

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3877

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

AUTUMN GLENN II ANNEXATION

APPROXIMATELY 6.08 ACRES

LOCATED AT 428 30 ROAD

WHEREAS, on the 1st day of February, 2006, 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 March, 2006; 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:

AUTUMN GLENN II ANNEXATION

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 16, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of the SW 1/4 SW 1/4 of said Section 16 and assuming the North line of the SW 1/4 SW 1/4 of said Section 16 to bear N89°55'08"E with all bearing contained herein relative thereto; thence N89°55'08"E along the North line of the SW 1/4 SW 1/4 of said Section 16 a distance of 30.00 feet to the Point of Beginning; thence N89°55'08"E continuing along the North line of the SW 1/4 SW 1/4 of said Section 16 a distance of 630.39 feet to the Northwest corner of Ironwood Subdivision as recorded in Plat Book 12, Page 454 of the Mesa County, Colorado public records; thence

S00°03'08"W along the West line of said Ironwood Subdivision a distance of 411.00 feet to the Southwest corner of said Ironwood Subdivision; thence S89°55'08"W a distance of 14.61 feet; thence S00°03'08"W along the West line of that certain parcel of land described in Book 2779, Pages 133 and 134 of the Mesa County, Colorado public records, a distance of 157.00 feet more or less to the centerline of the Grand Valley Canal; thence N76°21'53"W along said centerline a distance of 267.00 feet; thence N74°14'56"W continuing along said centerline a distance of 230.00 feet to a point on the Southerly projection of the East line of Tierra Amarilla as recorded in Plat Book 12, Page 239 of the Mesa County, Colorado public records; thence N00°03'05"E along said line a distance of 332.00 feet more or less to the Northwest corner of said Tierra Amarilla; thence N89°56'35"W along the North line of Lot 1, of said Tierra Amarilla and the Westerly projection thereof a distance of 134.95 to a point on the Easterly right of way of 30 Road; thence N00°01'23"E along the East right of way of 30 Road a distance of 110.05 to the Point of Beginning.

Said parcel contains 6.08 acres (264,745 square feet), 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 February, 2006 and ordered published.

ADOPTED on second reading this 15th day of March, 2006.

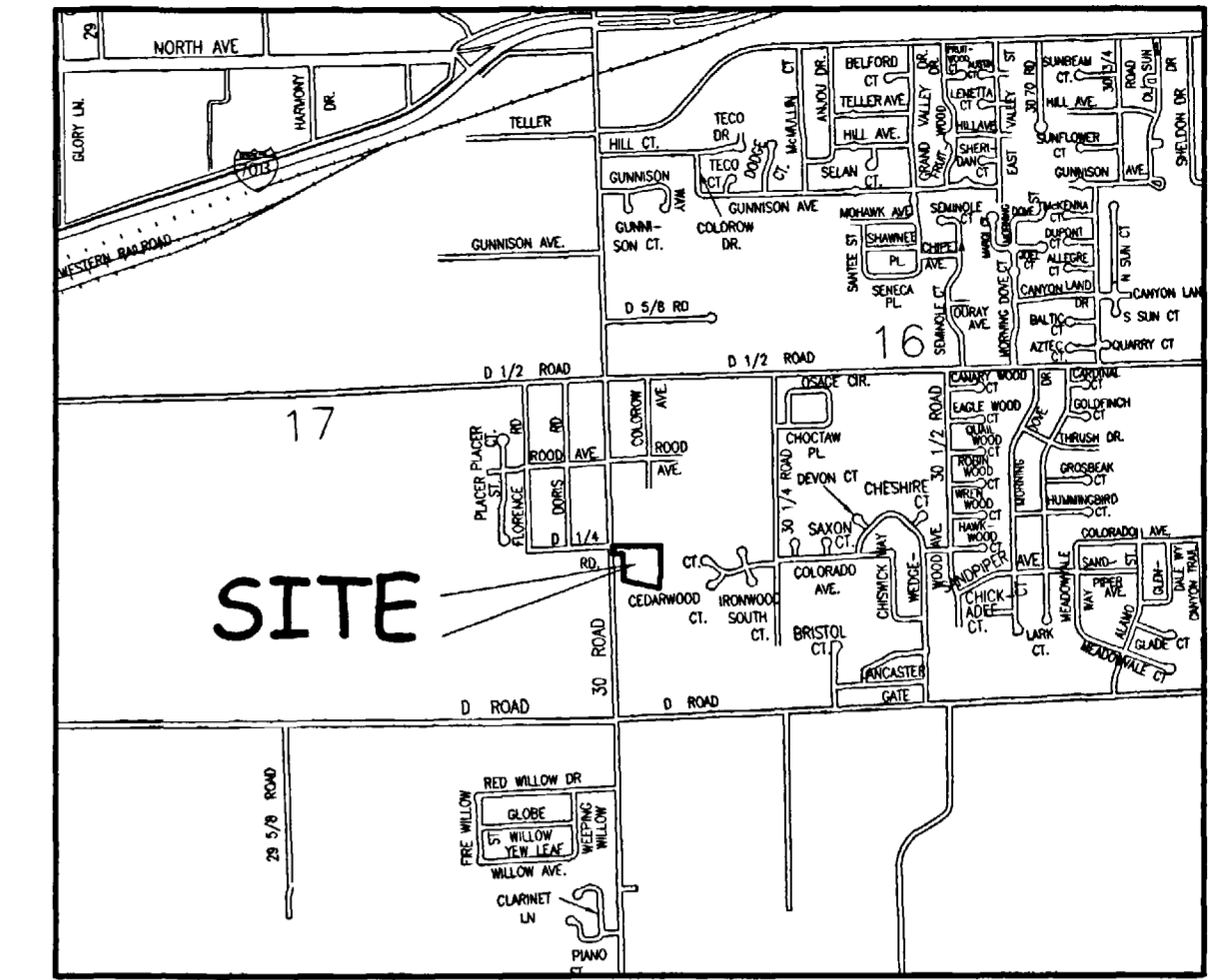
Attest:

