

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3560**

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

**MONUMENT PRESBYTERIAN CHURCH ANNEXATION NO. 2**

**APPROXIMATELY 0.0474 ACRES**

**A PORTION OF SOUTH BROADWAY RIGHT-OF-WAY**

**WHEREAS**, on the 16th day of July, 2003, 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 20th day of August, 2003; 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:**

**MONUMENT PRESBYTERIAN CHURCH ANNEXATION NO. 2**

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 22, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 22, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, and assuming the South line of the SW 1/4 NW 1/4 of said Section 22 bears S 89°50'40" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'40" W along the South line of the SW 1/4 NW 1/4 of said Section 22, a distance of 69.90 feet to the Point of beginning; thence from said Point of Beginning, continue S 89°50'40" W along

the South line of the SW 1/4 NW 1/4 of said Section 22, a distance of 169.00 feet; thence N 00°09'20" W a distance of 10.00 feet; thence N 89°50'40" E along a line 10.00 feet North of and parallel to, the South line of the SW 1/4 NW 1/4 of said Section 22, a distance of 228.76 feet; thence N 00°56'37" W along a line 10.00 feet West of and parallel to, the East line of the SW 1/4 NW 1/4 of said Section 22, a distance of 10.02 feet to a point on the North right of way for E 1/2 Road; thence N 89°50'40" E along said North right of way, a distance of 5.00 feet; thence S 00°56'37" E along a line 5.00 feet West of and parallel to, the East line of the SW 1/4 NW 1/4 of said Section 22, a distance of 15.02 feet; thence S 89°50'40" W a distance of 64.83 feet; thence S 00°09'20" E a distance of 5.00 feet, more or less, to the Point of Beginning.

Containing 0.0474 Acres (2,064.02 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 16th day of July, 2003.

**PASSED and ADOPTED** on second reading this 20th day of August, 2003.

Attest:

