

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3644

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
SGH 27 ROAD ANNEXATION
APPROXIMATELY 160.003 ACRES**

LOCATED AT 215 27 Road

WHEREAS, on the 5th day of May, 2004, 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 16th day of June, 2004; 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:

SGH 27 ROAD ANNEXATION

A certain 160.003 acre parcel of land lying in the Southeast Quarter (SE 1/4) of Section 26 and the Northeast Quarter (NE 1/4) of Section 35, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 26 and assuming the North line of the SE 1/4 SE 1/4 of said Section 26 bears N 89°36'01" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°36'01" W along the North line of the SE 1/4 SE 1/4 of said Section 26 a distance of 699.54 feet; thence N 47°05'04" W along the Southerly line of Mesa View Subdivision, as same is recorded in Plat Book 6, Page 13, Public Records of Mesa County, Colorado, a distance of 485.21 feet; thence N 52°45'48" W along said Southerly line, a distance of 322.42 feet, more or less, to a point on the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 26; thence S 00°06'59" E

along said East line, a distance of 521.23 feet to a point being the Northwest corner of the SE 1/4 SE 1/4 of said Section 26; thence N 89°36'24" W along the North line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 26, a distance of 1310.72 feet to a point being the Northwest corner of the SW 1/4 SE 1/4 of said Section 26; thence S 00°06'16" E along the West line of the SW 1/4 SE 1/4 of said Section 26, a distance of 1316.42 feet to a point being the Southwest corner of the Southeast Quarter (SE 1/4) of said Section 26; thence S 00°04'15" W along the West line of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 35, a distance of 924.34 feet; thence S 46°51'19" E a distance of 576.87 feet, more or less, to a point on the South line of the North-half of the Northeast Quarter (N 1/2 NE 1/4) of said Section 35; thence S 89°30'18" E along said South line, a distance of 2191.05 feet to a point being the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 35; thence N 00°09'20" E along the East line of the NE 1/4 NE 1/4 of said Section 35, a distance of 1185.13 feet to a point being the beginning of a 50.00 foot radius curve, concave East, whose long chord bears N 00°09'20" E with a long chord length of 100.00 feet; thence 157.08 feet Northerly along the arc of said curve, through a central angle of 90°00'00"; thence continuing along the East line of the NE 1/4 NE 1/4 of said Section 35, N 00°09'20" E a distance of 30.20 to a point being the Southeast corner of said Section 26; thence N 00°11'42" E along the East line of the SE 1/4 SE 1/4 of said Section 26, a distance of 1320.72 feet, more or less, to the Point of Beginning.

CONTAINING 160.003 Acres (6,969,731.0 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 5th day of May, 2004.

ADOPTED and ordered published this 16th day of June, 2004.

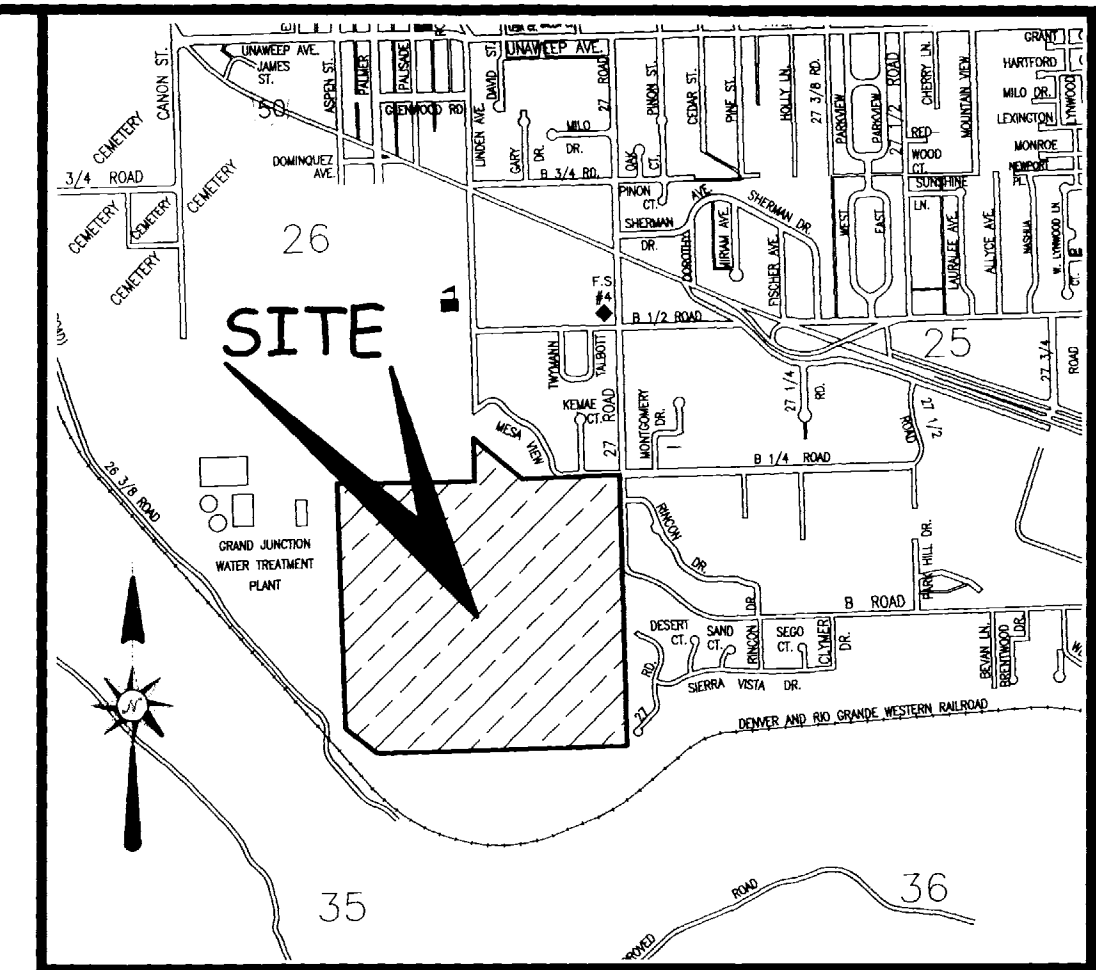
Attest:

/s/: Bruce Hill
President of the Council

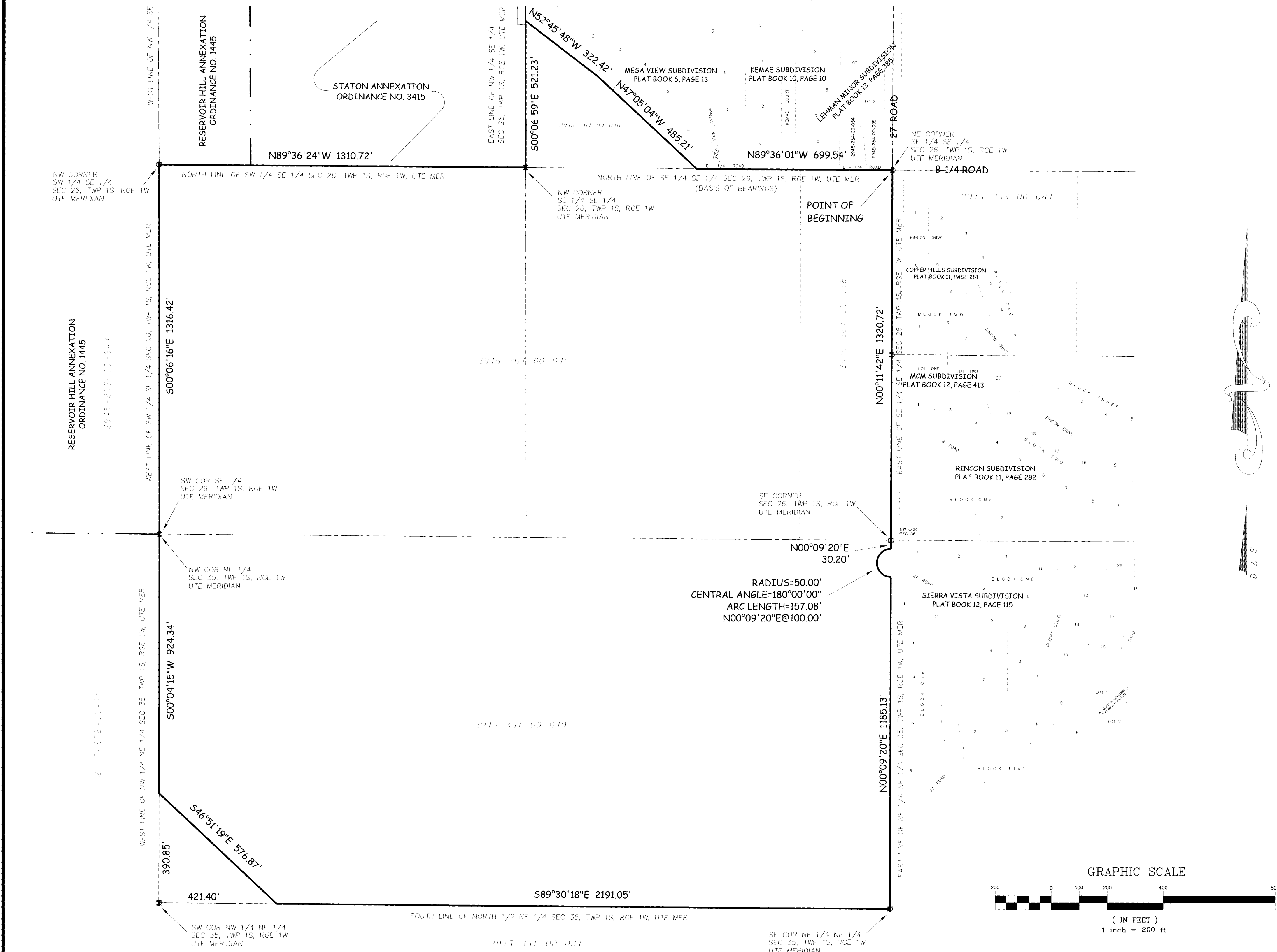
/s/: Stephanie Tuin
City Clerk

SGH 27 ROAD ANNEXATION

SITUATED IN THE SE 1/4 OF SECTION 26 AND THE NE 1/4 OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

