

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3911

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

KRESIN ANNEXATION

APPROXIMATELY 8.20 ACRES

LOCATED AT 530 SOUTH BROADWAY

WHEREAS, on the 3rd day of May, 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 7th day of June, 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:

KRESIN ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the NW 1/4 SE 1/4 of said Section 22, and considering the West line of the NW 1/4 SE 1/4 of said Section 22 to bear N00°02'27"E with all bearings contained herein being relative thereto; thence from said Point of Beginning, N00°02'27"E along the West line of the NW 1/4 SE 1/4 of said Section 22, a distance of 384.00 feet; thence S88°55'36"E a distance of 40.00 feet; thence N00°02'27"E along a line 40.00 feet East of and parallel to the West line of the NW 1/4 SE 1/4 of said Section 22, being the East right of way for 20 1/2 Road (South Broadway), a distance of 43.70 feet; thence

S89°49'32"E a distance of 168.46 feet; thence N80°33'41"E a distance of 31.91 feet; thence N56°51'28"E a distance of 12.67 feet; thence N40°38'16"E a distance of 19.41 feet; thence N30°05'02"E a distance of 20.67 feet; thence N20°52'08"E a distance of 19.81 feet; thence N17°46'08"E a distance of 20.00 feet; thence N12°27'37"E a distance of 19.83 feet; thence N05°01'09"E a distance of 20.36 feet; thence N00°02'27"E a distance of 136.20 feet to a point on the South line of that certain 50 foot utility easement and road right of way for Corral de Terra Drive, as same is shown on the Plat of Corral de Terra, recorded in Plat Book 13, Page 124, Public Records of Mesa County, Colorado; thence S89°34'33"E along said South line, a distance of 380.00 feet to a point being the Northwest corner of Lot 7, said Plat of Corral de Terra; thence S00°02'27"W, along the West line of said Plat of Corral de Terra, a distance of 311.19 feet to a point on the North line of Bonatti Subdivision, as same is recorded in Plat Book 14, Page 69, Public Records of Mesa County, Colorado; thence N88°56'45"W, along said North line, a distance of 83.70 feet to a point being the Northwest corner of said Bonatti Subdivision; thence S00°06'03"E, along the West line of said Bonatti Subdivision, a distance of 383.00 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 22; thence N88°56'45"W, along said South line, a distance of 590.02 feet, more or less, to the Point of Beginning.

Said parcel contains 8.20 acres (357,249 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 3rd day of May, 2006 and ordered published.

ADOPTED on second reading this 7th day of June, 2006.