/s/: Gregg Palmer
President of the Council Pro Tem

/s/: Stephanie Tuin
City Clerk

AUTUMN GLENN II ANNEXATION

SITUATE IN THE SW 1/4 SW 1/4 OF SECTION 16, T1S, R1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 16, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

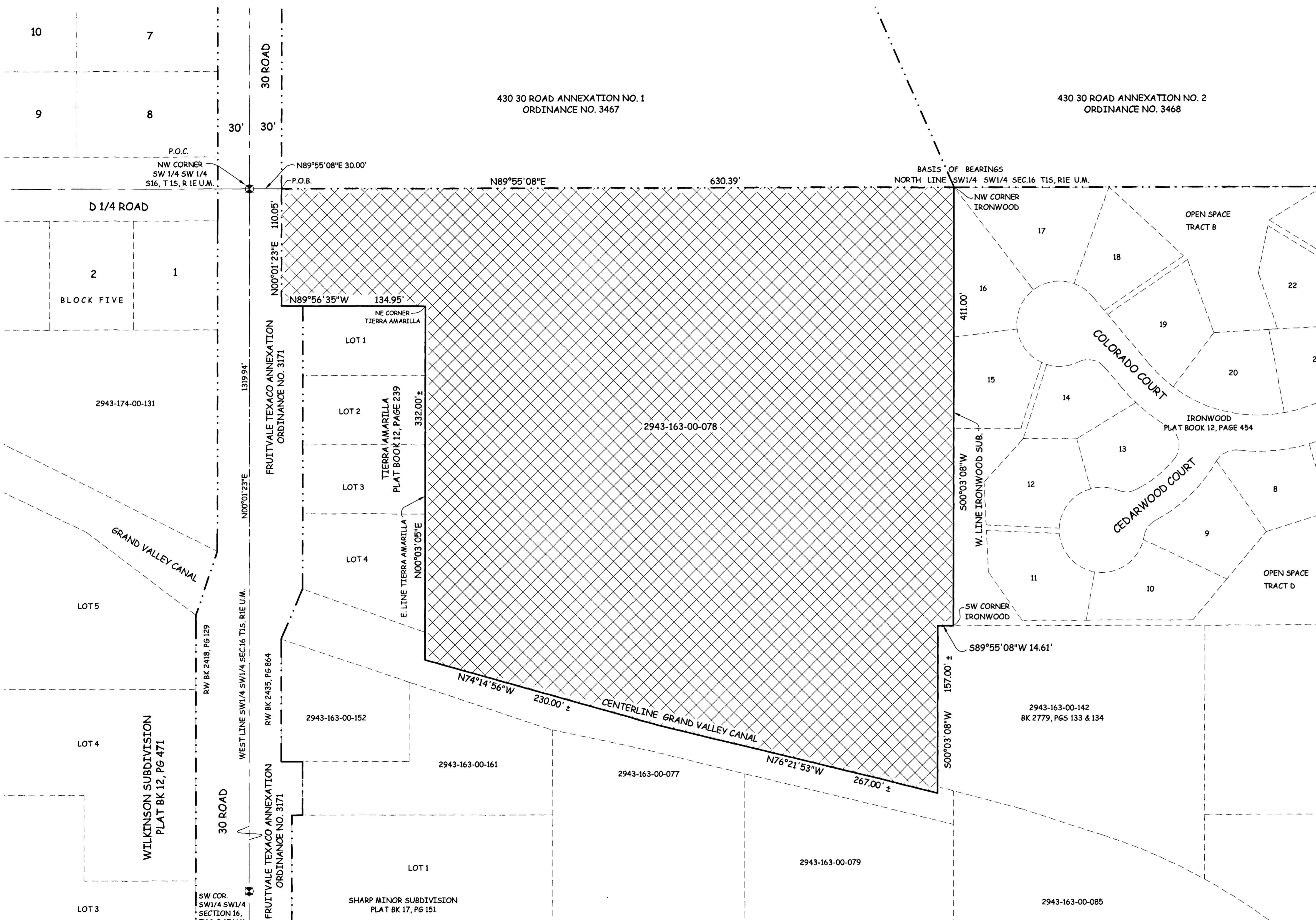
Commencing at the Northwest corner of the SW 1/4 SW 1/4 of said Section 16 and assuming the North line of the SW 1/4 SW 1/4 of said Section 16 to bear N89°55'08"E with all bearing contained herein relative thereto; thence N89°55'08"E along the North line of the SW 1/4 SW 1/4 of said Section 16 a distance of 30.00 feet to the Point of Beginning; thence N89°55'08"E continuing along the North line of the SW 1/4 SW 1/4 of said Section 16 a distance of 630.39 feet to the Northwest corner of Ironwood Subdivision as recorded in Plat Book 12, Page 454 of the Mesa County, Colorado public records; thence S00°03'08"W along the West line of said Ironwood Subdivision a distance of 411.00 feet to the Southwest corner of said Ironwood Subdivision; thence S89°55'08"W a distance of 14.61 feet; thence S00°03'08"W along the West line of that certain parcel of land described in Book 2779, Pages 133 and 134 of the Mesa County, Colorado public records, a distance of 157.00 feet more or less to the centerline of the Grand Valley Canal; thence N76°21'53"W along said centerline a distance of 267.00 feet; thence N74°14'56"W continuing along said centerline a distance of 230.00 feet to a point on the Southerly projection of the East line of Tierra Amarilla as recorded in Plat Book 12, Page 239 of the Mesa County, Colorado public records; thence N00°03'05"E along said line a distance of 332.00 feet more or less to the Northwest corner of said Tierra Amarilla; thence N89°56'35"W along the North line of Lot 1, of said Tierra Amarilla and the Westerly projection thereof a distance of 134.95 to a point on the Easterly right of way of 30 Road; thence N00°01'23"E along the East right of way of 30 Road a distance of 110.05 to the Point of Beginning.



