

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3719

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

STORAGE PLACE II ANNEXATION

APPROXIMATELY 1.98 ACRES

**LOCATED AT 501 CENTENNIAL ROAD AND A PORTION OF THE CENTENNIAL
ROAD RIGHT-OF-WAY**

WHEREAS, on the 5th day of 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:

STORAGE PLACE II ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 8, 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 Southwest corner of the SE 1/4 SE 1/4 of said Section 8 and assuming the West line of the SE 1/4 SE 1/4 of said Section 8 bears N 00°03'35" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'35" W along the West line of the SE 1/4 SE 1/4 of said Section 8, a distance of 50.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°03'35" W along the West line of the SE 1/4 SE 1/4 of said Section 8, also being the East line of Memorial Gardens Minor Subdivision, as same is recorded in Plat Book 19, Page 379, Public Records of Mesa County, Colorado,

a distance of 441.19 feet to a point being the intersection of the West right of way for Centennial Road and the West line of the SE 1/4 SE 1/4 of said Section 8, as same is shown on the plat of Centennial '76-Filing One, as same is recorded in Plat Book 11, Page 202 and 203, Public Records of Mesa County, Colorado; thence N 89°56'25" E a distance of 50.00 feet to a point on the East right of way for said Centennial Road, being the beginning of a 175.00 foot radius curve, concave Northeast, whose long chord bears S 34°46'02" E and with a long chord length of 199.29 feet; thence Southeasterly 212.02 feet along the arc of said curve, through a central angle of 69°24'54"; thence S 69°28'29" E along the East right of way for said Centennial Road, a distance of 34.25 feet to a point being the beginning of a 225.00 foot radius curve, concave Southwest, whose long chord bears S 40°53'44" E and with a long chord length of 215.27 feet; thence Southeasterly 224.46 feet along the arc of said curve, through a central angle of 57°09'30"; thence S 12°18'59" E along the East right of way for said Centennial Road, a distance of 20.00 feet to a point on the North right of way for I-70B, as same is recorded in Book 605, Page 267 and Book 693, Page 35, Public Records of Mesa County, Colorado; thence S 77°41'01" W along said North right of way for I-70B, a distance of 128.91 feet; thence S 58°25'31" W along said North of way for I-70B, a distance of 106.64 feet; thence S 89°57'58" W along a line 50.00 feet North of and parallel with, the South line of the SE 1/4 SE 1/4 of said Section 8, a distance of 123.66 feet, more or less, to the Point of Beginning.

CONTAINING 1.982 Acres (86,349.6 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.

Attest:

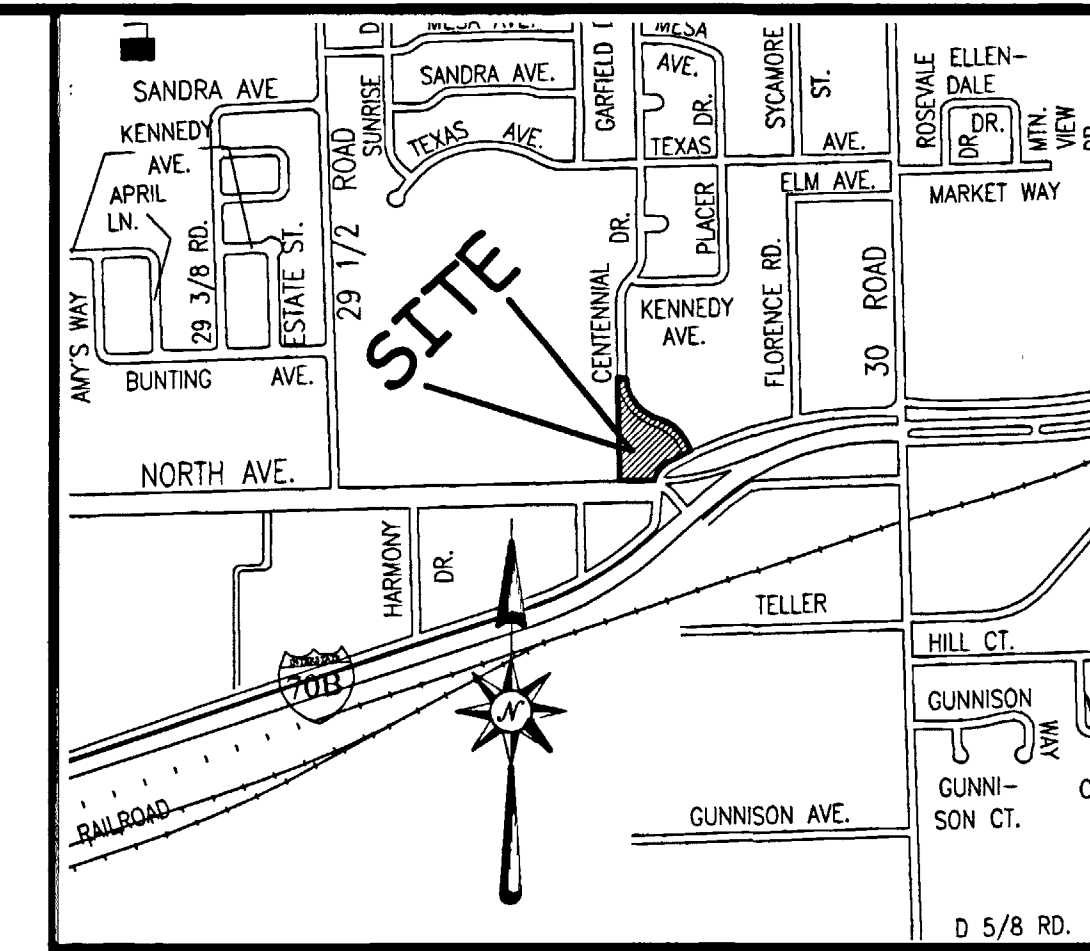
/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk

