

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3717

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

PINNACLE RIDGE ANNEXATION

APPROXIMATELY 45.5 ACRES

LOCATED NORTHEAST OF MONUMENT ROAD AND MARIPOSA DRIVE

WHEREAS, on the 5th day January, 2005, 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 February, 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:

PINNACLE RIDGE ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 21, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the SW 1/4 NW 1/4 of said Section 21, LESS HOWEVER, Block Three and all of Spur Drive lying within said Block Three lying North of the North right of way for Rawhide Drive, as shown on Energy Center Subdivision, Phase 1, as same is recorded in Plat Book 8, Page 55, Public Records of Mesa County, Colorado, TOGETHER WITH, all of the NW 1/4 NW 1/4 of said Section 21 lying South of and adjacent to, the South line of The Ridges Filing No. Three, as same

is recorded in Plat Book 12, Page 373, Public Records of Mesa County, Colorado.

CONTAINS 45.4667 Acres (1,980,529.8 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 January, 2005 and ordered published.

ADOPTED on second reading this 16th day of February, 2005.

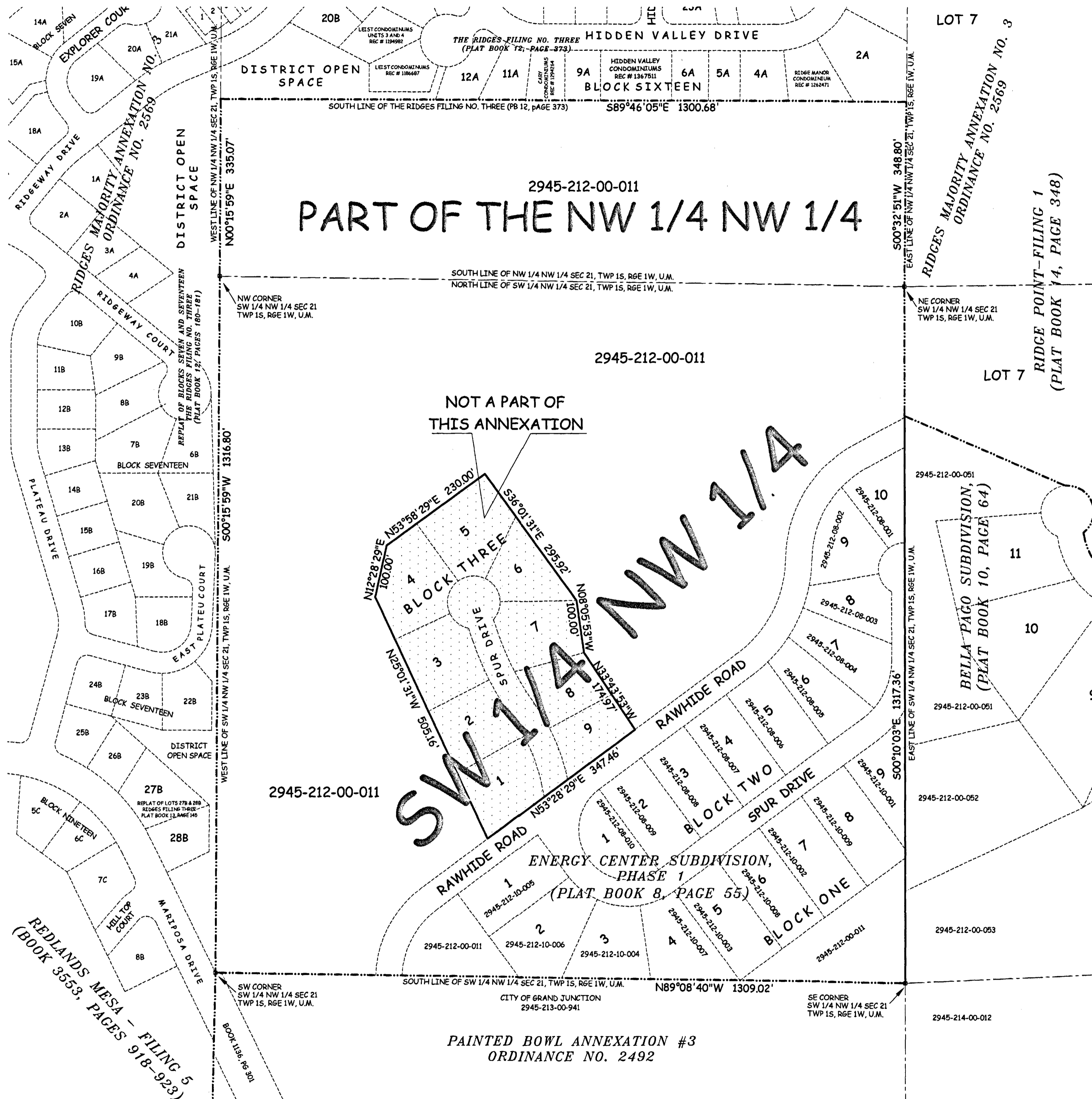
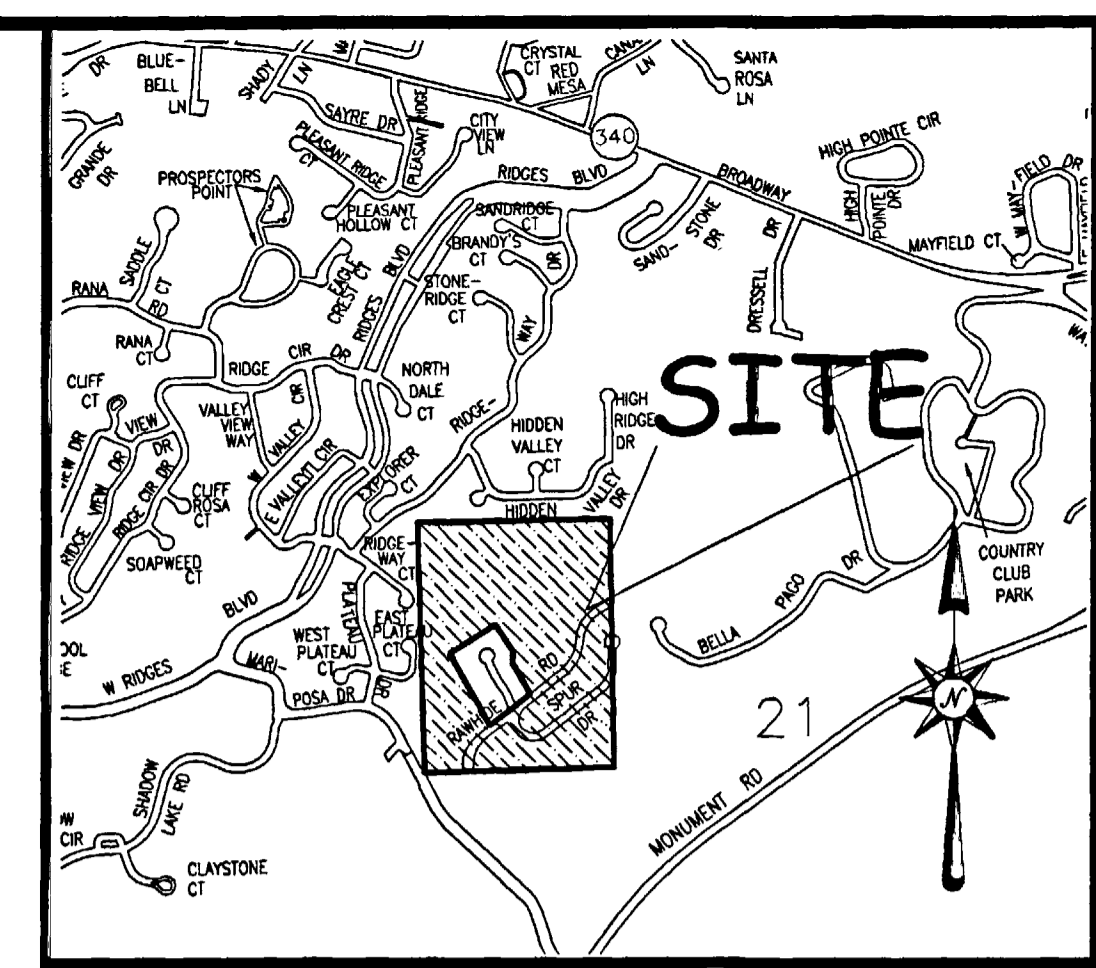
/s/ Bruce Hill
President of the Council

