

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3713

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

SUMMIT ANNEXATION #2

APPROXIMATELY 28.50 ACRES

**LOCATED AT 280 29 ROAD & INCLUDING PORTIONS OF THE 29 & B 1/2 ROAD
RIGHTS-OF-WAY**

WHEREAS, on the 1st day of December, 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:

SUMMIT ANNEXATION NO. 2

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 29, 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 Southeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 29 and assuming the South line of the SW 1/4 NW 1/4 of said Section 29 bears S 89°49'20" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°13'00' W along the East line of the SW 1/4 NW 1/4 of said Section 29, a distance of 5.00 feet; thence S 89°49'20" W along a line 5.00 feet North of and parallel with, the South line of the SW 1/4 NW 1/4 of said Section 29, a distance of 659.58 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°10'40" W a distance of 25.00 feet to a point on the North right of way for B-1/2 Road; thence S 89°49'20" W along said North right of

way, being a line 30.00 feet North of and parallel with, the South line of the SW 1/4 NW 1/4 of said Section 29, as shown on Weems Gardens, as same is recorded in Plat Book 7, page 14, Public Records of Mesa County, Colorado, a distance of 630.01 feet; thence N 00°12'04" W along the East right of way for 29 Road, being a line 30.00 feet East of and parallel with, the West line of the SW 1/4 NW 1/4 of said Section 29, a distance of 1290.22 feet to a point on the South line of the North half (N 1/2) of the NW 1/4 of said Section 29; thence N 00°11'59" W along said East right of way, being a line 30.00 feet East of and parallel with, the West line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 29, a distance of 210.00 feet; thence N 89°51'18" E a distance of 175.00 feet; thence S 00°11'59" E a distance of 210.00 feet; thence N 89°51'18" E along the South line of the N 1/2 of the NW 1/4 of said Section 29, a distance of 1,942.00 feet; thence N 11°15'42" W a distance of 666.00 feet, more or less, to a point on the South bank of the Colorado River; thence N 86°24'42" W along said South bank, a distance of 315.00 feet; thence continuing along said South bank, N 87°38'42" W a distance of 361.00 feet; thence continuing along said South bank, S 85°42'18" W a distance of 433.00 feet; thence continuing along said South bank, N 82°42'42" W a distance of 82.43 feet; thence S 00°08'42" E a distance of 202.09 feet; thence S 89°51'18" W a distance of 830.45 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 29; thence S 00°11'59" E along the West line of the NE 1/4 NW 1/4 of said Section 29, a distance of 467.00 feet to the Northwest corner of the SE 1/4 NW 1/4 of said Section 29; thence N 89°51'18" E along the South line of the N 1/2 of the NW 1/4 of said Section 29, a distance of 5.00 feet; thence S 00°12'04" E along a line 5.00 feet East of and parallel with, the West line of the SW 1/4 NW 1/4 of said Section 29, a distance of 1315.24 feet; thence N 89°49'20" E along a line 5.0 feet North of and parallel with, the South line of the SW 1/4 NW 1/4 of said Section 29, a distance of 655.00 feet, more or less, to the Point of Beginning.

CONTAINING 28.500 Acres (1,241,490.0 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 1st day of December, 2004 and ordered published.

