 of said Section 30; thence N 00°34'42" W, along said West line, a distance of 200.00 feet, more or less, to the Point of Beginning.

CONTAINING 18,267 Square Feet or 0.419 Acres, more or less, as described.

ARLINGTON ANNEXATION NO. 2

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 30, Township 1 South, 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 SE 1/4 NW 1/4 of said Section 30 and assuming the West line of the SE 1/4 NW 1/4 of said Section 30 bears S 00°34'42" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°58'23" E, along the North line of the SE 1/4 NW 1/4 of said Section 30, a distance of 151.01 feet to a point on the East right of way for Arlington Drive, as same is recorded in Plat Book 12, Page 151, Public Records of Mesa County, Colorado; thence S 00°08'25" W, along said East right of way, a distance of 76.46 feet to a point being the beginning of a 808.89 foot radius curve, concave West, whose long chord bears S 07°55'09" W with a long chord length of 218.97 feet; thence Southerly along the arc of said curve, thru a central angle of 15°33'28", an arc length of 219.64 feet to a point being the beginning of a 20.00 foot radius curve, concave Northeast, whose long chord bears S 30°04'36" E, with a long chord length of 28.66 feet; thence Southeasterly along the arc of said curve, thru a central angle of 91°32'58", an arc length of 31.96 feet; thence S 04°05'57" W, a distance of 101.56 feet, more or less, to a point on the South right of way for Oxford Avenue, as same is recorded in Plat Book 12, Page 151, Public Records of Mesa County, Colorado, being the beginning of a 20.00 foot radius curve, concave Southeast, whose long chord bears S 41°46'38" W, with a long chord length of 35.44 feet; thence Southwesterly along the arc of said curve, thru a central angle of 124°44'35", an arc length of 43.54 feet; thence S 29°15'54" W, a

distance of 12.96 feet; thence N 00°34'44" W, a distance of 199.42 feet; thence S 89°25'18" W, a distance of 93.19 feet, more or less, to a point on the West line of the SE 1/4 NW 1/4 of said Section 30; thence N 00°34'42" W, along said West line, a distance of 258.79 feet, more or less, to the Point of Beginning.

CONTAINING 42,773 Square Feet or 0.982 Acres, more or less, as described.

MAVERICK ESTATES ANNEXATION – Ordinance No. 4852

A serial Annexation comprising Maverick Estates Annexation No. 1, Maverick Estates Annexation No. 2, Maverick Estates Annexation No. 3, Maverick Estates Annexation No. 4 and Maverick Estates Annexation No. 5

MAVERICK ESTATES ANNEXATION NO. 1

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 50.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for said 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 60.00 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33; thence N 89°50'39" W, along said South line, a distance of 15.00 feet, more or less, to the Point of Beginning.

CONTAINING 1,050 Square Feet or 0.024 Acres, more or less, as described.

MAVERICK ESTATES ANNEXATION NO. 2

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4

Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said West right of way, a distance of 210.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 150.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 10.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 50.00 feet; thence N 89°50'39" W, a distance of 15.00 feet, more or less, to the Point of Beginning.

CONTAINING 3,300 Square Feet or 0.075 Acres, more or less, as described.

MAVERICK ESTATES ANNEXATION NO. 3

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°00'20" E, along said East line, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said East line, a distance of 150.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 345.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 335.00 feet; thence S 89°50'39" E, a distance of 7.50 feet; thence S 00°00'20" W, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet, more or less, to the Point of Beginning.

CONTAINING 6,375 Square Feet or 0.146 Acres, more or less, as described.

MAVERICK ESTATES ANNEXATION NO. 4

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 28 and the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'39" E along the South line of the Northeast

Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence N 00°00'20" E, along said East right of way, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°50'39" W, a distance of 7.50 feet; thence N 00°00'20" E, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 335.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 755.09 feet to a point on the North line of the NW 1/4 NW 1/4 of said Section 33; thence S 89°48'31" E, along said North line, a distance of 15.00 feet to a point being the Northwest corner of the NE 1/4 NW 1/4 of said Section 33; thence S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet to a point on the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 23 per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado; thence N 00°07'00" E, along the East line of the West one rod of said SE 1/4 SW 1/4 of said Section 28, a distance of 224.02 feet; thence S 89°53'00" E, a distance of 8.50 feet to a point on the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County, Colorado; thence S 00°07'00" W, along said West line and its Southerly extension, a distance of 254.04 feet; thence N 89°59'40" W, a distance of 24.94 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 22.00 feet to a point being the beginning of a 13.50 foot radius curve, concave Northeast, whose long chord bears S 44°17'45" E with a long chord length of 18.86 feet; thence Southeasterly along the arc of said curve, thru a central angle of 88°36'09", an arc length of 20.88 feet to a point being the beginning of a 48.00 foot radius curve, concave West, whose long chord bears S 12°21'48" W with a long chord length of 94.25 feet; thence Southerly and Westerly along the arc of said curve, thru a central angle of 201°55'13", an arc length of 169.16 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 418.18 feet, more or less, to the Point of Beginning.

