

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3896

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

FREE ANNEXATION

APPROXIMATELY 3.11 ACRES

**LOCATED AT 462 E. SCENIC DRIVE INCLUDING A PORTION OF THE
BROADWAY, MANZANA DRIVE, AND EAST SCENIC DRIVE RIGHTS-OF-WAY**

WHEREAS, on the 5th day of April, 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 17th day of May, 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:

FREE ANNEXATION

A certain parcel of land located in the East Quarter (E 1/4) of Section 17 and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 16, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the Northwest corner of the SW 1/4 NW 1/4 of said Section 17 and assuming the West line of the SW 1/4 NW 1/4 of said Section 17 to bear S00°44'08"E with all bearings contained herein relative thereto; thence S00°44'08"E along the West line of the SW 1/4 NW 1/4 of said Section 17 a distance of 198.26 feet to the Point of Beginning; thence S89°39'00"E a distance of 255.74 feet; thence N35°20'00"E a distance of 103.00 feet; thence S00°39'00"E a distance of 327.57 feet to the Northeast corner of Lot 2, Bemis

Subdivision recorded in Plat Book 18, Page 214 of the Mesa County, Colorado public records; thence S89°06'00"W along the North line of said Bemis Subdivision a distance of 282.40 feet; thence S09°08'50"E a distance of 398.34 feet; thence S01°42'52"W a distance of 209.35 feet; thence S72°50'24"W a distance of 31.72 feet; thence S46°37'47"W along the Northeasterly extension of the Easterly right of way of Manzana Drive as shown on the plat of Hermosa Subdivision, recorded in Plat Book 9, Page 191 of the Mesa County, Colorado public records, a distance of 264.72 feet; thence continuing along the Easterly right of way of said Manzana Drive the following two (2) courses: (1) S15°37'47"W a distance of 595.42 feet; (2) thence 39.36 feet along the arc of a 25.00 foot radius curve, concave Northeast, having a central angle of 90°13'00" and a chord bearing S29°28'43"E a distance of 35.42 feet; thence S15°37'47"W a distance of 32.00 feet; thence S74°35'13"E along a line being 4.00 feet North of and parallel with the Northerly line of Sycamore Creek Annexation No. 2, Ordinance No. 3752, City of Grand Junction a distance of 264.64 feet; thence S15°24'47"W a distance of 4.00 feet to a point on the Northerly line of said Sycamore Creek Annexation No. 2; thence N74°35'13"W along the Northerly line of said Sycamore Creek Annexation No. 2 a distance of 837.53 feet; thence N84°02'09"W continuing along the Northerly line of said Sycamore Creek Annexation No. 2 a distance of 262.47 feet; thence N05°57'51"E a distance of 4.00 feet; thence along a line being 4.00 feet North of and parallel with the Northerly line of said Sycamore Creek Annexation No. 2, the following two (2) courses: (1) S84°02'09"E a distance of 263.13 feet; (2) thence S74°35'13"E a distance of 472.89 feet; thence N15°37'47"E a distance of 32.00 feet to a point on the Northerly right of way of Colorado Highway 340; thence 39.18 feet along the arc of a 25.00 foot radius curve, concave Northwest, having a central angle of 89°47'00" and a chord bearing N60°31'17"E a distance of 35.29 feet to a point on the Westerly right of way of said Manzana Drive; thence N15°37'47"E along the Westerly right of way and the Northeasterly extension of said Manzana Drive a distance of 609.67 feet to a point on the Westerly right of way of East Scenic Drive; thence N46°37'47"E along the Westerly right of way East Scenic Drive a distance of 226.84 feet; thence N18°12'47"E continuing along the Westerly right of way of East Scenic Drive a distance of 17.20 feet; thence S68°12'52"E a distance of 20.04 feet; thence S74°46'13"E a distance of 36.28 feet; thence N72°50'24"E a distance of 41.18 feet; thence N01°42'52"E a distance of 206.30; thence N09°08'50"W a distance of 398.73 feet; thence S89°06'00"W a distance of 20.08 feet to a point on the Westerly right of way of East Scenic Drive; thence N05°59'00"W along the Westerly line of East Scenic Drive a distance of 251.35 feet; thence S89°39'00"E a distance of 13.67 feet to the Point of Beginning.

