

**ORDINANCE NO. 3784
AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
SWAN LANE ANNEXATION
APPROXIMATELY 4.47 ACRES
LOCATED AT THE SOUTH END OF SWAN LANE AND INCLUDING A
PORTION OF THE BROADWAY AND SWAN LANE RIGHTS-OF-WAY**

WHEREAS, on the 4th day of May, 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 15th day of May, 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:

SWAN LANE ANNEXATION

A parcel of land located in the Southwest 1/4 (SW 1/4) of Section 7, 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 Lucas Annexation No. 2, Ordinance No. 3474 City of Grand Junction, and assuming the South line of said Lucas Annexation No. 2 to bear S59°08'46"E with all bearings contained herein relative thereto; thence from said Point Of Commencement S00°55'42"E along the Southerly projection of the West line of said Lucas Annexation No.2 distance of 7.06 feet to the South line of Bogart Annexation, Ordinance No. 3603, City of Grand Junction; thence along the South line of said Bogart Annexation S59°28'46"E a distance of 1541.03 feet to the West line of Krause Annexation No. 1, Ordinance No. 3133, City of Grand Junction; thence S30°51'14"W along the West line of said Krause Annexation a distance of 2.00 feet; thence N59°08'46"W along a line being 12.00 feet South of and parallel with the Northerly Right of Way of Colorado State Highway 340 (Broadway) a distance of 1780.51 feet to the intersection of the East Right of Way line of Swan Lane projected Northeasterly as recorded on the plat of Liberty Cap Subdivision Replat, Plat Book 9, Page 11, public records of Mesa County, Colorado; thence along said Northeasterly

projected East Right of Way line of Swan Lane S30°56'14"W a distance of 553.63 feet; thence along the East Right of Way of said Swan Lane 104.65 feet along the arc of a 50.00 foot radius curve, concave Northwest, through a central angle of 119°55'00", whose long chord bears S30°53'44"W with a long chord length of 86.57 feet to the Southwest corner of Lot 5 of said Liberty Cap Subdivision Replat; thence N89°08'46"W a distance of 28.45 feet to the Northwest corner of Lot 6 Block 8, Reed Mesa Subdivision Amended, as recorded in Plat Book 9, Page 62, public records of Mesa County, Colorado; thence along the South line of said Lot 6, Block 8, the following three (3) courses; (1) S63°41'08"E a distance of 11.19 feet; (2) thence S35°44'03"E a distance of 2.79 feet to the Northeast corner of Swan Lane Right of Way as recorded on the plat of Mockingbird Heights Subdivision, Plat Book 10, Page 21, public records of Mesa County, Colorado; (3) thence S55°51'47"E a distance of 125.52 feet to the intersection of the West line of Mulli Subdivision projected Northeasterly, as recorded in Plat Book 15, Page 48, public records of Mesa County, Colorado; thence along said West line S30°59'13"W a distance of 548.94 feet to the Northeast corner of Block 5 of said Reed Mesa Subdivision; thence along the South line of said Mockingbird Heights Subdivision, N68°18'47"W a distance of 279.00 to a point on the South line of Lot 5, Block 2, of said Mockingbird Heights Subdivision, being the intersection of a Southerly projected West line of Lots 1 through 4, Block 2 of said Mockingbird Heights Subdivision; thence along the Southerly projected West line of said lots 1 through 4, N30°59'13"E a distance of 554.03 feet to the Northwest corner of said Lot 1; thence along the North line of said Lot 1, S67°51'47"E a distance of 87.04 feet; thence N30°59'13"E a distance of 29.59 feet to the South line of Lot 6 of said Liberty Cap Subdivision; thence along the South line of said Lot 6 S63°41'08"E a distance of 24.92 feet to the Southeast corner of said Lot 6, also being the Westerly Right of Way of said Swan Lane; thence along the Westerly Right of Way of said Swan Lane the following two (2) courses; (1) N30°56'14"E a distance of 16.28 feet; (2) thence 104.72 feet along the arc of a 50.00 foot radius curve, concave Southeast, through a central angle of 120°00'00", whose long chord bears N30°56'14"E with a long chord length of 86.60 feet; thence N30°56'14"E a distance of 555.55 feet; thence along a line that is 10.00 South of and parallel with the Northerly Right of Way of said Highway 340, S59°08'46"E a distance of 289.34 feet to the POINT OF BEGINNING.