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

/s/ Bruce Hill
President of the Council

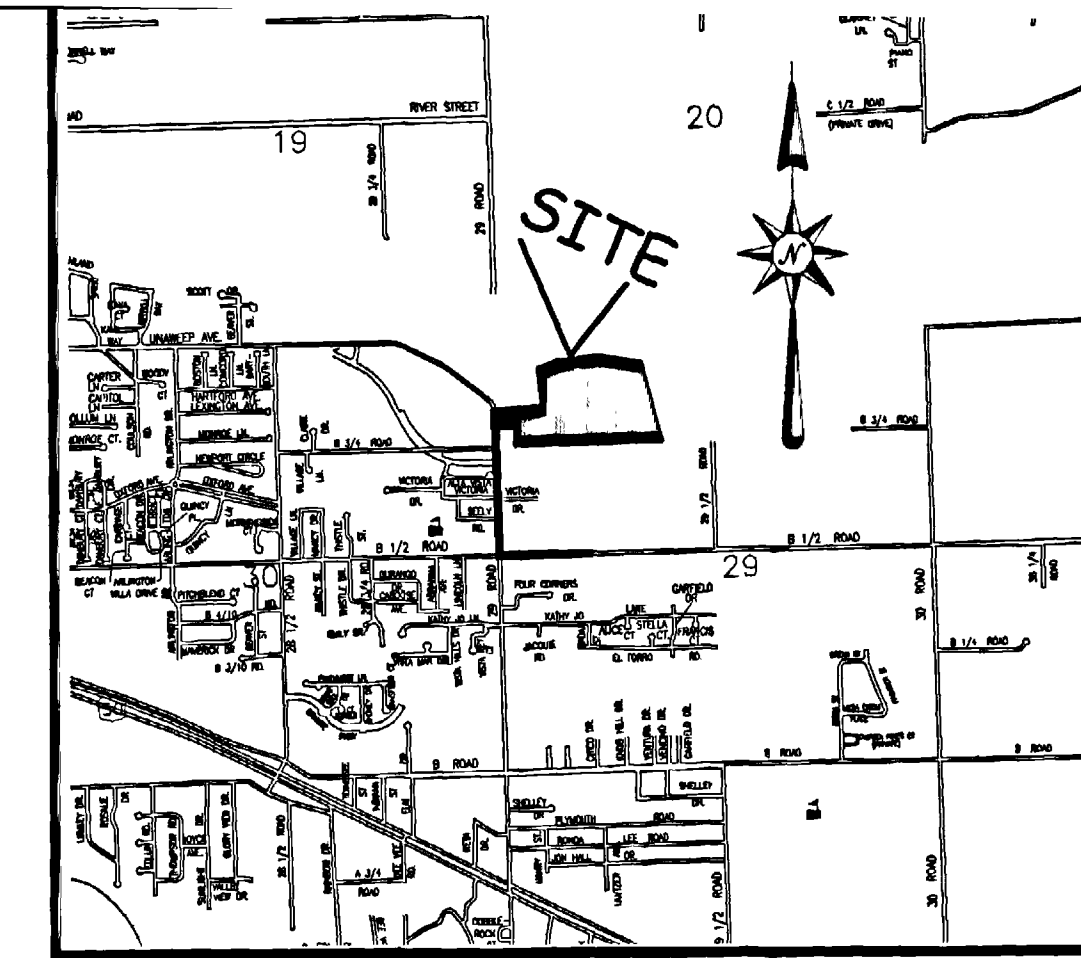
Attest:

/s/ Stephanie Tuin
City Clerk

SUMMIT ANNEXATION NO. 2

SITUATE IN THE NW 1/4 OF SECTION 29, TWP 15, RGE 1E, U.M.
COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 2



