

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4586

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

PEONY HEIGHTS ANNEXATION

APPROXIMATELY 1.12 ACRES

**LOCATED AT 612 PEONY DRIVE AND INCLUDING PORTIONS
OF THE PEONY DRIVE AND BROADWAY (HWY 340) RIGHTS-OF-WAY**

WHEREAS, on the 17th day of April, 2013, 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 5th day of June, 2013; 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:

PEONY HEIGHTS ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE1/4) of Section 15 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 22, all in Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 4, Peony Subdivision, as same is recorded in Plat Book 14, Page 369, Public Records of Mesa County, Colorado and assuming the South line of the Southeast Quarter (SE 1/4) of said Section 15 bears S 89°26'44" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 04°20'36" W along the East line of said Lot 4, a distance of 214.96 feet to a point being the Southeast corner of said Lot 4; thence N 86°32'19" W, along the South line and the Westerly extension thereof of said Lot 4, a distance of 214.47 feet to a point

within the right of way for Peony Drive; thence S 03°21'34" W, through said right of way, a distance of 542.17 feet; thence N 89°47'50" E along a line 2.00 feet North of and parallel with the North line of Panorama Point Annexation No. 1, Ordinance No. 4283, as same is recorded in Book 4731, Page 827, Public Records of Mesa County, Colorado, a distance of 312.18 feet; thence S 00°12'10" E, a distance of 2.00 feet to a point on the North line of said Panorama Point Annexation No. 1; thence S 89°47'50" W, along the North line of said Panorama Point Annexation No. 1, a distance of 575.50 feet; thence N 00° 12'10" W, a distance of 2.00 feet; thence N 89°47'50" E, along a line 2.00 feet North of and parallel with, the North line of said Panorama Point Annexation No. 1, a distance of 261.32 feet; thence N 03°21'34" E a distance of 754.47 feet to a point intersecting the Westerly extension of the North line of said Lot 4, Peony Subdivision; thence S 87°15'28" E, along said North line and its Westerly extension, a distance of 220.18 feet, more or less, to the Point of Beginning.

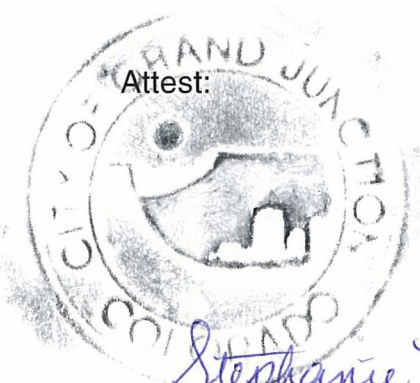
CONTAINING 48,855 Square Feet or 1.122 Acres, more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 17th day of April, 2013 and ordered published in pamphlet form.

ADOPTED on second reading the 5th day of June, 2013 and ordered published in pamphlet form.

Attest:



Stephanie M

City Clerk

Sam Susuran

President of the Council

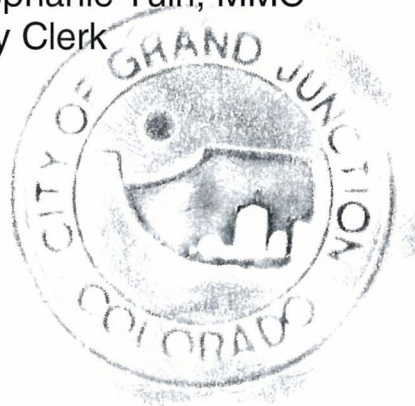
I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4586 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of April, 2013 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 5th day of June, 2013, at which Ordinance No. 4586 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 6th day of June 2013.

Stephanie Tuin
Stephanie Tuin, MMC
City Clerk

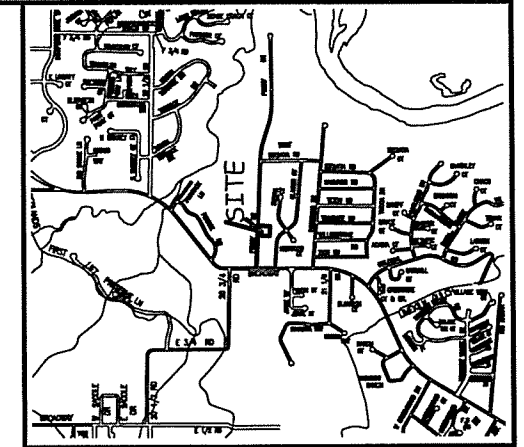
Published: April 19, 2013
Published: June 7, 2013
Effective: July 7, 2013



