

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3561

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

MONUMENT PRESBYTERIAN CHURCH ANNEXATION NO. 3

APPROXIMATELY 0.243 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. 3

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 238.90 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 414.49 feet; thence N 01°04'31" W a distance of 20.02 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 643.42 feet; thence S 00°56'37" E 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; thence S 89°50'40" W 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 S 00°09'20" W a distance of 5.00 feet, more or less, to the Point of Beginning.

Containing 0.243 Acres (10,589.50 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:

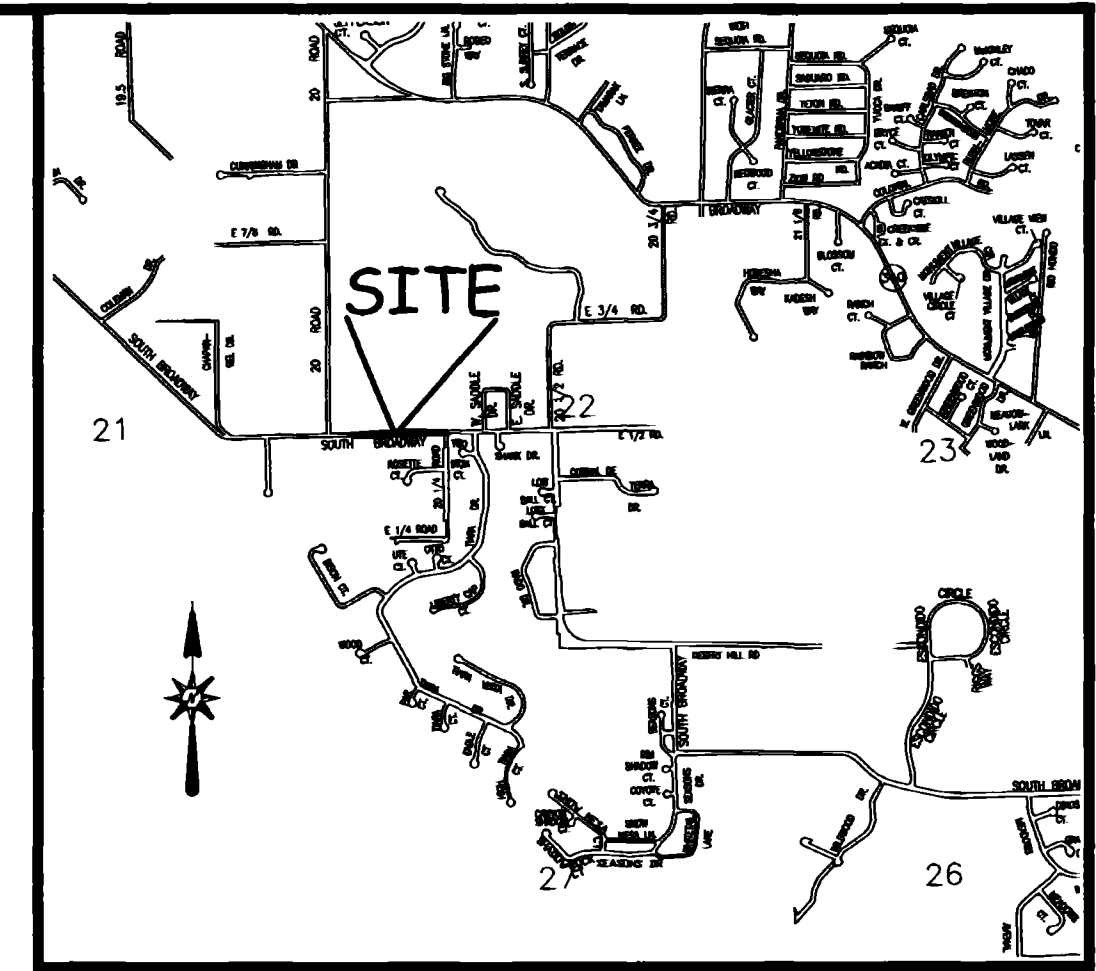
/s/ Stephanie Tuin
City Clerk

/s/ Harry Butler
President of the Council Pro Tem

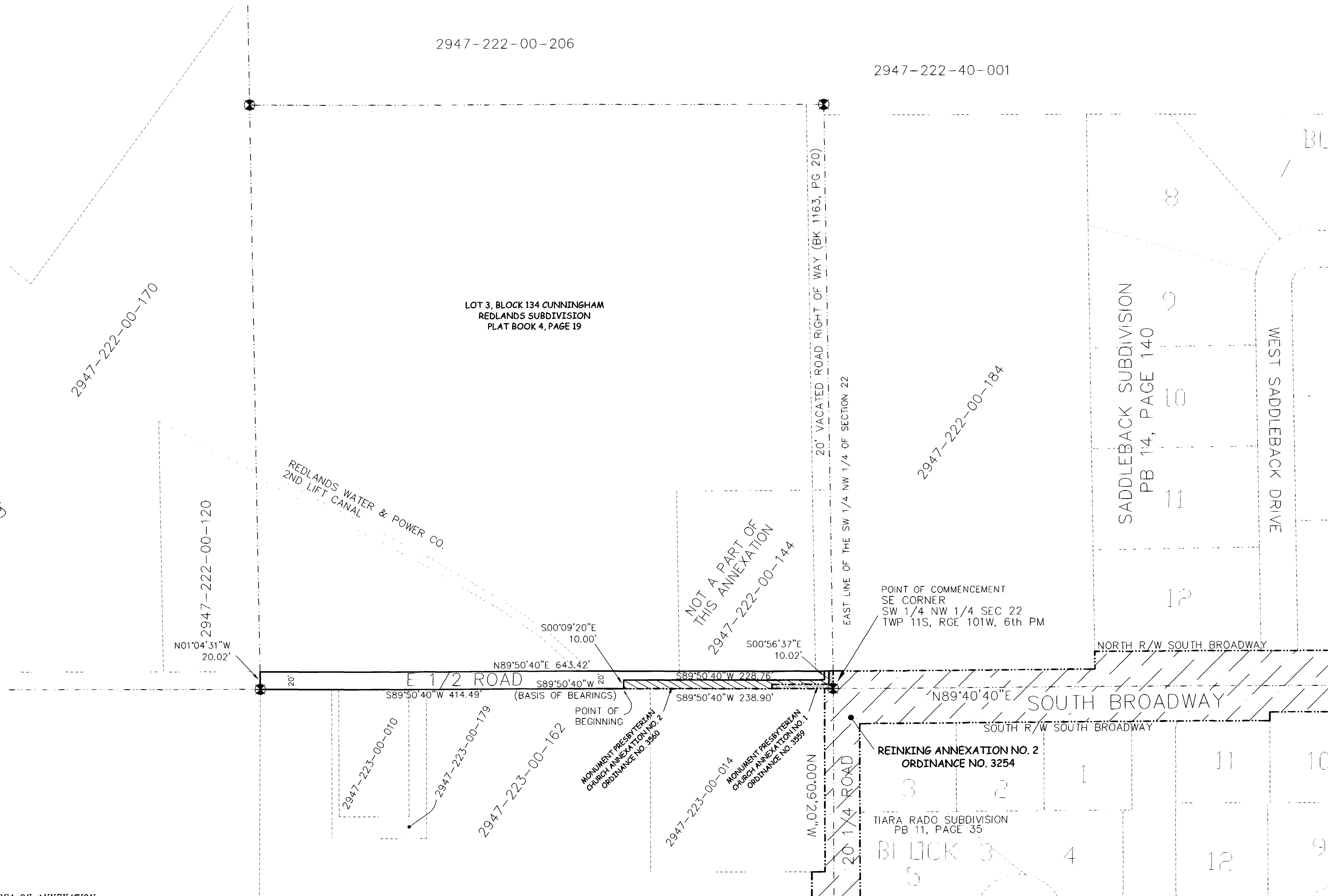


MONUMENT PRESBYTERIAN CHURCH ANNEXATION NO. 3

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

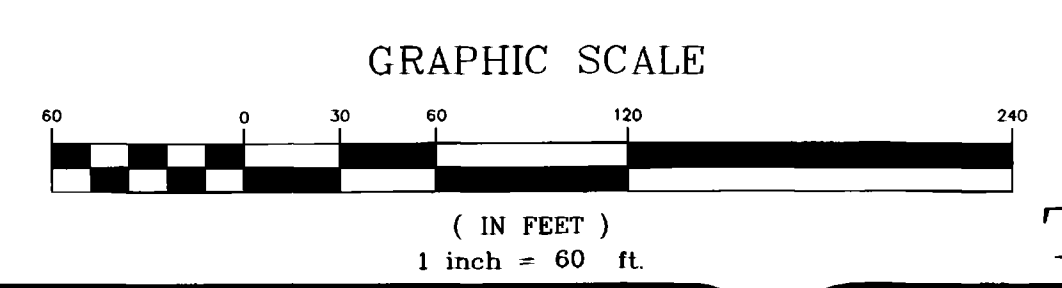
A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

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 238.90 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 414.49 feet; thence N 01°04'31" W a distance of 20.02 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 643.42 feet; thence S 00°56'37" E 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; thence S 89°50'40" W 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 S 00°09'20" W a distance of 5.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.243 Acres (10,589.50 Sq. Ft.), more or less, as described.

AREA OF ANNEXATION	
ANNEXATION PERIMETER	1,326.70 FT
CONTIGUOUS PERIMETER	248.78 FT.
AREA IN SQUARE FEET	10,589.50
AREA IN ACRES	0.243

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



ORDINANCE NO. 3561

EFFECTIVE DATE September 21st, 2003

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 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

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'

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

MONUMENT PRESBYTERIAN
 CHURCH ANNEXATION NO. 3