Attest:

/s/ Stephanie Tuin
City Clerk

PINNACLE RIDGE ANNEXATION

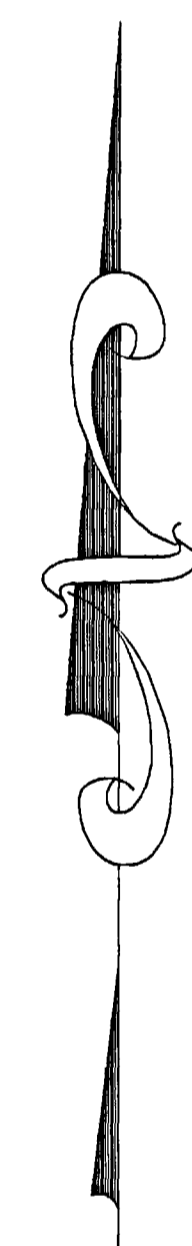
SITUATE IN THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 21, T1S, R1W, U.M.
 COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 21, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the SW 1/4 NW 1/4 of said Section 21, LESS HOWEVER, Block Three and all of Spur Drive lying within said Block Three lying North of the North right of way for Rawhide Drive, as shown on Energy Center Subdivision, Phase 1, as same is recorded in Plat Book 8, Page 55, Public Records of Mesa County, Colorado, TOGETHER WITH, all of the NW 1/4 NW 1/4 of said Section 21 lying South of and adjacent to, the South line of The Ridges Filing No. Three, as same is recorded in Plat Book 12, Page 373, Public Records of Mesa County, Colorado.



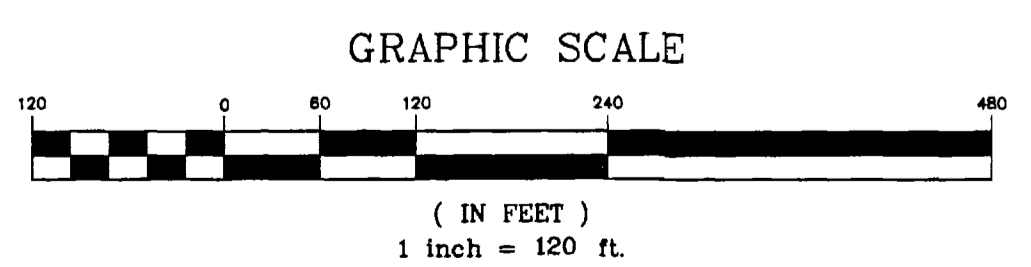
AREA OF ANNEXATION

| | |
|----------------------|----------------|
| ANNEXATION PERIMETER | 5,927.72 FT |
| CONTIGUOUS PERIMETER | 4,853.74 FT. |
| AREA IN SQUARE FEET | 1,980,529.8*** |
| AREA IN ACRES | 45.4667 |

***CONTAINS 127,211.1 SQ. FT. OF PLATTED RIGHTS OF WAY

LEGEND

| | |
|----------------------|-------|
| ANNEXATION BOUNDARY | ————— |
| EXISTING CITY LIMITS | ————— |



ORDINANCE NO.
3717

EFFECTIVE DATE
March 20th, 2005

THIS IS NOT A BOUNDARY SURVEY

| | | | |
|-------------|--------|------|------------|
| DRAWN BY | P.T.K. | DATE | 11-22-2004 |
| DESIGNED BY | | DATE | |
| CHECKED BY | P.H. | DATE | |
| APPROVED BY | | DATE | |

SCALE
1" = 120'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

PINNACLE RIDGE ANNEXATION

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: February 17th, 2005