LOCATION MAP: NOT-TO-SCALE

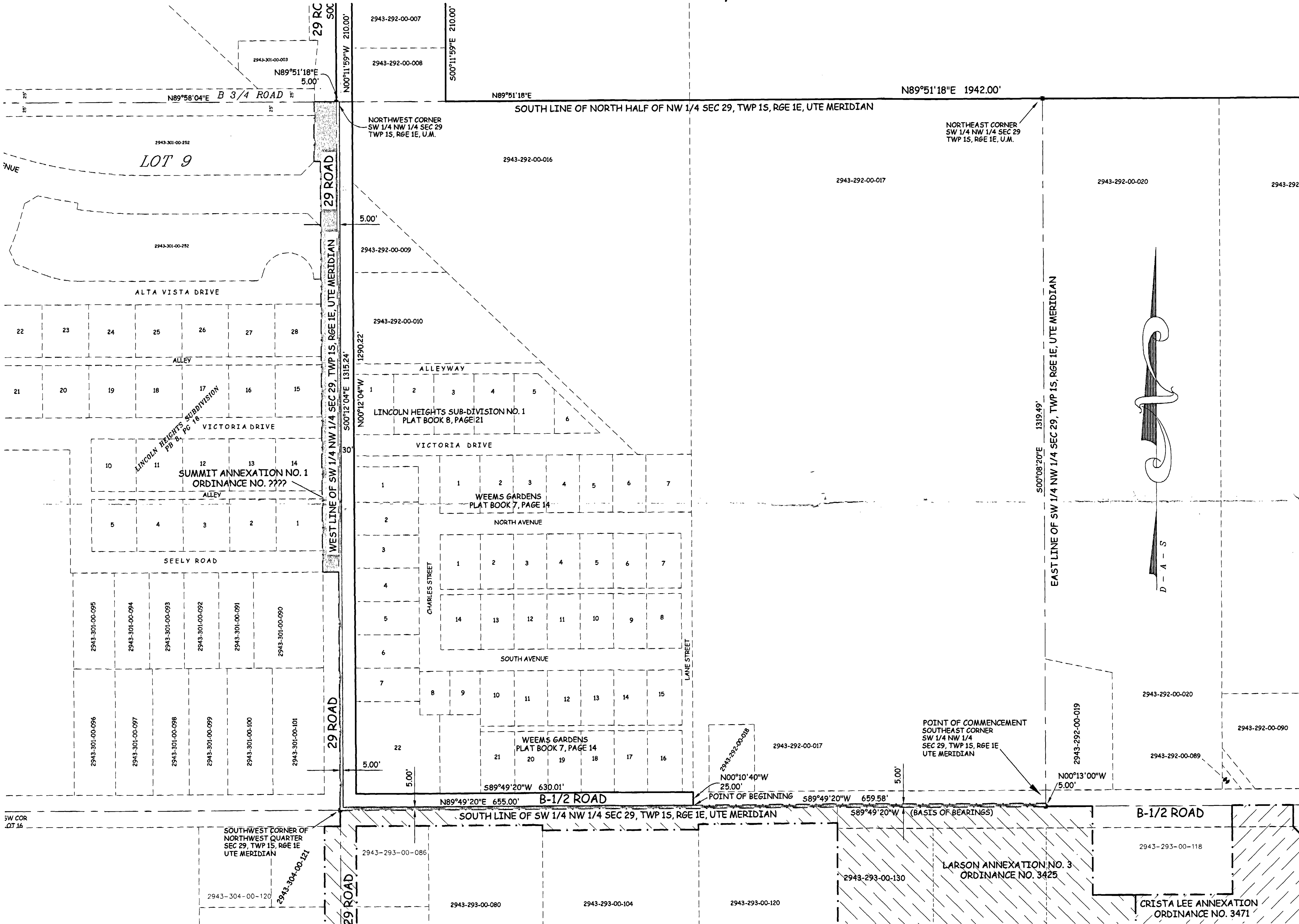
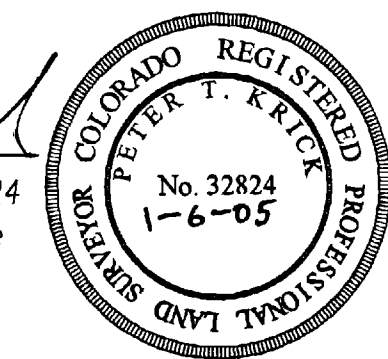
LEGAL DESCRIPTION

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

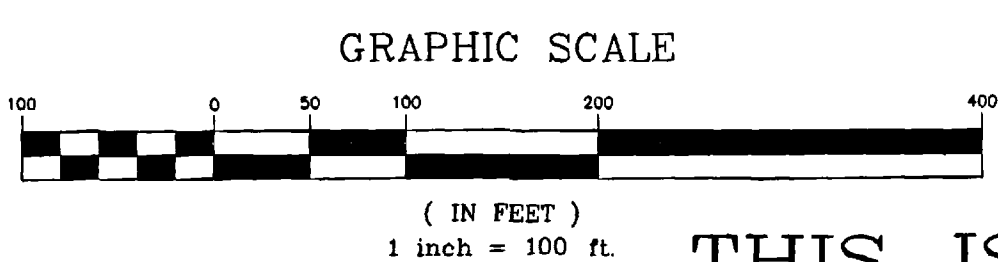


AREA OF ANNEXATION

ANNEXATION PERIMETER	9,814.44 FT
CONTIGUOUS PERIMETER	1,975.24 FT.
AREA IN SQUARE FEET	1,241,490.0***
AREA IN ACRES	28.500

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO.
3713

EFFECTIVE DATE
February 6th, 2005

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

SUMMIT ANNEXATION NO. 2
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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.

