

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3706

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

WATER'S EDGE ANNEXATION

APPROXIMATELY 4.91 ACRES

LOCATED AT 2935 D ROAD

WHEREAS, on the 17th day of November, 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 5th day of January, 2005; 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:

WATER'S EDGE ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the NE 1/4 NW 1/4 of said Section 20 and assuming the West line of the NE 1/4 NW 1/4 of said Section 20 bears S 00°03'15" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'15" W along the West line of the NE 1/4 NW 1/4 of said Section 20, a distance of 403.00 feet; thence N 89°58'45" E a distance of 108.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°03'15" E a distance of 393.00 feet; thence N 89°58'45" E along a line 10.00 feet South of and parallel with, the North line of the NE 1/4 NW 1/4 of said Section 20, a distance of 167.99 feet; thence N 00°03'19" E a distance of 5.00 feet; thence N 89°58'45" E along a

line 5.00 feet South of and parallel with, the North line of the NE 1/4 NW 1/4 of said Section 20, a distance of 372.02 feet; thence S 00°03'19" W a distance of 398.00 feet; thence S 89°58'45" W a distance of 540.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.9146 Acres (214,081.45 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 17th day of November, 2004 and ordered published.

ADOPTED on second reading this 5th day of January, 2005.

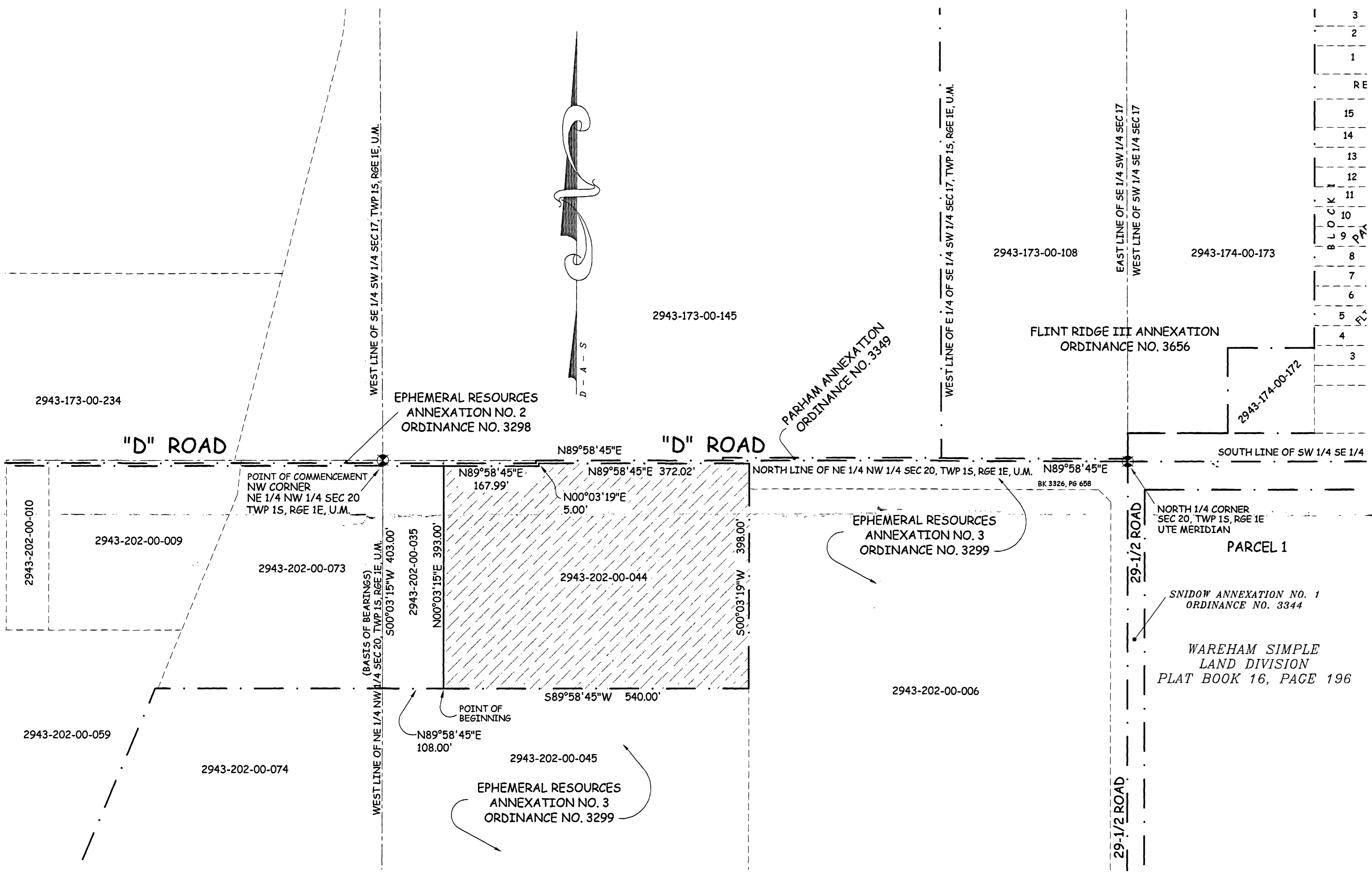
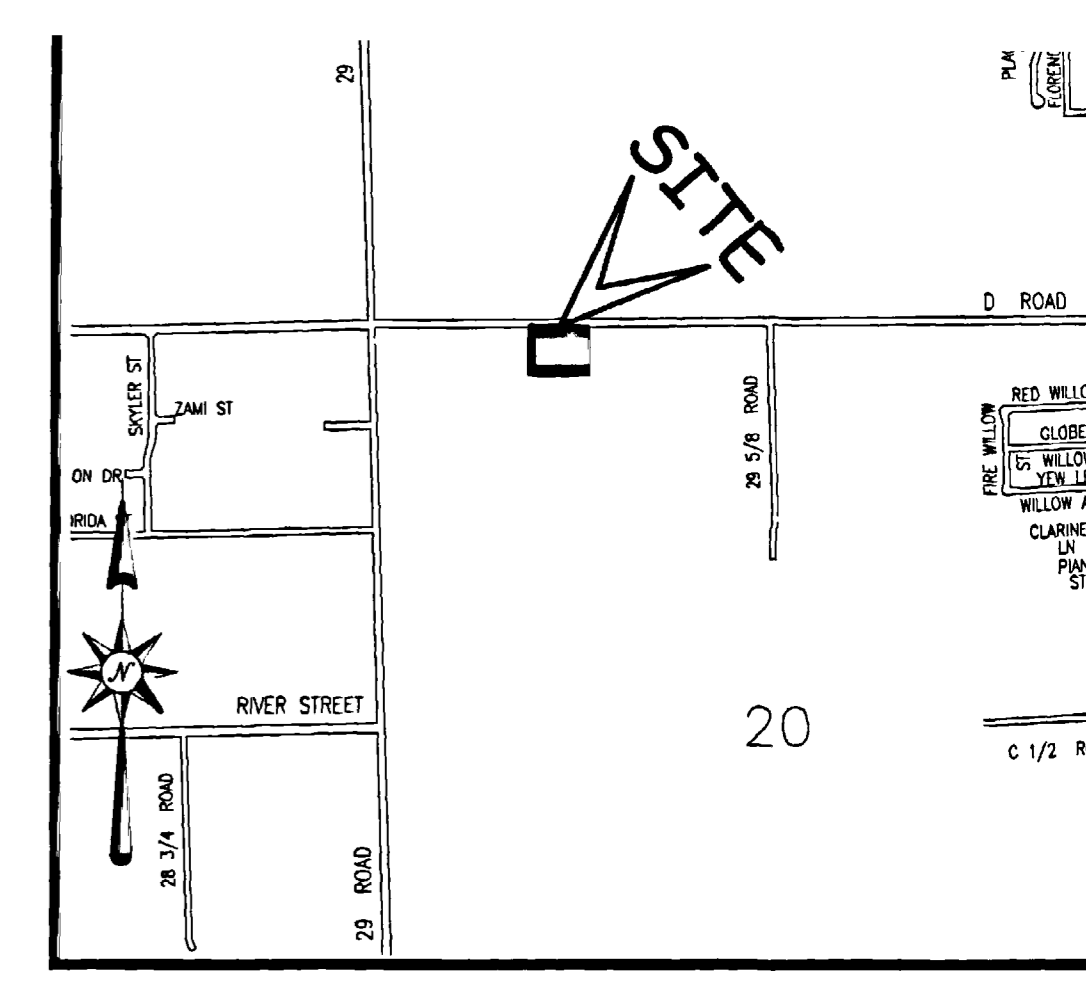
Attest:

/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk

WATER'S EDGE ANNEXATION

SITUATE IN THE NE 1/4 OF THE NW 1/4 OF SECTION 20, TWP 1S, RGE 1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



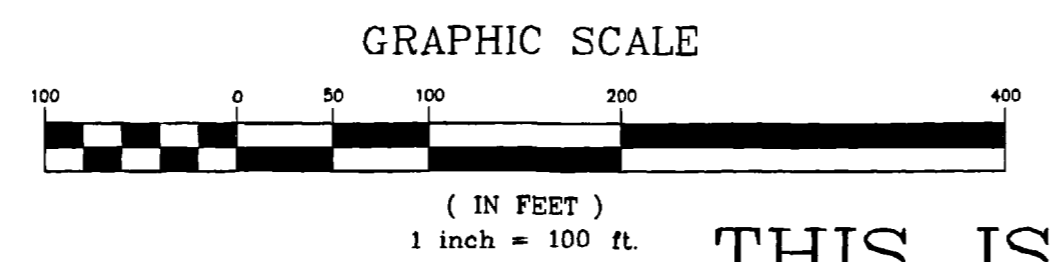
LEGAL DESCRIPTION

A certain parcel of land lying in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the NE 1/4 NW 1/4 of said Section 20 and assuming the West line of the NE 1/4 NW 1/4 of said Section 20 bears S 00°03'15" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'15" W along the West line of the NE 1/4 NW 1/4 of said Section 20, a distance of 403.00 feet; thence N 89°58'45" E a distance of 108.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°03'15" E a distance of 393.00 feet; thence N 89°58'45" E along a line 10.00 feet South of and parallel with, the North line of the NE 1/4 NW 1/4 of said Section 20, a distance of 167.99 feet; thence N 00°03'19" E a distance of 5.00 feet; thence N 89°58'45" E along a line 5.00 feet South of and parallel with, the North line of the NE 1/4 NW 1/4 of said Section 20, a distance of 372.02 feet; thence S 00°03'19" W a distance of 398.00 feet; thence S 89°58'45" W a distance of 540.00 feet, more or less, to the Point of Beginning.

AREA OF ANNEXATION	
ANNEXATION PERIMETER	1,876.01 FT
CONTIGUOUS PERIMETER	1,483.01 FT.
AREA IN SQUARE FEET	214,081.45
AREA IN ACRES	4.9146

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




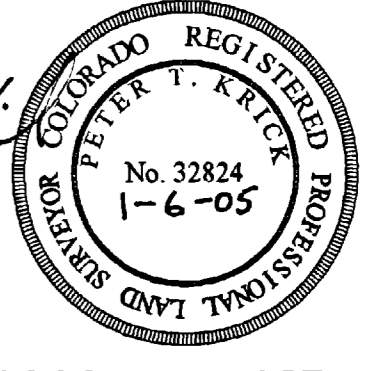
ORDINANCE NO.
3706

EFFECTIVE DATE
February 6th, 2005

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 boundary lines.


 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: January 6th, 2005



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	11-01-2004
DESIGNED BY		DATE	
CHECKED BY	P.H.	DATE	
APPROVED BY		DATE	

SCALE	
1" = 100'	



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

WATER'S EDGE ANNEXATION
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