Said parcel contains 3.11 acres (135,576 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 5th day of April, 2006 and ordered published.

ADOPTED on second reading this 17th day of May, 2006.

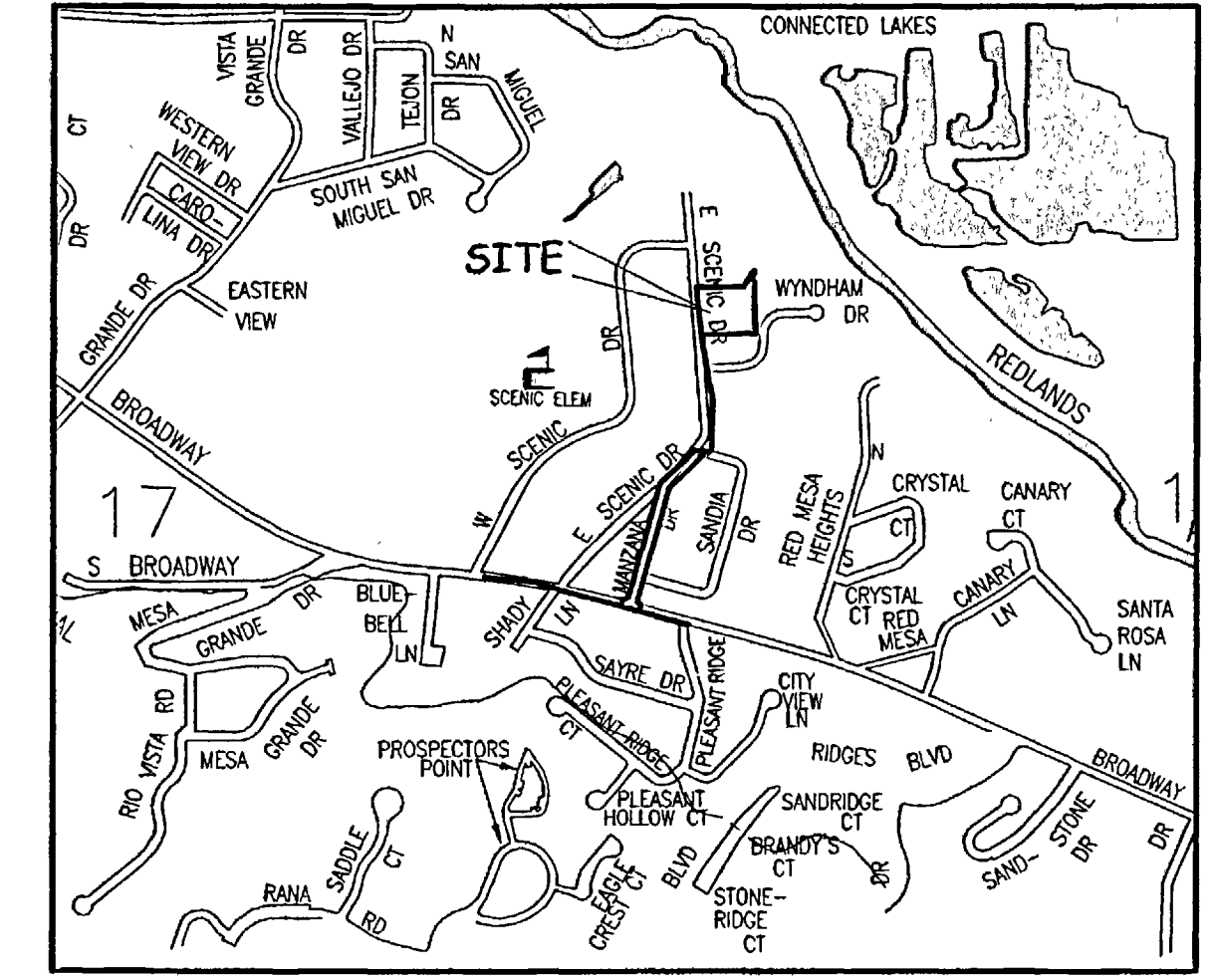
Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