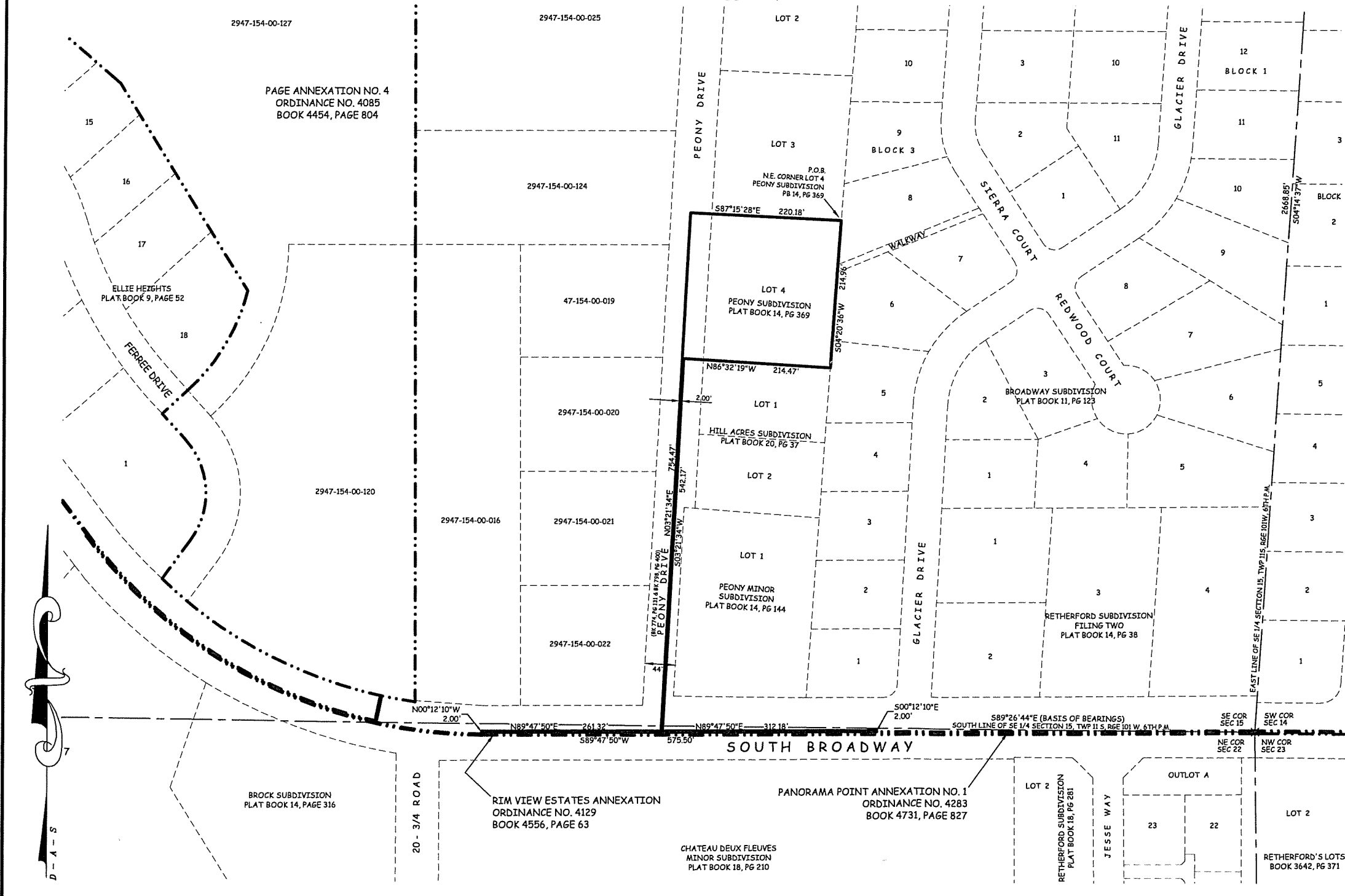
PEONY HEIGHTS ANNEXATION

SITUATE IN THE SE 1/4 OF SECTION 15 AND THE NE 1/4 OF SECTION 22
TOWNSHIP 11S, RANGE 101W, 6TH PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 1



LOCATION MAP: NOT-TO-SCALE



LEGAL DESCRIPTION

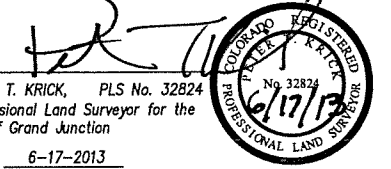
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ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.P.M. UTE PRINCIPAL MERIDIAN
- NO. NUMBER
- SQ. FT. SQUARE FEET
- ∠ CENTRAL ANGLE
- RAD. RADIUS
- ARC LENGTH
- CHL. CHORD LENGTH
- CHB. CHORD BEARING
- BLK. BLOCK
- PB. PLAT BOOK
- BK. BOOK
- PG. PAGE

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: 6-17-2013

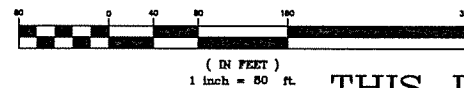
AREA OF ANNEXATION

ANNEXATION PERIMETER	3,099.24 FT.
CONTIGUOUS PERIMETER	575.50 FT.
AREA IN SQUARE FEET	48,855.44
AREA IN ACRES	1.122
***(CONTAINS 8,818 SQ. FT. (0.202 AC) WITHIN PUBLIC RIGHT OF WAY)	

LEGEND

- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS

GRAPHIC SCALE



ORDINANCE NO.
4586

EFFECTIVE DATE
July 7th, 2013

THIS IS NOT A BOUNDARY SURVEY

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 03-12-2013
DESIGNED BY DATE
CHECKED BY P.T.K. DATE
APPROVED BY DATE

SCALE
1" = 80'



PUBLIC WORKS
AND PLANNING
ENGINEERING DIVISION
SURVEY DEPARTMENT

PEONY HEIGHTS ANNEXATION
SE 1/4 SEC 15 & NE 1/4 SEC 22
TWP 11S, RGE 101W, 6TH P.M.