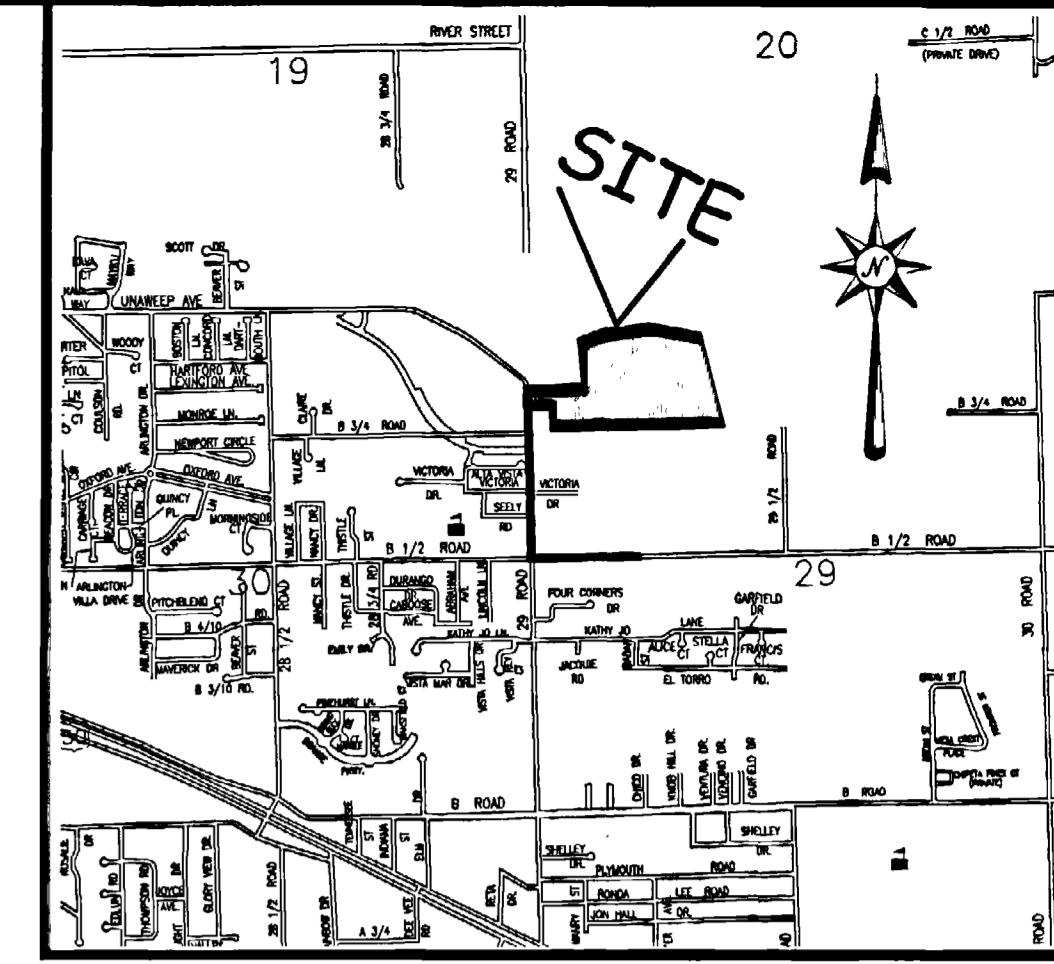
DRAWN BY	P.T.K.	DATE	11-03-2004
DESIGNED BY		DATE	
CHECKED BY	P.H.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'