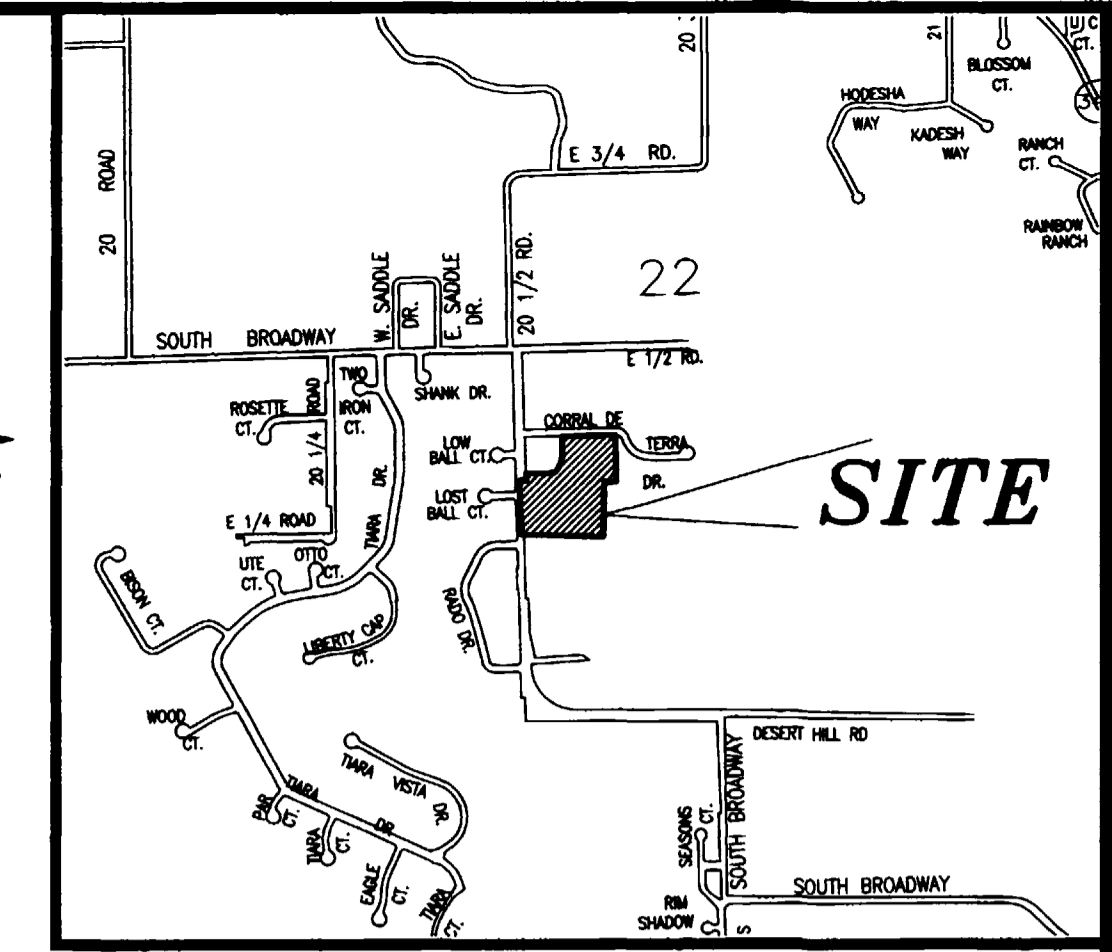
Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

