

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3957**

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

**COOP/MYERS ANNEXATION**

**APPROXIMATELY 5.48 ACRES**

**LOCATED AT 2997 D ROAD**

**WHEREAS**, on the 5<sup>th</sup> day of July, 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 16th 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:

Coop/Myers Annexation

A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 20, 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 Northeast corner of said Section 20 and assuming the East line of the NE 1/4 of said Section 20 bears S00°03'01"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S00°03'01"E along the East line of the NE 1/4 of said Section 20, a distance of 30.00 feet; thence S89°58'31"W a distance of 70.98 feet to a point on the Westerly right of way of 30 Road and also being the POINT OF BEGINNING; thence along said right of way line S69°25'31"E a distance of 12.47 feet; thence S46°58'57"E a distance of 32.92 feet; thence S20°24'07"E a

distance of 15.13 feet; thence S00°03'01"E a distance of 426.84 feet to the Northeast corner of Lot 1, Block One of Willowood Mobile Home Subdivision, as same is recorded in Plat Book 12, Page 415, Public Records of Mesa County, Colorado; thence S89°58'07"W along the North line of said Willowood Mobile Home Subdivision, a distance of 511.87 feet; thence N00°01'50"W a distance of 467.95 feet to a point on the Southerly right of way of D Road; thence N89°58'33"E along said South right of way, a distance of 470.74 feet, more or less, to the Point of Beginning.

CONTAINING 5.48 Acres, more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 5<sup>th</sup> day of July, 2006 and ordered published.

