

ORDINANCE NO. 3751

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

SYCAMORE CREEK ANNEXATION #1

APPROXIMATELY .6975 ACRES

**LOCATED WITHIN THE SAYRE DRIVE, PLEASANT RIDGE DRIVE, AND
BROADWAY RIGHTS-OF-WAY**

WHEREAS, on the 16th day of February, 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 6th day of April, 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:

SYCAMORE CREEK ANNEXATION NO. 1

A certain parcel of land lying in the East Half (E 1/2) of Section 17 and the West Half (W 1/2) of Section 16, 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 Northwest corner of Lot 8A, Watson's Subdivision Replat, as same is recorded in Plat Book 9, Page 65, Public Records of Mesa County, Colorado and assuming the North line of said Lot 8A bears N 74°29'23" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N12°31'37"E, a distance of 50.07 feet to a point on the North line of Sayre Drive; thence S74°29'23"E along the North line of said Sayre Drive, a distance of 162.09 feet to a point of a tangent curve to the left having a radius of 25.00 feet and a central angle of 121°55'00"; thence northeasterly along the arc a distance of 53.20 feet; thence N16°24'23"W, along the West line of Pleasant Ridge Drive, a distance of 125.83 feet; thence S73°36'34"E, a distance of 10.24

feet to a point being the Southeast corner of Lot 7, Watson's Subdivision, as same is recorded in Plat Book 8, Page 65, Public Records of Mesa County, Colorado; thence N16°30'13"W, along the West line of said Pleasant Ridge Drive, a distance of 223.91 feet; thence N74°35'13"W, a distance of 790.69 feet; thence N15°24'47"E, a distance of 2.00 feet; thence S74°35'13"E, a distance of 809.18 feet; thence S16°24'23"E, a distance of 380.53 feet; thence S12°31'37"W, a distance of 352.80 feet; thence S77°28'23"E, a distance of 25.00 feet; thence S44°53'37"W, a distance of 44.08 feet; thence N50°00'22"W, a distance of 50.18 feet to a point being the Southeast corner of said Lot 8M; thence N44°53'37"E, along the West line of said Pleasant Ridge Drive, a distance of 33.86 feet; thence N12°31'37"E, a distance of 252.02 feet to a point of tangent curve to the left having a radius of 25.00 feet and a central angle of 87°01'00"; thence northwesterly along the arc a distance of 37.97 feet; thence N74°29'23"W, a distance of 179.95 feet to the Point of Beginning.

CONTAINING 0.6975 Acres (30,383 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 16th day of February, 2005 and ordered published.

ADOPTED this 6th day of April, 2005.

Attest:

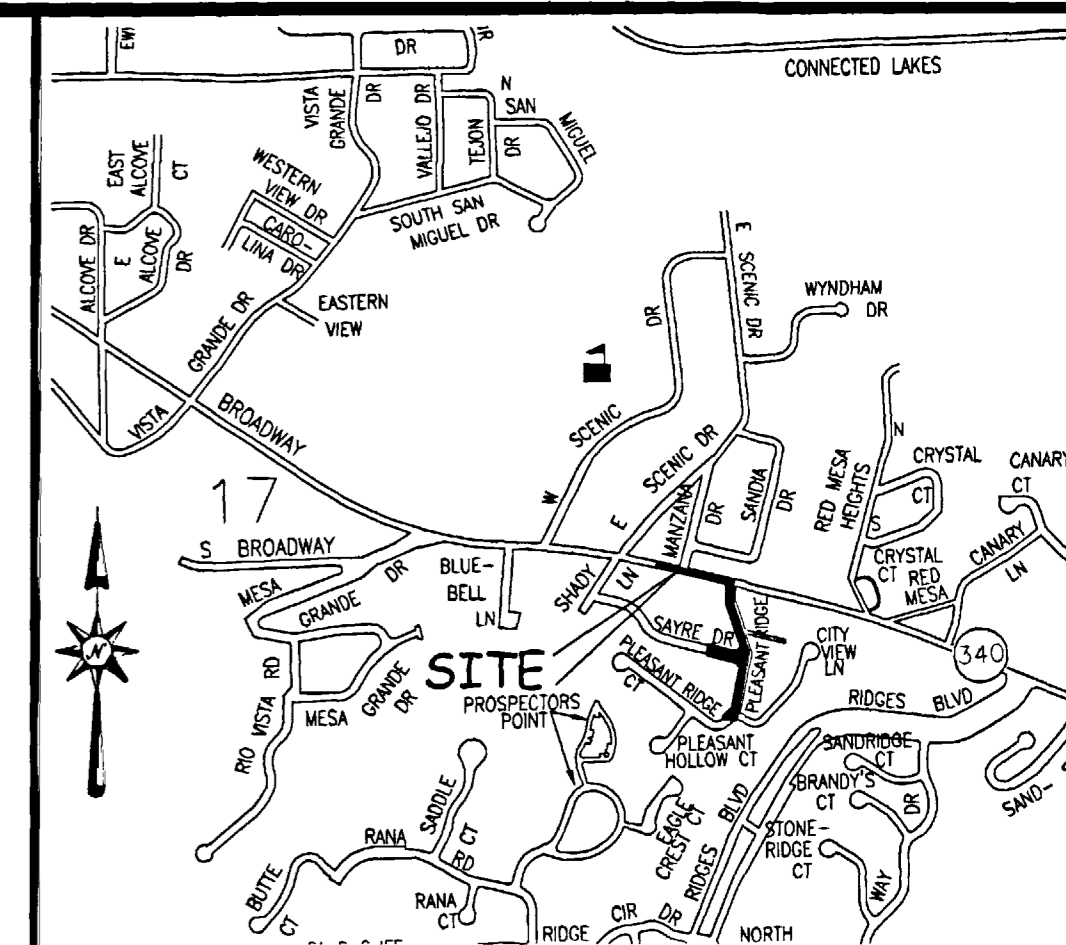
/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