STORAGE PLACE II ANNEXATION

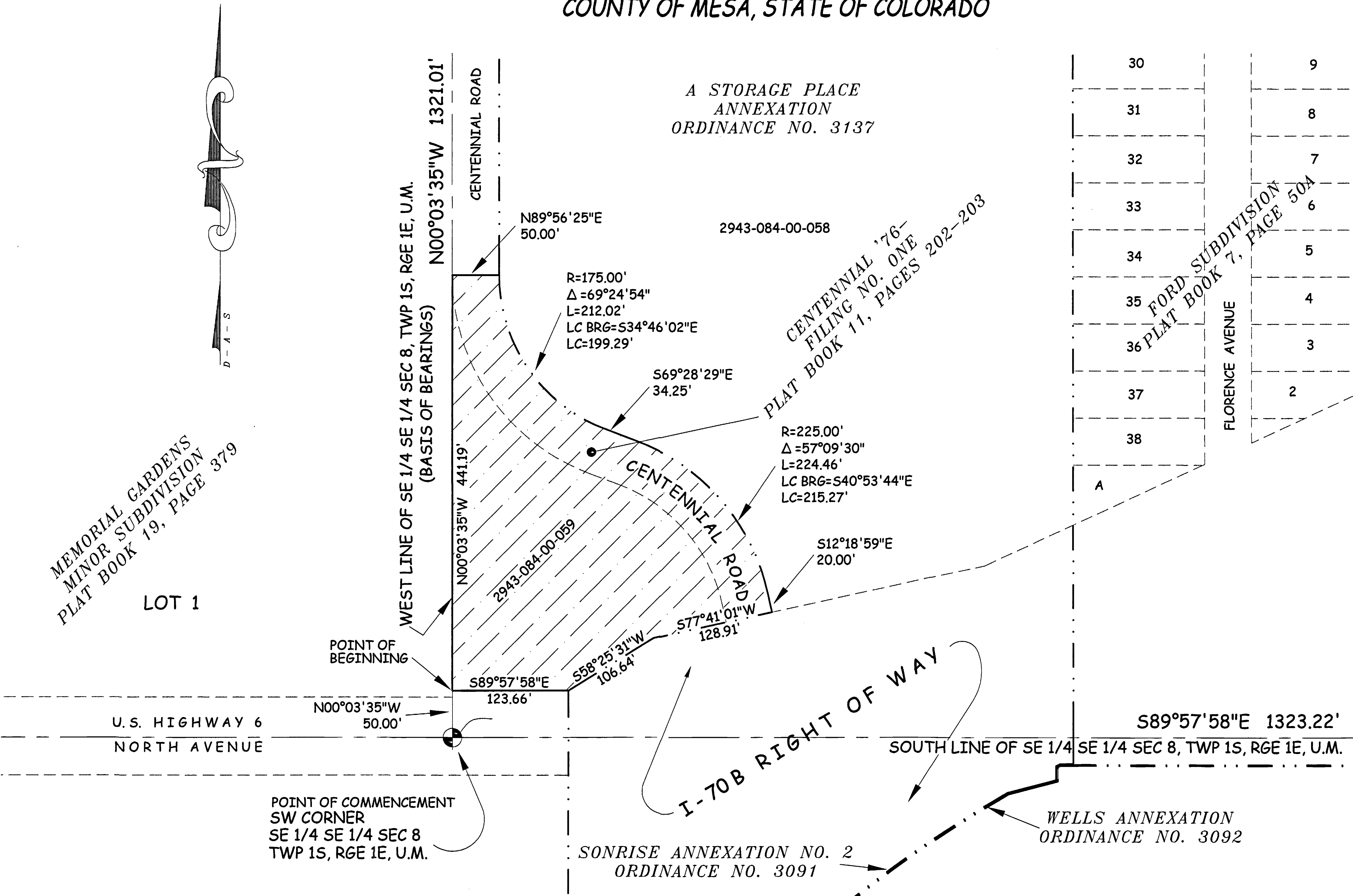
SITUATE IN THE SE 1/4 OF THE SE 1/4 OF SECTION 8, T1S, R1E, U.M.

COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

A STORAGE PLACE ANNEXATION
ORDINANCE NO. 3137



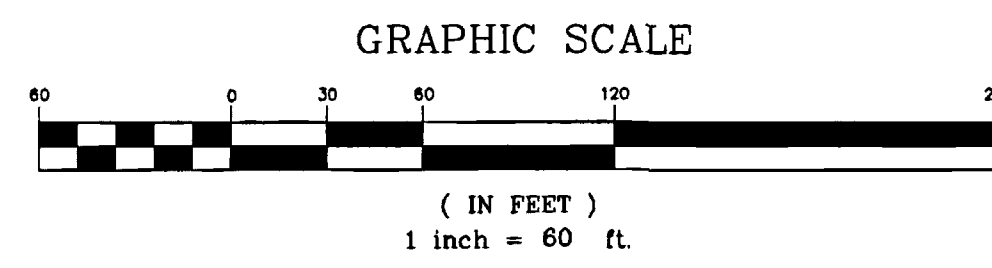
LEGAL DESCRIPTION

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 8, 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 Southwest corner of the SE 1/4 SE 1/4 of said Section 8 and assuming the West line of the SE 1/4 SE 1/4 of said Section 8 bears N 00°03'35" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'35" W along the West line of the SE 1/4 SE 1/4 of said Section 8, a distance of 50.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°03'35" W along the West line of the SE 1/4 SE 1/4 of said Section 8, also being the East line of Memorial Gardens Minor Subdivision, as same is recorded in Plat Book 19, Page 379, Public Records of Mesa County, Colorado, a distance of 441.19 feet to a point being the intersection of the West right of way for Centennial Road and the West line of the SE 1/4 SE 1/4 of said Section 8, as same is shown on the plat of Centennial '76-Filing One, as same is recorded in Plat Book 11, Page 202 and 203, Public Records of Mesa County, Colorado; thence N 89°56'25" E a distance of 50.00 feet to a point on the East right of way for said Centennial Road, being the beginning of a 175.00 foot radius curve, concave Northeast, whose long chord bears S 34°46'02" E and with a long chord length of 199.29 feet; thence Southeasterly 212.02 feet along the arc of said curve, through a central angle of 69°24'54"; thence S 69°28'29" E along the East right of way for said Centennial Road, a distance of 34.25 feet to a point being the beginning of a 225.00 foot radius curve, concave Southwest, whose long chord bears S 40°53'44" E and with a long chord length of 215.27 feet; thence Southeasterly 224.46 feet along the arc of said curve, through a central angle of 57°09'30"; thence S 12°18'59" E along the East right of way for said Centennial Road, a distance of 20.00 feet to a point on the North right of way for I-70B, as same is recorded in Book 605, Page 267 and Book 693, Page 35, Public Records of Mesa County, Colorado; thence S 77°41'01" W along said North right of way for I-70B, a distance of 128.91 feet; thence S 58°25'31" W along said North of way for I-70B, a distance of 106.64 feet; thence S 89°57'58" W along a line 50.00 feet North of and parallel with, the South line of the SE 1/4 SE 1/4 of said Section 8, a distance of 123.66 feet, more or less, to the Point of Beginning.

MEMORIAL GARDENS
MINOR SUBDIVISION
PLAT BOOK 19, PAGE 379

LOT 1



AREA OF ANNEXATION

ANNEXATION PERIMETER	1,341.13 FT
CONTIGUOUS PERIMETER	726.28 FT.
AREA IN SQUARE FEET	86,349.61***
AREA IN ACRES	1.9823

***CONTAINS 24,801.67 SQ. FT. OF CENTENNIAL ROAD RIGHT OF WAY

LEGEND

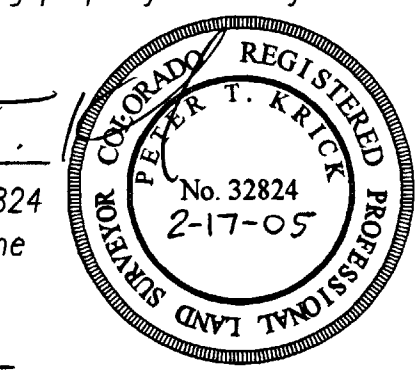
ANNEXATION BOUNDARY ————

EXISTING CITY LIMITS - - - - -

ORDINANCE NO. 3719
EFFECTIVE DATE March 20th, 2005

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: February 17th, 2005



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.T.K. DATE 12-06-2004
DESIGNED BY DATE
CHECKED BY P.H. DATE
APPROVED BY DATE

SCALE
1" = 60'



PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

STORAGE PLACE II ANNEXATION