**ADOPTED** this 16<sup>th</sup> day of August, 2006.

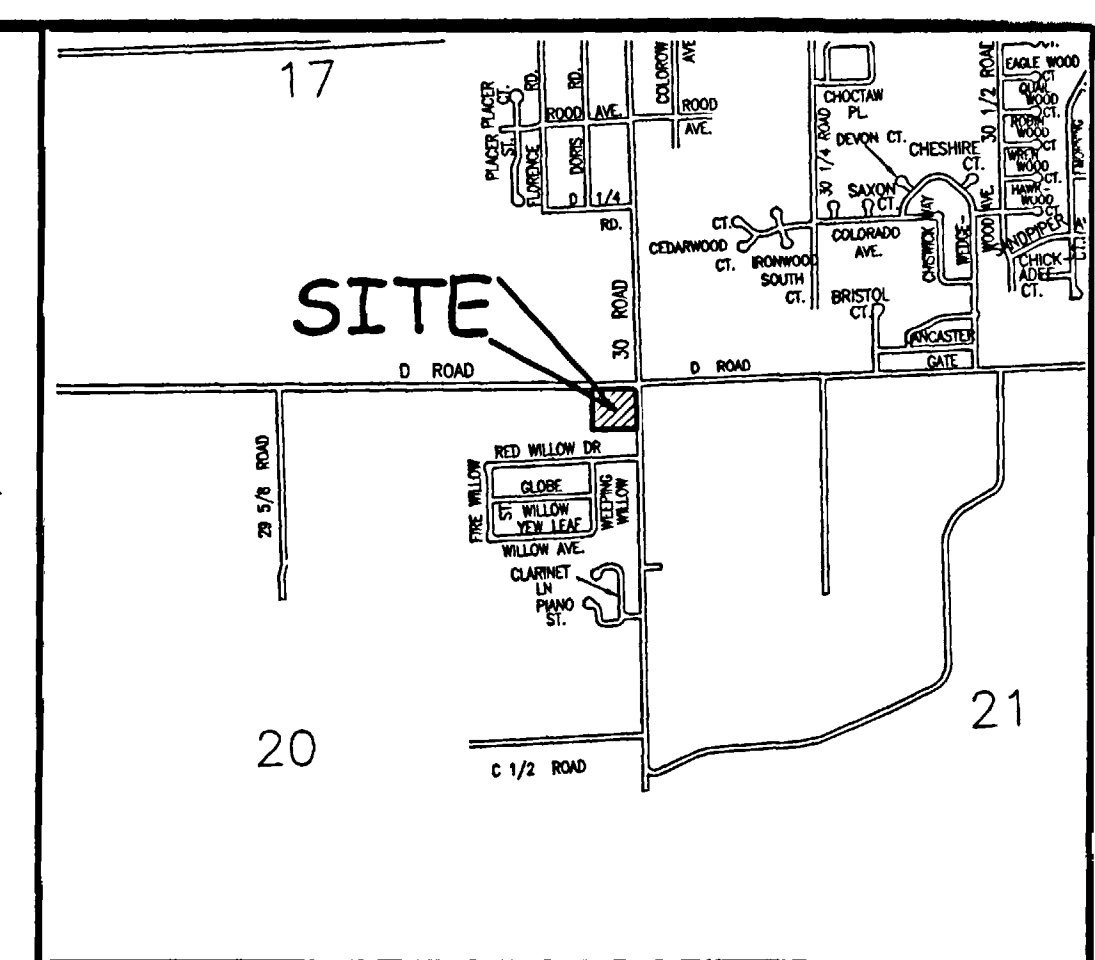
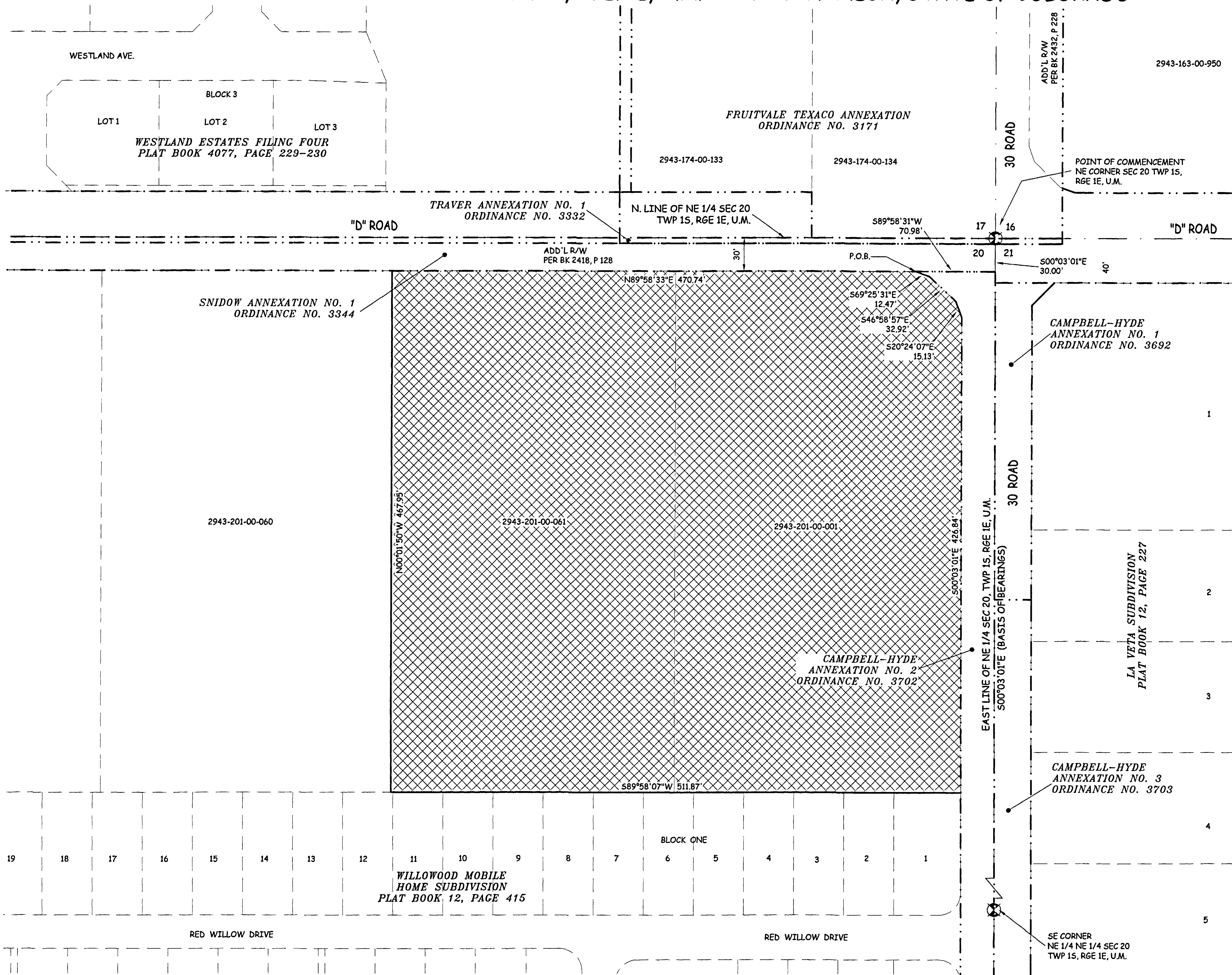
Attest:

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

/s/: Stephanie Tuin  
City Clerk

# COOP/MYERS ANNEXATION

SITUATE IN NE 1/4 OF THE NE 1/4 OF SECTION 20,  
TWP. 1S, RGE. 1E, U.M. COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

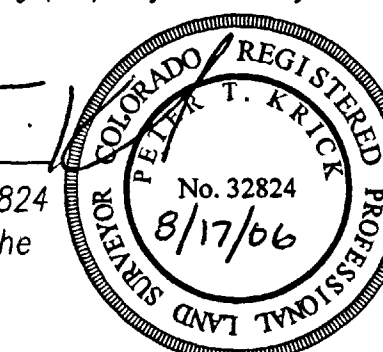
A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 20 and assuming the East line of the NE 1/4 of said Section 20 bears 500°03'01"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, 500°03'01"E along the East line of the NE 1/4 of said Section 20, a distance of 30.00 feet; thence 589°58'31"W a distance of 70.98 feet to a point on the Westerly right of way of 30 Road and also being the POINT OF BEGINNING; thence along said right of way line 569°25'31"E a distance of 12.47 feet; thence 546°58'57"E a distance of 32.92 feet; thence 520°24'07"E a distance of 15.13 feet; thence 500°03'01"E a distance of 426.84 feet to the Northeast corner of Lot 1, Block One of Willowood Mobile Home Subdivision, as same is recorded in Plat Book 12, Page 415, Public Records of Mesa County, Colorado; thence 589°58'07"W along the North line of said Willowood Mobile Home Subdivision, a distance of 511.87 feet; thence N00°01'50"W a distance of 467.95 feet to a point on the Southerly right of way of D Road; thence N89°58'33"E along said South right of way, a distance of 470.74 feet, more or less, to the Point of Beginning.

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*  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: August 17, 2006

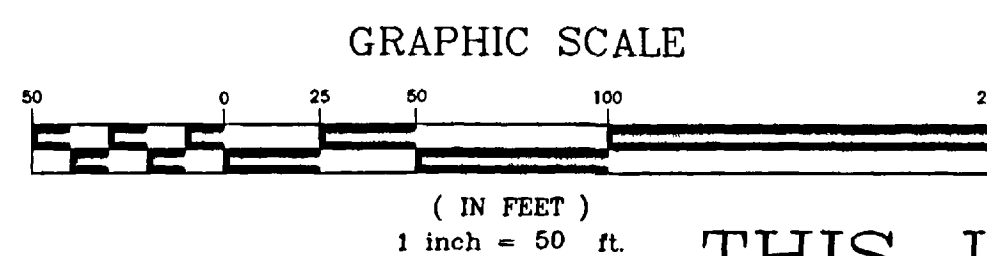


### AREA OF ANNEXATION

ANNEXATION PERIMETER	1937.92 FT
CONTIGUOUS PERIMETER	958.10 FT.
AREA IN SQUARE FEET	238,897***
AREA IN ACRES	5.48

### LEGEND

ANNEXATION BOUNDARY	— — — — —
EXISTING CITY LIMITS	— · — · — · —



ORDINANCE NO.  
3957

EFFECTIVE DATE  
SEPTEMBER 17, 2006

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

COOP/MYERS ANNEXATION

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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	05-19-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

### SCALE

1" = 50'