SYCAMORE CREEK ANNEXATION NO. 1

SITUATE IN THE E 1/2 OF SECTION 17 AND THE W 1/2 OF SECTION 16, T15, R1W, U.M.

COUNTY OF MESA, STATE OF COLORADO

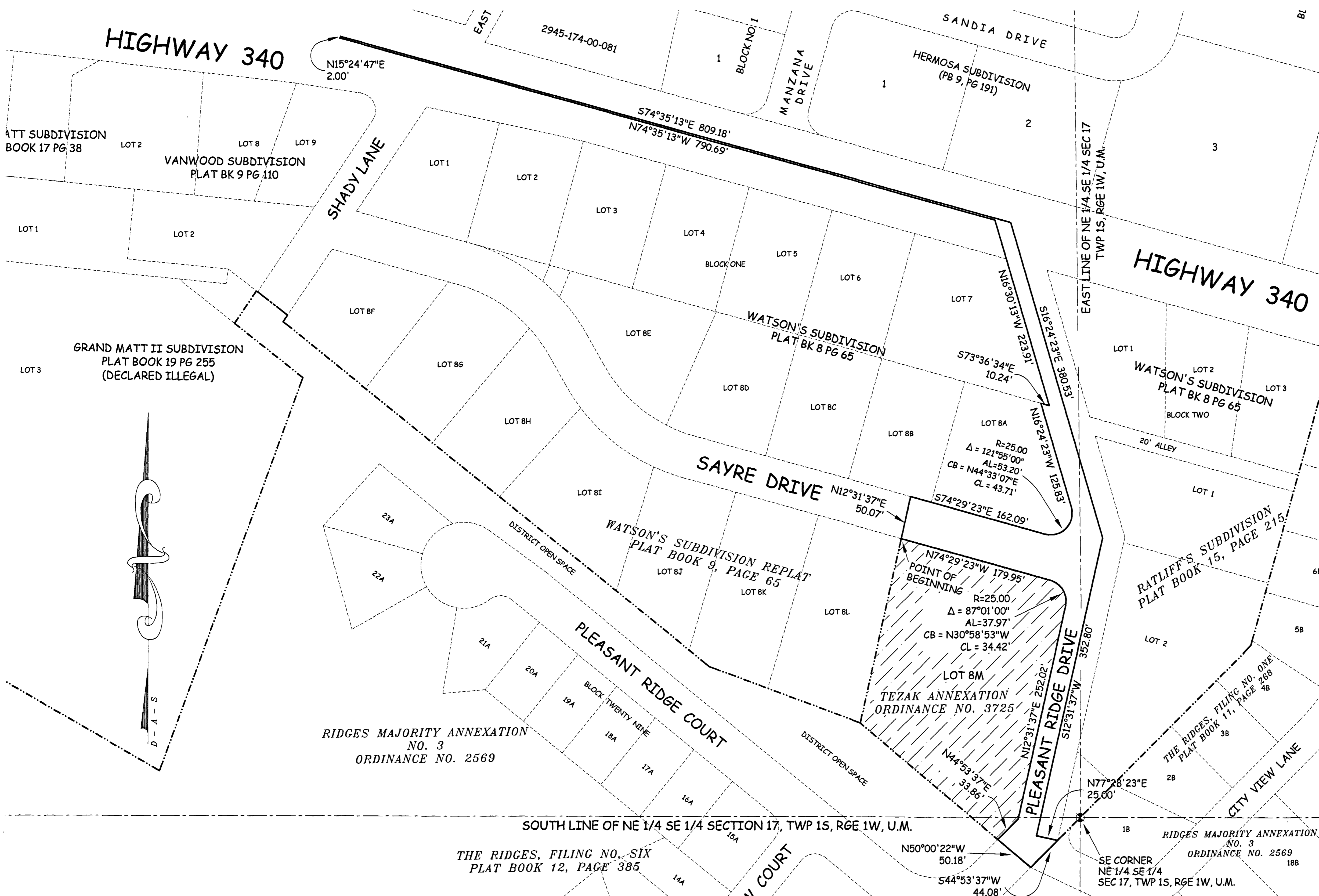


LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land lying in the East Half (E 1/2) of Section 17 and the West Half (W 1/2) of Section 16, 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 Northwest corner of Lot 8A, Watson's Subdivision Replat, as same is recorded in Plat Book 9, Page 65, Public Records of Mesa County, Colorado and assuming the North line of said Lot 8A bears N 74°29'23" W with all other bearings contained herein being relative thereto: thence from said Point of Beginning, N12°31'37"E, a distance of 50.07 feet to a point on the North line of Sayre Drive; thence S74°29'23"E along the North line of said Sayre Drive, a distance of 162.09 feet to a point of a tangent curve to the left having a radius of 25.00 feet and a central angle of 121°55'00"; thence northeasterly along the arc a distance of 53.20 feet; thence N16°24'23"W, along the West line of Pleasant Ridge Drive, a distance of 125.83 feet; thence S73°36'34"E, a distance of 10.24 feet to a point being the Southeast corner of Lot 7, Watson's Subdivision, as same is recorded in Plat Book 8, Page 65, Public Records of Mesa County, Colorado; thence N16°30'13"W, along the West line of said Pleasant Ridge Drive, a distance of 223.91 feet; thence N74°35'13"W, a