FREE ANNEXATION

SITUATE IN THE E 1/4 OF SECTION 17 & THE SW 1/4 NW 1/4 OF SECTION 16
T1S, R1W, U.M., COUNTY OF MESA, STATE OF COLORADO



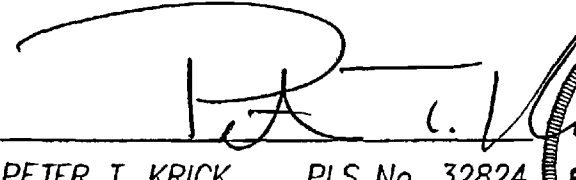
LOCATION MAP: NOT-TO-SCALE

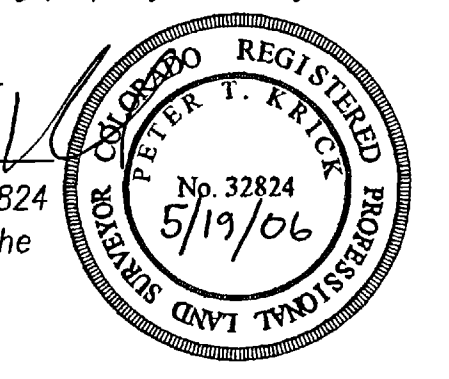
LEGAL DESCRIPTION

A certain parcel of land located in the East Quarter (E 1/4) of Section 17 and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 16, Township One South, Range One West 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, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: May 19, 2006



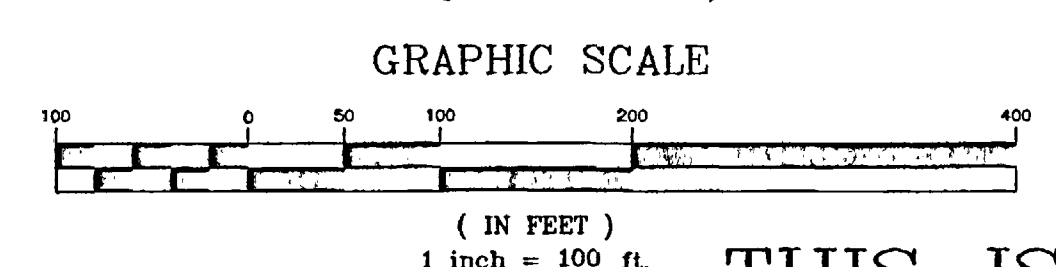
AREA OF ANNEXATION

ANNEXATION PERIMETER	6561.17 FT
CONTIGUOUS PERIMETER	1,100.00 FT.
AREA IN SQUARE FEET	135,576***
AREA IN ACRES	3.11

LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	

***CONTAINS 1.56 ACRES OR 67,840 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY



ORDINANCE NO.
3896

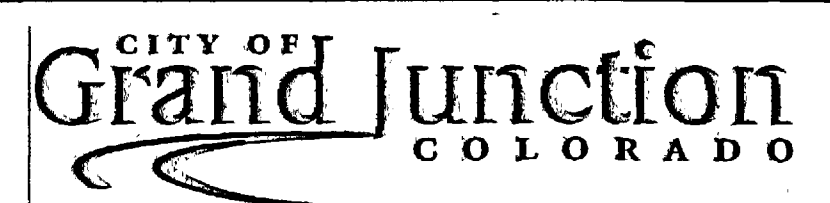
EFFECTIVE DATE
June 18, 2006

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 herein.

DRAWN BY	T.L.P.	DATE	3-24-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

FREE ANNEXATION
13063200.tif