

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3946

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

HARRIS ANNEXATION #2

APPROXIMATELY 6.65 ACRES

**LOCATED AT 2730 B ROAD INCLUDING A PORTION OF THE B ROAD RIGHT
OF WAY**

WHEREAS, on the 19th day of June, 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 2nd day of August, 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:

HARRIS ANNEXATION #2

A certain parcel of land located in the Southwest Quarter (SW1/4) of Section 25, and the Northwest Quarter (NW 1/4) of Section 36, 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 Southwest corner of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of said Section 25, and assuming the South line of the SW1/4 SE1/4 of said Section 25 bears N89°58'14"E with all other bearings contained herein being relative thereto; thence N89°58'14"E along the South line of the SE1/4 SW1/4 of said Section 25 a distance of 5.00 feet; thence N00°06'39"W along a line being 5.00 feet East of and parallel with the West line of the SE1/4 SW1/4 of said Section 25 a distance of 259.93 feet; thence N89°58'14"W distance of 5.00 feet to the Northeast corner of Lot 10, Block Three, of Rincon Subdivision, as same is recorded in Plat Book 11, Page 282,

Public Records of Mesa County, Colorado, and being a point on the West line of the SW1/4 SE1/4 of said Section 25; thence N00°06'39"W along said West line, a distance of 399.35 feet to the Northwest corner of that certain parcel of land as described in book 3937, page 864, Public Records of Mesa County, Colorado; thence N89°56'56"E a distance of 528.66 feet to the Northeast corner of said parcel; thence S00°01'46"E a distance of 280.00 feet; thence S89°56'44"W a distance of 419.71 feet; thence S40°16'43"E a distance of 394.41 feet; thence S33°52'09"E a distance of 58.13 feet; thence S49°47'58"E a distance of 46.43 feet to a point on the South line of the SE1/4 SW1/4 of said Section 25; thence S00°01'46"E a distance of 40.00 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road; thence S89°58'14"W along said right of way, a distance of 912.17 feet; thence along said right of way 185.89 feet along the arc of a 425.09 foot radius curve concave Northeast, having a central angle of 25°03'18" and a chord bearing N77°30'07"W a distance of 184.41 feet to a point on the South line of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section 25; thence N89°58'14"E along said South line a distance of 661.51 feet, more or less, to the Point of Beginning.

Said parcel contains 6.65 acres (289,667 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 19th day of June, 2006 and ordered published.

ADOPTED this 2nd day of August, 2006.