Said parcel contains 4.47 acres (194,576 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 4th day of May, 2005 and ordered published.

ADOPTED on second reading this 15th day of June, 2005.

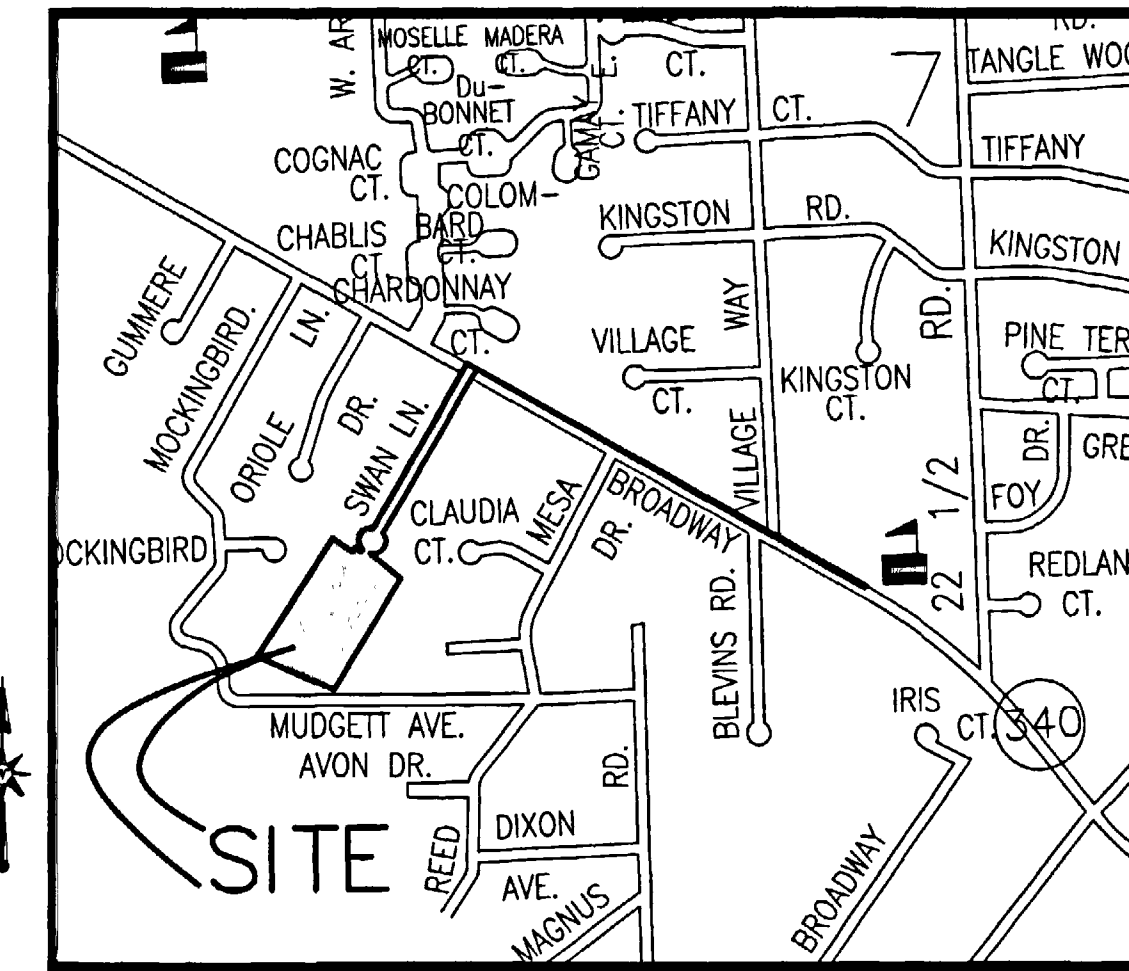
Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