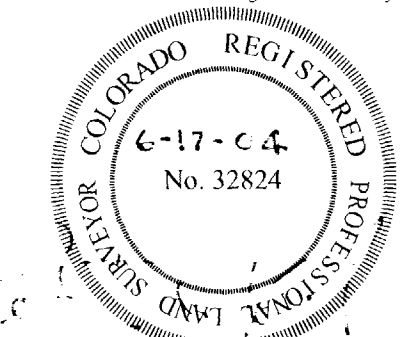
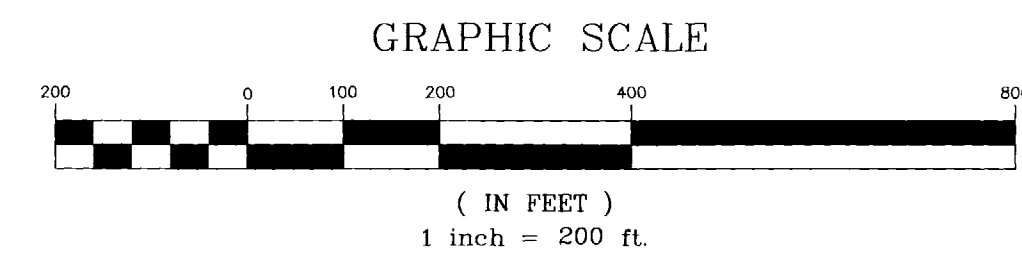


LEGAL DESCRIPTION

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BEGINNING at the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 26 and assuming the North line of the SE 1/4 SE 1/4 of said Section 26 bears N 89°36'01" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°36'01" W along the North line of the SE 1/4 SE 1/4 of said Section 26 a distance of 699.54 feet; thence N 47°05'04" W along the Southerly line of Mesa View Subdivision, as same is recorded in Plat Book 6, Page 13, Public Records of Mesa County, Colorado, a distance of 485.21 feet; thence N 52°45'48" W along said Southerly line, a distance of 322.42 feet, more or less, to a point on the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 26; thence S 00°06'59" E along said East line, a distance of 521.23 feet to a point being the Northwest corner of the SE 1/4 SE 1/4 of said Section 26; thence N 89°36'24" W along the North line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 26, a distance of 1310.72 feet to a point being the Northwest corner of the SW 1/4 SE 1/4 of said Section 26; thence S 00°06'16" E along the West line of the SW 1/4 SE 1/4 of said Section 26, a distance of 1316.42 feet to a point being the Southwest corner of the Southeast Quarter (SE 1/4) of said Section 26; thence S 00°04'15" W along the West line of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 35, a distance of 924.34 feet; thence S 46°51'19" E a distance of 576.87 feet, more or less, to a point on the South line of the North-half of the Northeast Quarter (N 1/2 NE 1/4) of said Section 35; thence S 89°30'18" E along said South line, a distance of 2191.05 feet to a point being the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 35; thence N 00°09'20" E along the East line of the NE 1/4 NE 1/4 of said Section 35, a distance of 1185.13 feet to a point being the beginning of a 50.00 foot radius curve, concave East, whose long chord bears N 00°09'20" E with a long chord length of 100.00 feet; thence 157.08 feet Northerly along the arc of said curve, through a central angle of 90°00'00"; thence continuing along the East line of the NE 1/4 NE 1/4 of said Section 35, N 00°09'20" E a distance of 30.20 to a point being the Southeast corner of said Section 26; thence N 00°11'42" E along the East line of the SE 1/4 SE 1/4 of said Section 26, a distance of 1320.72 feet, more or less, to the Point of Beginning.

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 I. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: June 17th, 2004

ORDINANCE NO. 3644
EFFECTIVE DATE July 18th, 2004

AREA OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	11,040.93 FT	ANNEXATION BOUNDARY	—————
CONTIGUOUS PERIMETER	2,627.14 FT	EXISTING CITY LIMITS	- - - - -
AREA IN SQUARE FEET	6,969,751.0		
AREA IN ACRES	160.003		

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 herein.

DRAWN BY P.I.K. DATE 03-08-2004
DESIGNED BY DATE
CHECKED BY I.W. DATE 03-08-2004
APPROVED BY DATE

SCALE
1" = 200'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

SGH 27 ROAD ANNEXATION