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.

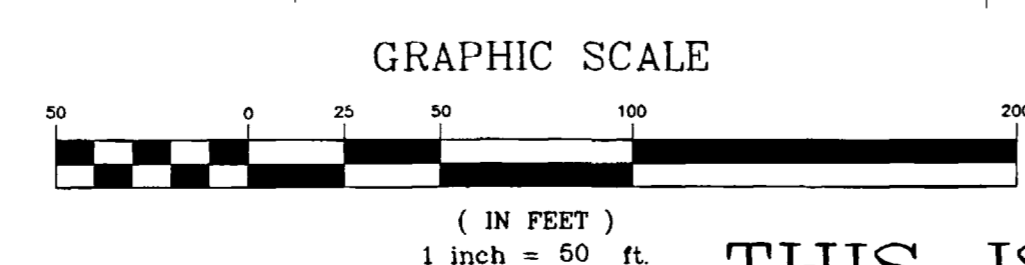
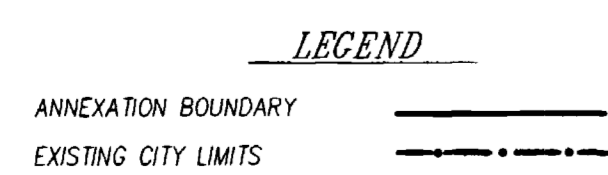
P.T.K.
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 No. 32824
 3/24/06
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF COLORADO

DATE: MARCH 24, 2006



AREA OF ANNEXATION

ANNEXATION PERIMETER	2286.18 FT
CONTIGUOUS PERIMETER	760.44 FT
AREA IN SQUARE FEET	264,745***
AREA IN ACRES	6.08



ORDINANCE NO.
 3877

EFFECTIVE DATE
 APRIL 16, 2006

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 hereon.

DRAWN BY	T.L.P.	DATE	1-13-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
 1" = 50'



PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION

AUTUMN GLENN II ANNEXATION
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