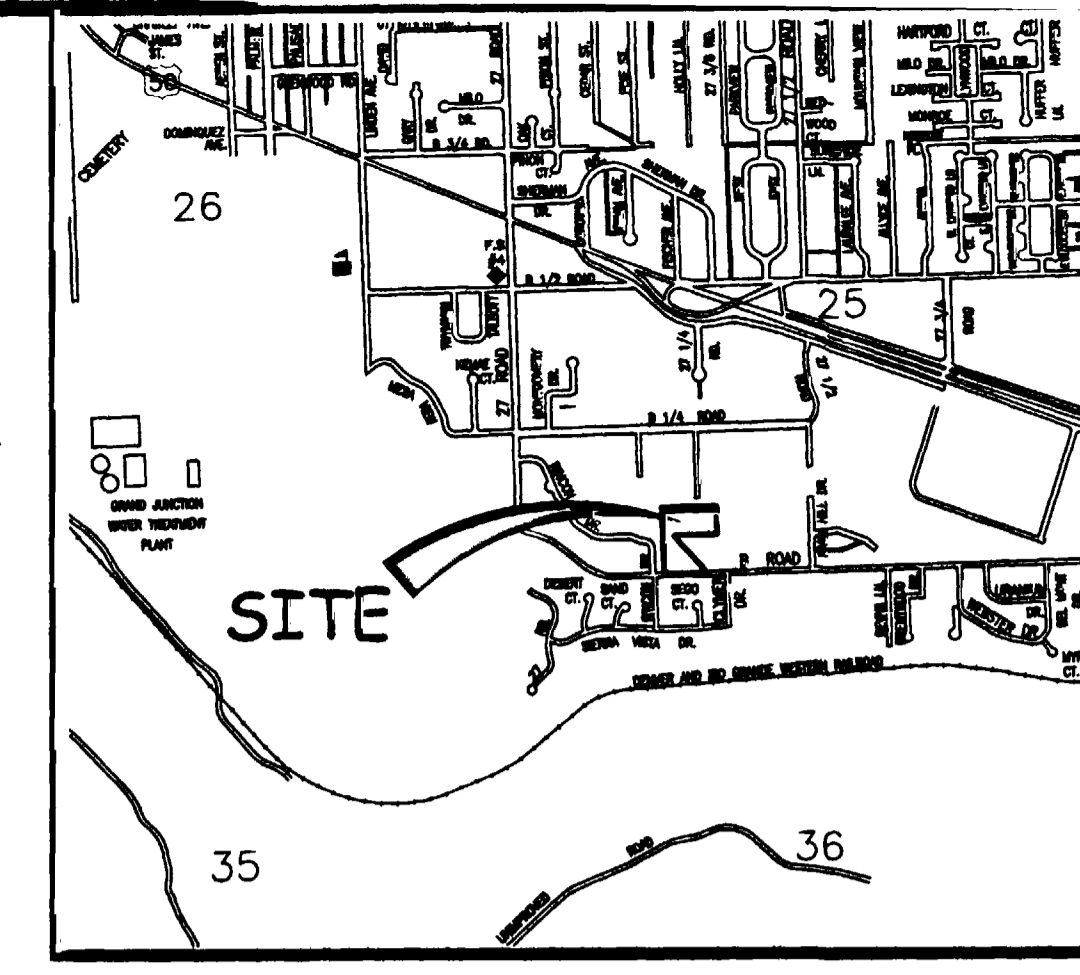
Attest:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk

HARRIS ANNEXATION NO. 2

SITUATE IN THE SE 1/4 SW 1/4 OF SECTION 25 AND THE NW 1/4 OF SECTION 36,
TWP 15, RGE 1W, U.M. COUNTY OF MESA, STATE OF COLORADO