KRESIN ANNEXATION

SITUATE IN NW 1/4 SE 1/4 OF SECTION 22 T11S, R101W, 6th P.M.
COUNTY OF MESA, STATE OF COLORADO

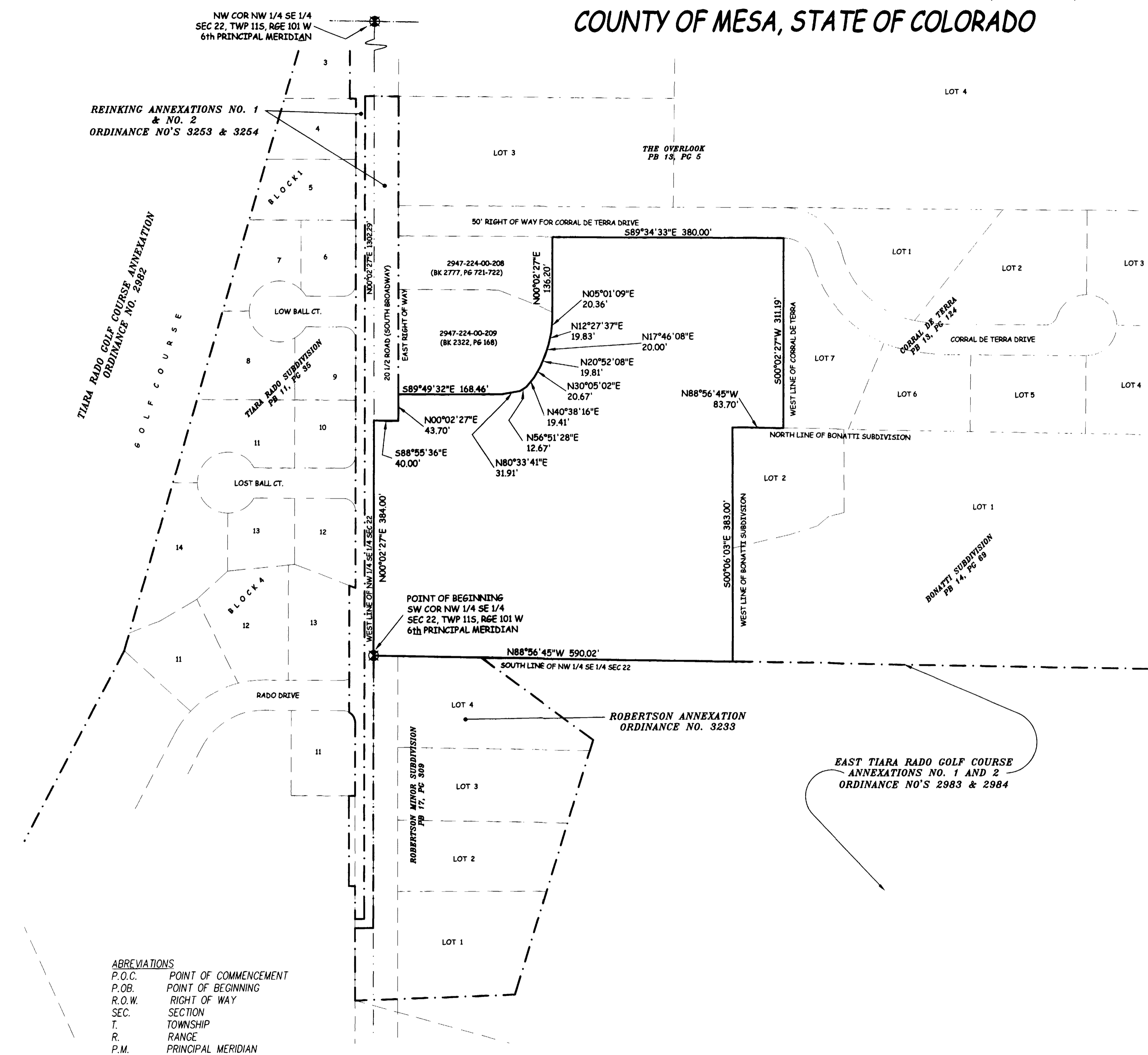


LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the NW 1/4 SE 1/4 of said Section 22, and considering the West line of the NW 1/4 SE 1/4 of said Section 22 to bear N00°02'27"E with all bearings contained herein being relative thereto; thence from said Point of Beginning, N00°02'27"E along the West line of the NW 1/4 SE 1/4 of said Section 22, a distance of 384.00 feet; thence S88°55'36"E a distance of 40.00 feet; thence N00°02'27"E along a line 40.00 feet East of and parallel to the West line of the NW 1/4 SE 1/4 of said Section 22, being the East right of way for 20 1/2 Road (South Broadway), a distance of 43.70 feet; thence S89°49'32"E a distance of 168.46 feet; thence N80°33'41"E a distance of 31.91 feet; thence N56°51'28"E a distance of 12.67 feet; thence N40°38'16"E a distance of 19.41 feet; thence N30°05'02"E a distance of 20.67 feet; thence N20°52'08"E a distance of 19.81 feet; thence N17°46'08"E a distance of 20.00 feet; thence N12°27'37"E a distance of 19.83 feet; thence N05°01'09"E a distance of 20.36 feet; thence N00°02'27"E along a distance of 136.20 feet to a point on the South line of that certain 50 foot utility easement and road right of way for Corral de Terra Drive, as same is shown on the Plat of Corral de Terra, recorded in Plat Book 13, Page 124, Public Records of Mesa County, Colorado; thence S89°34'33"E along said South line, a distance of 380.00 feet to a point being the Northwest corner of Lot 7, said Plat of Corral de Terra; thence S00°02'27"W, along the West line of said Plat of Corral de Terra, a distance of 311.19 feet to a point on the North line of Bonatti Subdivision, as same is recorded in Plat Book 14, Page 69, Public Records of Mesa County, Colorado; thence N88°56'45"W, along said North line, a distance of 83.70 feet to a point being the Northwest corner of said Bonatti Subdivision; thence S00°06'03"E, along the West line of said Bonatti Subdivision, a distance of 383.00 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 22; thence N88°56'45"W, along said South line, a distance of 590.02 feet, more or less, to the Point of Beginning.



