

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3562

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

MONUMENT PRESBYTERIAN CHURCH ANNEXATION NO. 4

APPROXIMATELY 8.871 ACRES

LOCATED AT 2020 1/2 SOUTH BROADWAY

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. 4

A certain parcel of land being a portion of Lot 3, Block 134, Cunningham Redlands Subdivision, as same is recorded in Plat Book 4, Page 19, Public Records of Mesa County, Colorado, and a portion of that certain vacated road right of way as recorded in Book 1163, Page 20, Public Records of Mesa County, Colorado and 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 N 00°56'37" W along the East line of the SW 1/4 NW 1/4 of said Section 22, a distance

of 226.19 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°24'09" W a distance of 174.86 feet; thence S 00°51'29" E a distance of 204.82 feet, more or less, to a point on the North right of way for E 1/2 Road; thence S 89°50'41" W, along said North right of way, a distance of 478.25 feet; thence N 01°04'31" W a distance of 645.78 feet; thence N 89°50'55" E a distance of 654.94 feet, more or less, to a point on the East line of the SW 1/4 NW 1/4 of said Section 22; thence S 00°56'37" E, along said East line, a distance of 439.54 feet, more or less, to the Point of Beginning.

Containing 8.871 Acres (386,423.46 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:

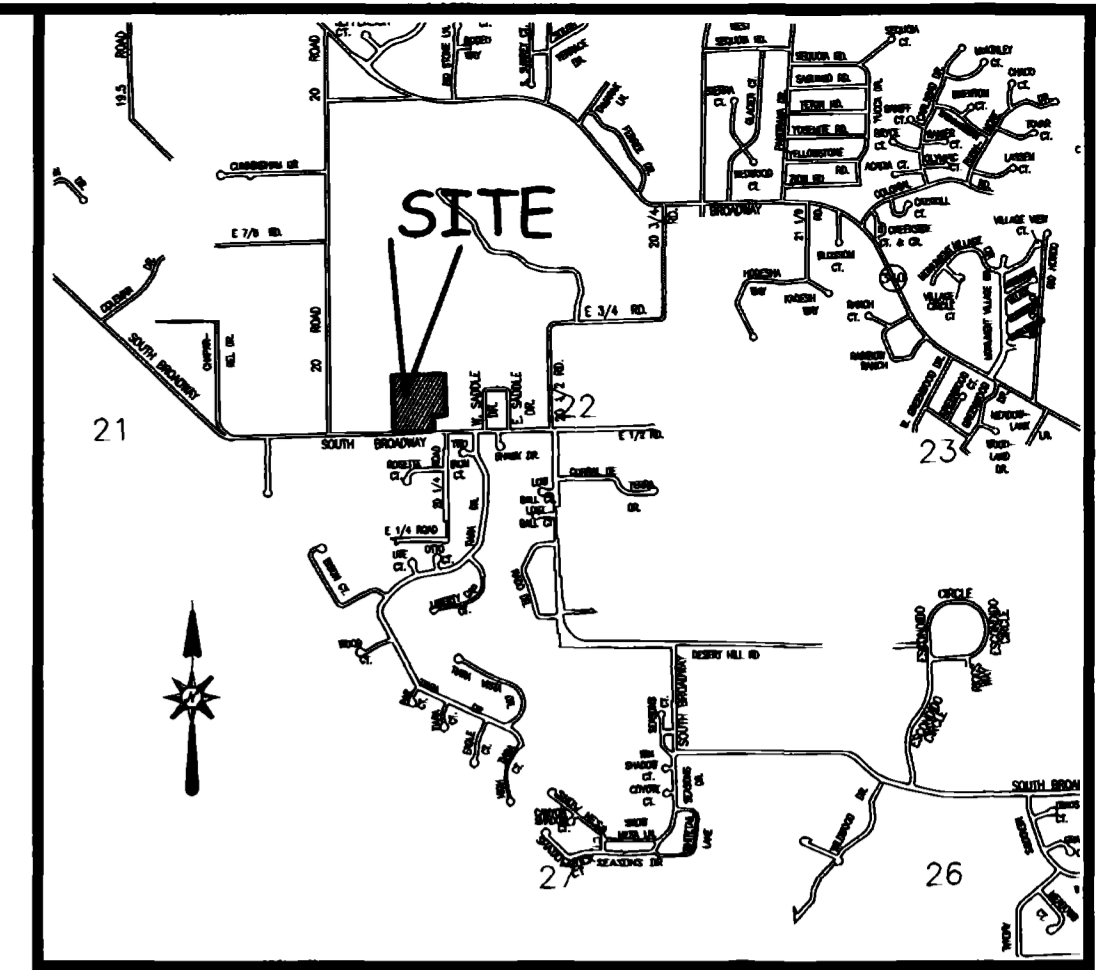
/s/ Stephanie Tuin
City Clerk

/s/ Harry Butler
President of the Council Pro Tem

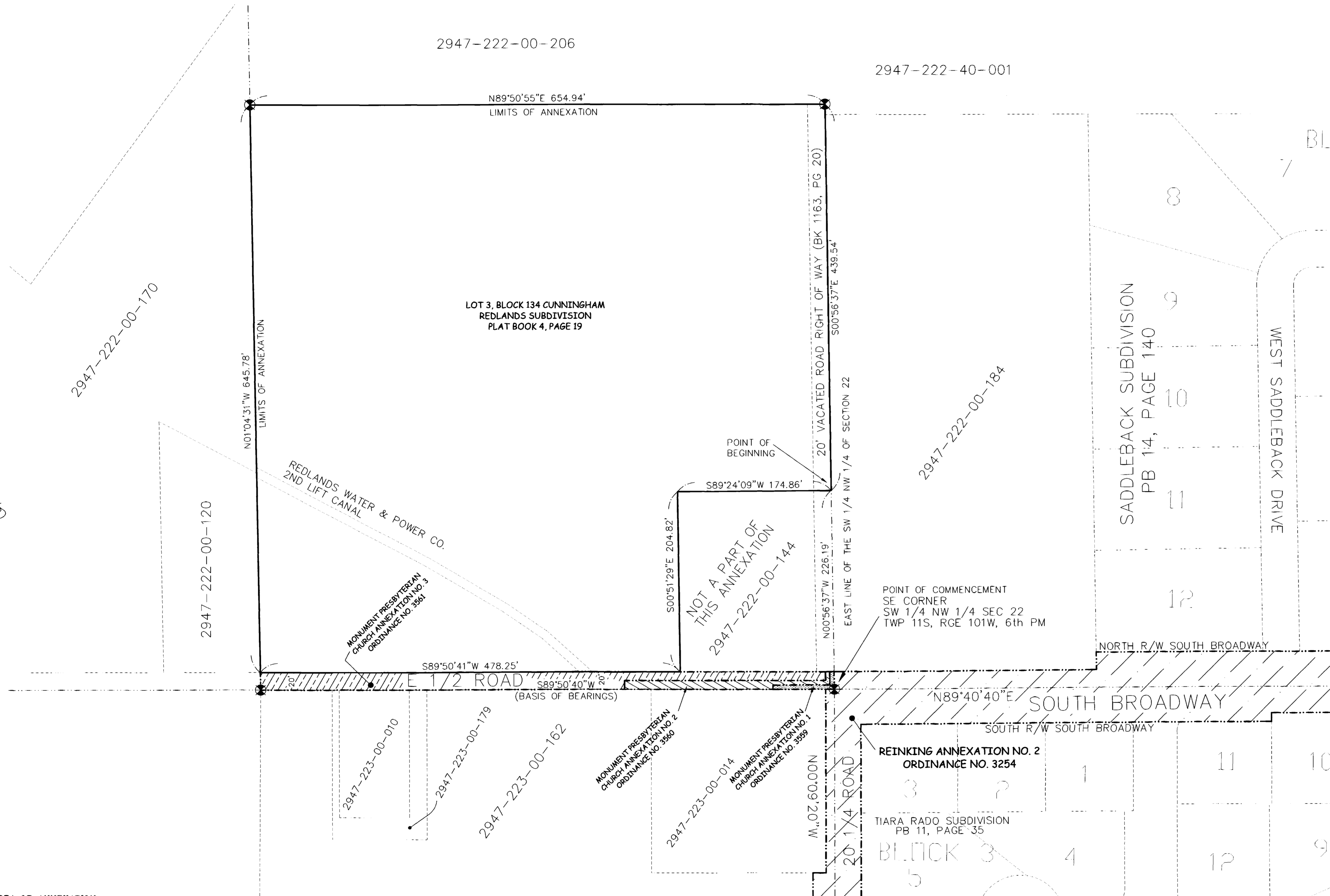


MONUMENT PRESBYTERIAN CHURCH ANNEXATION NO. 4

BEING A PORTION OF LOT 3, BLOCK 134, CUNNINGHAM REDLANDS SUBDIVISION (PB 4, PG 19)
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 being a portion of Lot 3, Block 134, Cunningham Redlands Subdivision, as same is recorded in Plat Book 4, Page 19, Public Records of Mesa County, Colorado, and a portion of that certain vacated road right of way as recorded in Book 1163, Page 20, Public Records of Mesa County, Colorado and 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:

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CONTAINING 8.871 Acres (386,423.46 Sq. Ft.), more or less, as described.

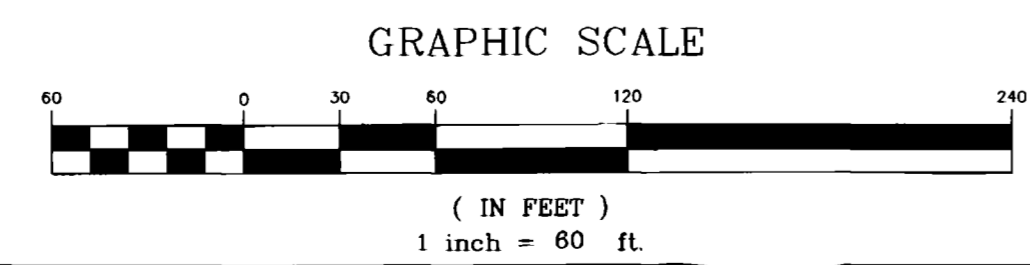
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundaries.

Peter T. Krick
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
No. 32824
8-22-03
PROFESSIONAL LAND SURVEYOR

DATE: August 22nd, 2003

AREA OF ANNEXATION	
ANNEXATION PERIMETER	2,598.19 FT
CONTIGUOUS PERIMETER	478.25 FT
AREA IN SQUARE FEET	386,423.46
AREA IN ACRES	8.871

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



ORDINANCE NO. 3562
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. 4

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'