distance of 790.69 feet; thence N15°24'47"E, a distance of 2.00 feet; thence S74°35'13"E, a distance of 809.18 feet; thence S16°24'23"E, a distance of 380.53 feet; thence S12°31'37"W, a distance of 352.80 feet; thence S77°28'23"E, a distance of 25.00 feet; thence S44°53'37"W, a distance of 44.08 feet; thence N50°00'22"W, a distance of 50.18 feet to a point being the Southeast corner of said Lot 8M; thence N44°53'37"E, along the West line of said Pleasant Ridge Drive, a distance of 33.86 feet; thence N12°31'37"E, a distance of 252.02 feet to a point of tangent curve to the left having a radius of 25.00 feet and a central angle of 87°01'00"; thence northwesterly along the arc a distance of 37.97 feet; thence N74°29'23"W, a distance of 179.95 feet to the Point of Beginning.

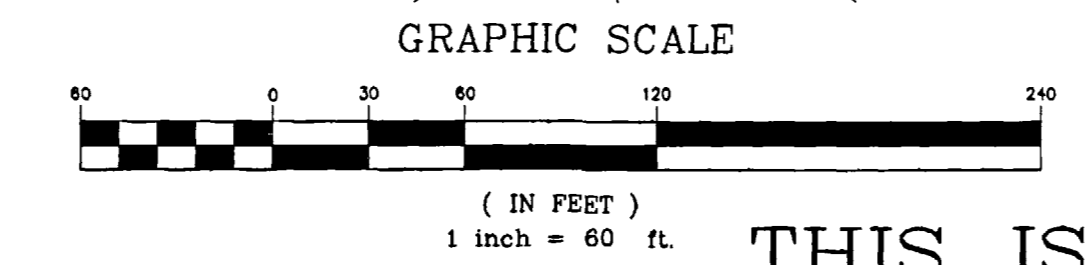


AREA OF ANNEXATION

ANNEXATION PERIMETER	3,583.58 FT.
CONTIGUOUS PERIMETER	598.06 FT.
AREA IN SQUARE FEET	30,383.0***
AREA IN ACRES	0.6975

LEGEND

ANNEXATION BOUNDARY	———
EXISTING CITY LIMITS	———



ORDINANCE NO. 3751
EFFECTIVE DATE May 8th, 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
No. 32824
4-19-05
DATE: April 19th, 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 herein.

DRAWN BY	P.T.K.	DATE	02-02-2005
DESIGNED BY		DATE	
CHECKED BY	P.H.	DATE	
APPROVED BY		DATE	

SCALE
1" = 60'

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

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