REINKING ANNEXATIONS NO. 1 & NO. 2
ORDINANCE NO'S 3253 & 3254

TIARA RADO GOLF COURSE ANNEXATION
ORDINANCE NO. 2982

THE OVERLOOK
PB 13, PG 5

50' RIGHT OF WAY FOR CORRAL DE TERRA DRIVE
S89°34'33"E 380.00'

2947-224-00-208 (BK 2777, PG 721-722)
2947-224-00-209 (BK 2322, PG 168)
N05°01'09"E 20.36'
N12°27'37"E 19.83'
N17°46'08"E 20.00'
N20°52'08"E 19.81'
N30°05'02"E 20.67'
N40°38'16"E 19.41'
N56°51'28"E 12.67'
N80°33'41"E 31.91'
S89°49'32"E 168.46'
N00°02'27"E 43.70'
S88°55'36"E 40.00'N00°02'27"E 384.00'N88°56'45"W 83.70'S00°02'27"W 311.19'N00°02'27"E 136.20'S00°06'03"E 383.00'N88°56'45"W 590.02'SOUTH LINE OF NW 1/4 SE 1/4 SEC 22

POINT OF BEGINNING
SW COR NW 1/4 SE 1/4
SEC 22, TWP 11S, RGE 101 W
6th PRINCIPAL MERIDIAN

ROBERTSON ANNEXATION
ORDINANCE NO. 3233

EAST TIARA RADO GOLF COURSE
ANNEXATIONS NO. 1 AND 2
ORDINANCE NO'S 2983 & 2984

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE
P.M.	PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET

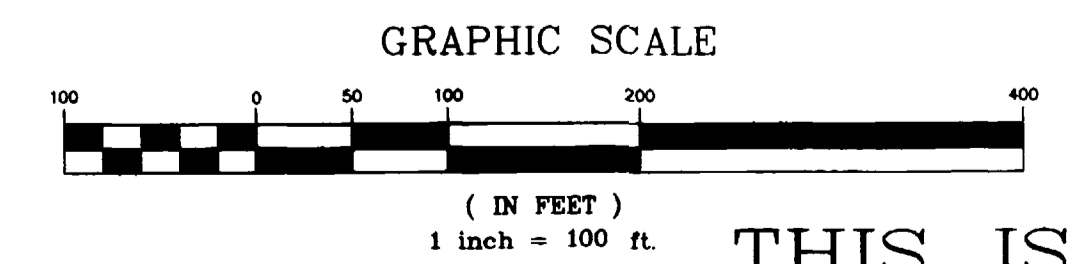
LEGEND

ANNEXATION BOUNDARY	———
EXISTING CITY LIMITS	- - - - -

AREA OF ANNEXATION

ANNEXATION PERIMETER	2684.92 FT.
CONTIGUOUS PERIMETER	1057.72 FT.
AREA IN SQUARE FEET	357,249.08***
AREA IN ACRES	8.2013

***CONTAINS NO AREA WITHIN PUBLIC RIGHTS OF WAY



ORDINANCE NO.
3911

EFFECTIVE DATE
July 9, 2006

THIS IS NOT A BOUNDARY SURVEY

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: June 8, 2006

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	CM	DATE	4-11-2006
DESIGNED BY		DATE	
CHECKED BY	PK	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'

PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

KRESIN ANNEXATION
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