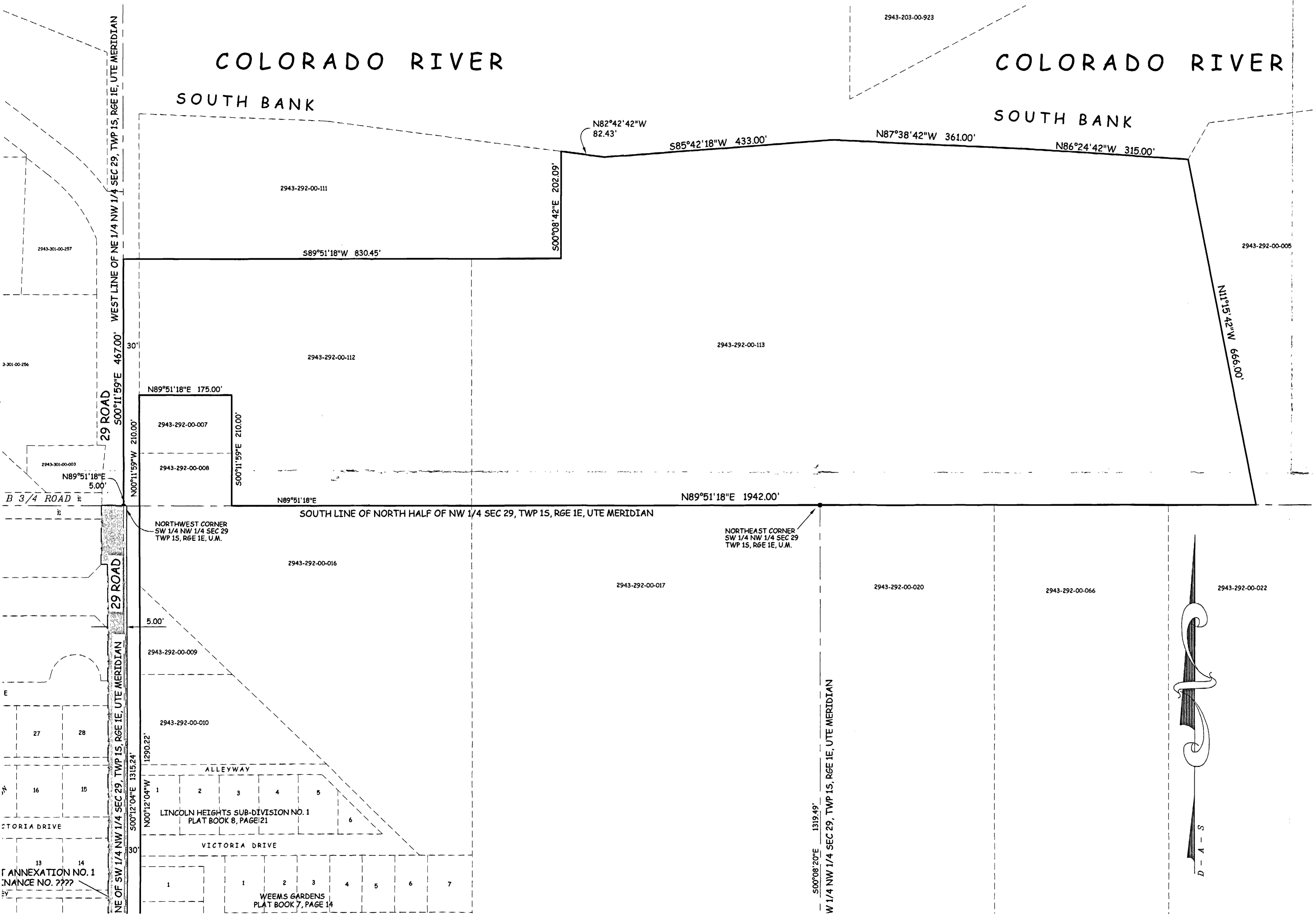
SUMMIT ANNEXATION NO. 2

SITUATE IN THE NW 1/4 OF SECTION 29, TWP 15, RGE 1E, U.M.
COUNTY OF MESA, STATE OF COLORADO

SHEET 2 OF 2



LOCATION MAP: NOT-TO-SCALE



LEGAL DESCRIPTION

SEE SHEET 1 OF 2

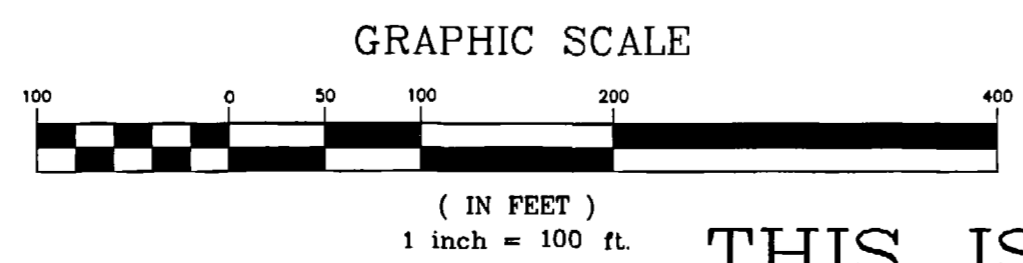
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ANNEXATION BOUNDARY	—
EXISTING CITY LIMITS	- - - -



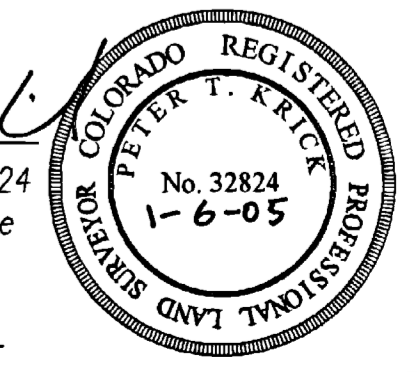
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