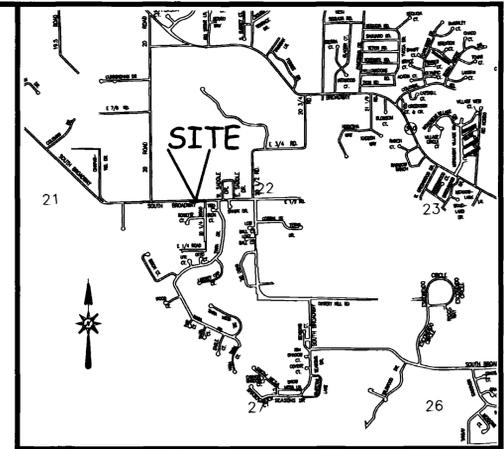
/s/ Stephanie Tuin  
City Clerk

/s/ Harry Butler  
President of the Council Pro Tem

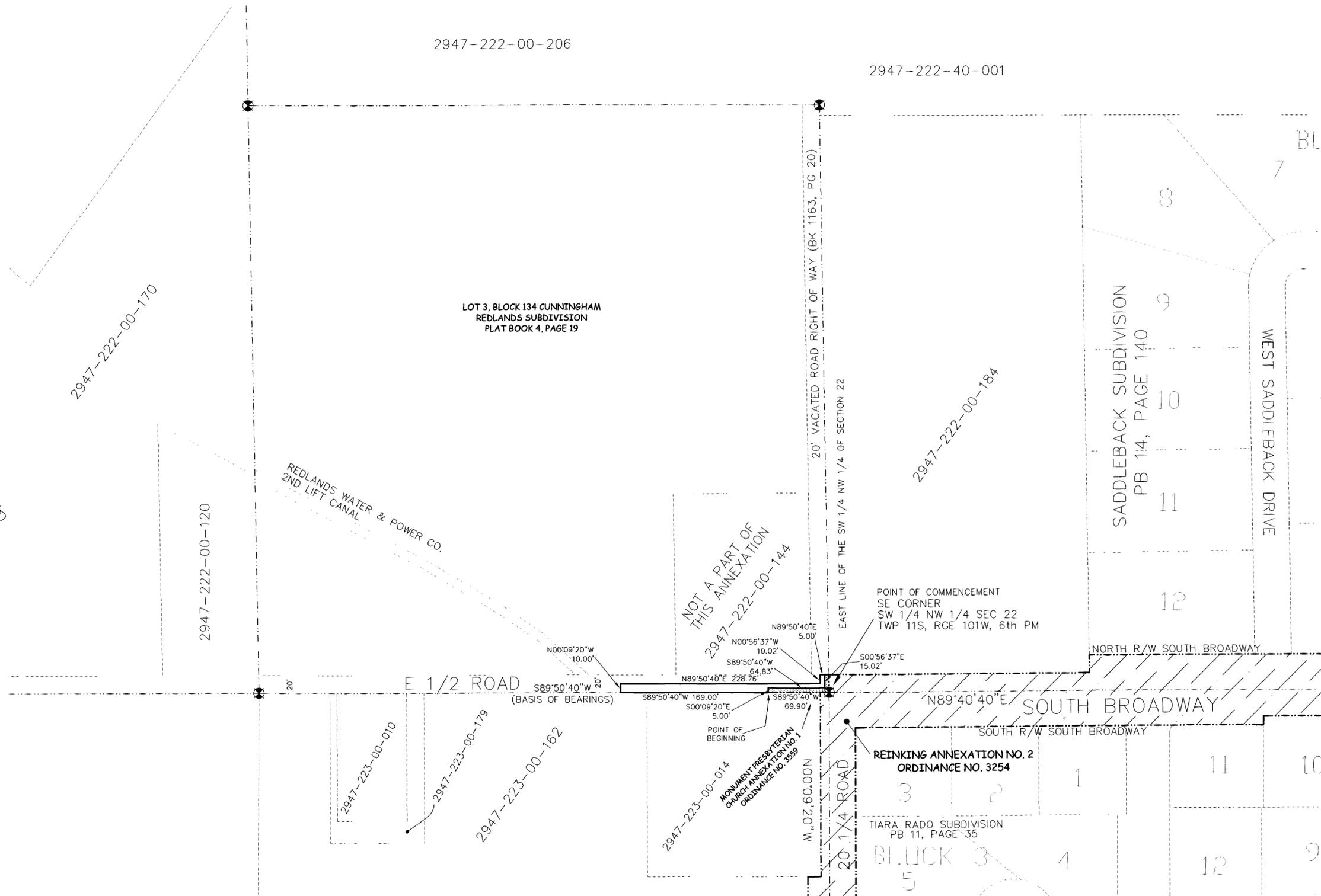


# MONUMENT PRESBYTERIAN CHURCH ANNEXATION NO. 2

SITUATE IN THE NW 1/4 OF SECTION 22, T11S, R101W, 6th PM  
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



### LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, and assuming the South line of the SW 1/4 NW 1/4 of said Section 22 bears S 89°50'40" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'40" W along the South line of the SW 1/4 NW 1/4 of said Section 22, a distance of 69.90 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°50'40" W along the South line of the SW 1/4 NW 1/4 of said Section 22, a distance of 169.00 feet; thence N 00°09'20" W a distance of 10.00 feet; thence N 89°50'40" E along a line 10.00 feet North of and parallel to, the South line of the SW 1/4 NW 1/4 of said Section 22, a distance of 228.76 feet; thence N 00°56'37" W along a line 10.00 feet West of and parallel to, the East line of the SW 1/4 NW 1/4 of said Section 22, a distance of 10.02 feet to a point on the North right of way for E 1/2 Road; thence N 89°50'40" E along said North right of way, a distance of 5.00 feet; thence S 00°56'37" E along a line 5.00 feet West of and parallel to, the East line of the SW 1/4 NW 1/4 of said Section 22, a distance of 15.02 feet; thence S 89°50'40" W a distance of 64.83 feet; thence S 00°09'20" E a distance of 5.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.0474 Acres (2,064.02 Sq. Ft.), more or less, as described.

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 boundaries.

*Peter T. Krick*  
PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the City of Grand Junction  
DATE: August 22nd, 2003

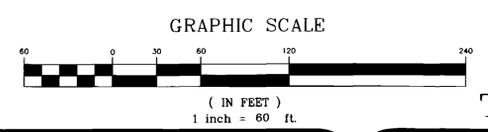


#### AREA OF ANNEXATION

ANNEXATION PERIMETER	507.59 FT
CONTIGUOUS PERIMETER	84.82 FT
AREA IN SQUARE FEET	2,064.021
AREA IN ACRES	0.0474

#### LEGEND

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



ORDINANCE NO. 3560

EFFECTIVE DATE  
September 21st, 2003

THIS IS NOT A BOUNDARY SURVEY

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
REAL ESTATE DIVISION  
CITY OF GRAND JUNCTION, COLORADO

MONUMENT PRESBYTERIAN  
CHURCH ANNEXATION NO. 2

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 06-16-2003
DESIGNED BY	DATE
CHECKED BY T.W.	DATE
APPROVED BY	DATE

SCALE  
1" = 60'