SWAN LANE ANNEXATION

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 7, TWP 1S, RGE 1W, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

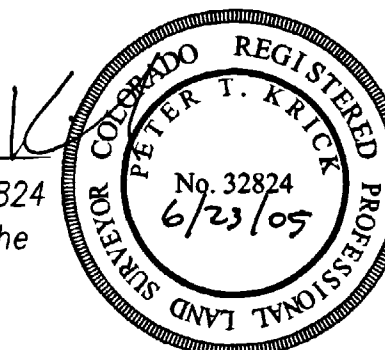
LEGAL DESCRIPTION

A parcel of land located in the Southwest 1/4 (SW 1/4) of Section 7, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

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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.

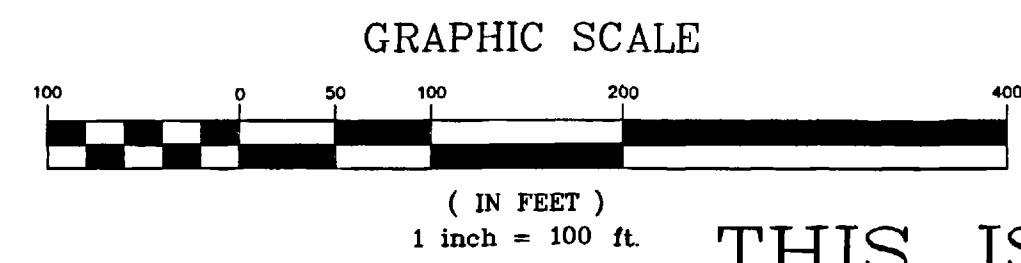
Peter T. Krick
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: June 23rd, 2005



LINE	LENGTH	BEARING
L1	28.45'	N89°08'46"W
L2	11.19'	S63°41'08"E
L3	2.79'	S35°44'03"E
L4	87.04'	S67°51'47"E
L5	29.59'	N30°59'13"E
L6	24.92'	S63°41'08"E
L7	16.28'	N30°56'14"E

AREA OF ANNEXATION	
ANNEXATION PERIMETER	6639.30 FT
CONTIGUOUS PERIMETER	1832.50 FT.
AREA IN SQUARE FEET	194,576***
AREA IN ACRES	4.47

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



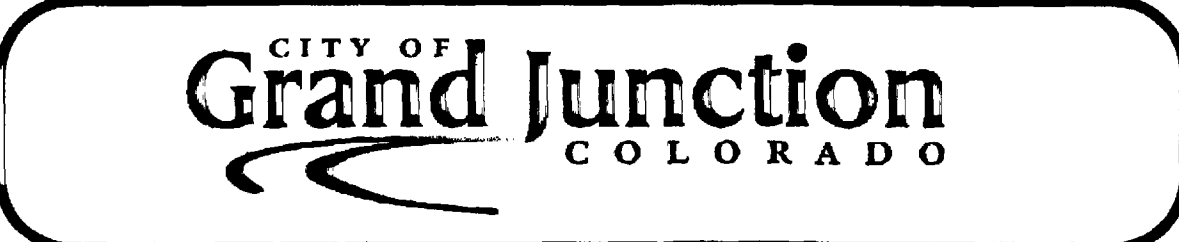
ORDINANCE NO. 3784
EFFECTIVE DATE July 17th, 2005

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 T.L.P. DATE 4-25-05
DESIGNED BY DATE
CHECKED BY P.T.K. DATE
APPROVED BY DATE

SCALE 1" = 100'



PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

SWAN LANE ANNEXATION
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