CONTAINING 26,189 Square Feet or 0.601 Acres, more or less, as described.

MAVERICK ESTATES ANNEXATION NO. 5

A certain parcel of land lying in the South half of the Southwest Quarter (S1/2 SW 1/4) of Section 28 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 28 and assuming the West line of the SE 1/4 SW 1/4 of said Section 28 bears N 00°07'00" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet; thence N 00°07'00" W, along the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 28, per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado, a distance of 224.02 feet to the

POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°07'00" E along said East line, a distance of 1096.05 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 28, said point being 16.50 feet East of the Northwest corner of the SE 1/4 SW 1/4 of said Section 28; thence S 89°45'37" E, along the North line of the SE 1/4 SW 1/4 of said Section 28, a distance of 596.17 feet, more or less, to a point on the West line of Lee Estates No. 2, as same is recorded in Book 4950, Page 125, Public Records of Mesa County, Colorado; thence S 00°11'35" W, along said West line and its Southerly projection, a distance of 1349.66 feet to a point on the Southerly right of way for H Road; thence N 89°47'59" W, along said South right of way, a distance of 554.76 feet; thence S 45°05'49" W, a distance of 48.08 feet, more or less, to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 662.24 feet; thence N 89°59'40" W, a distance of 22.00 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 24.94 feet; thence N 00°07'00" E, along the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County, Colorado, a distance of 254.04 feet; thence N 89°53'00" W, a distance of 8.50 feet, more or less, to the Point of Beginning.

CONTAINING 817,274 Square Feet or 18.762 Acres, more or less, as described.

ADAMS II ANNEXATION – Ordinance No. 4882

A certain parcel of land lying in the North-Half (N 1/2) of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

The East 132.0' of the North one-half of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian.

CONTAINING 87,094 Square Feet or 1.999 Acres, more or less, as described

ZONA'S ANNEXATION – Ordinance No. 4884

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

COMMENCING at the Southwest corner of said Section 17 and assuming the West line of the SW 1/4 SW 1/4 of said Section 17 bears N 00°13'10" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°13'10" W along the West line of the SW 1/4 SW 1/4 of said Section 17, a distance of 330.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°13'10" W along the West line of the SW 1/4 SW 1/4 of said Section 17, a distance of 165.20 feet; thence N 89°58'45" E, along the North line of that certain parcel of land described with Reception Number 2790261, Public Records of Mesa County, Colorado, a distance of 527.36 feet; thence S 00°13'10" E, along the East line of said parcel, a distance of 165.20 feet; thence S 89°58'45" W, along the

South line of said certain parcel of land, a distance of 527.36 feet, more or less, to the Point of Beginning.

CONTAINING 87,120 Square Feet or 2.000 Acres, more or less, as described.

For the City's petition:

1. It is intended that the property to be excluded be that located within the perimeter descriptions above setout except as the property is itself described.
2. The Petitioner has represented to the Court that the property above described is and has been duly and lawfully annexed to the City of Grand Junction, Colorado.
3. The Petitioner has further represented to the Court that the conditions for exclusion as set out in §32-1-502, C.R.S. have been met or are inapplicable.
4. The City of Grand Junction provides fire protection service to properties within the Grand Junction Rural Fire Protection District by contract. Service of and to the properties in the District will continue uninterrupted and therefore the provisions for a service plan as required by §32-1-502(2), (4) and (6), C.R.S. are inapplicable.
5. By verification of the Petition by Grand Junction Fire Chief Kenneth R. Watkins, the Petitioner has represented to the Court that the quality of service will not be adversely affected by such exclusion. As a result, fire insurance premiums should not change by virtue of the exclusion.
6. The Court is statutorily empowered to set a hearing and to enter an Order of Exclusion if all statutory conditions are met.

Respectfully submitted this 18th day of December, 2017.

OFFICE OF THE CITY ATTORNEY

By: _____

John P. Shaver #16594

City Attorney

250 N. 5th Street

Grand Junction, CO 81501

(970) 244-1508

CERTIFICATE OF MAILING

I hereby certify that I mailed a copy of the attached document, postage prepaid, this 19th day of December, 2019, addressed to the Chairman of the Board of the Grand Junction Rural Fire Protection District.

Jennifer L. Cinquini

VERIFICATION

I, Kenneth R. Watkins, Fire Chief in and for the City of Grand Junction, do hereby state under oath that the facts contained in paragraphs 4 and 5 are true and correct to the best of my knowledge and belief.

Kenneth R. Watkins
Kenneth R. Watkins

STATE OF COLORADO)
COUNTY OF MESA).

Subscribed and sworn to before me by Kenneth R. Watkins this 19th day of December, 2019.

Jennifer L. Cinquini
Notary Public

My commission expires: May 25, 2021