LEGAL DESCRIPTION

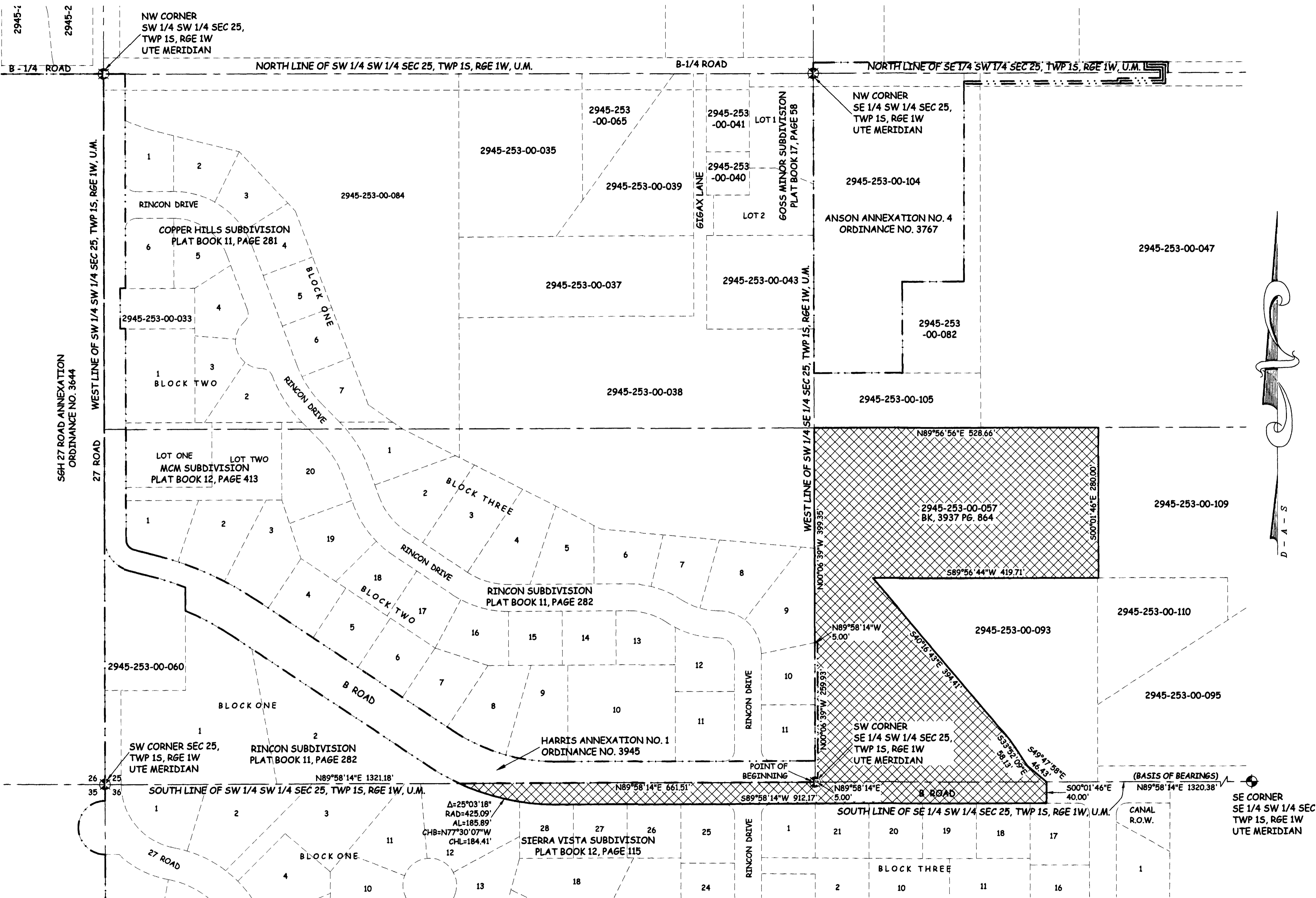
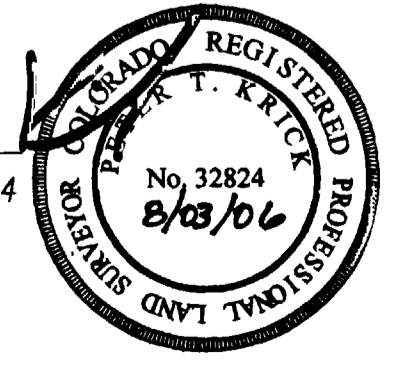
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ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

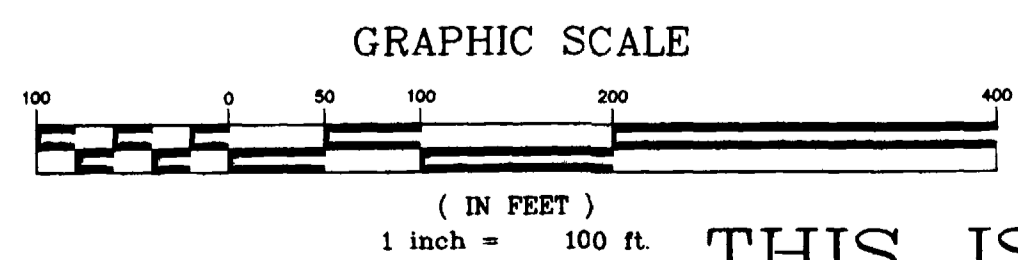
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.


 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: August 3, 2006



AREA OF ANNEXATION	
ANNEXATION PERIMETER	4196.19 FT
CONTIGUOUS PERIMETER	931.44 FT.
AREA IN SQUARE FEET	289,667***
AREA IN ACRES	6.65

LEGEND	
	ANNEXATION BOUNDARY
	EXISTING CITY LIMITS



ORDINANCE NO. 3946
 EFFECTIVE DATE SEPTEMBER 3, 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	CM	DATE	05-16-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

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