

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3971

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

COLVIN ANNEXATION NO. 2

APPROXIMATELY 9.62 ACRES

LOCATED AT 2940 B ½ ROAD

WHEREAS, on the 16th day of August, 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 20th day of September, 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:

COLVIN ANNEXATION NO.2

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 29, 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 Southeast corner of the Northwest Quarter of said Section 29, and assuming the South line of the SE1/4 NW1/4 of said Section 29 bears S89°50'36"W with all other bearings contained herein being relative thereto; thence S89°50'36"W along said South line a distance of 329.90 feet to the Southeast corner of that certain parcel of land as described in book 4163, page 485, Public Records of Mesa County, Colorado; thence N00°09'25"W a distance of 30.00 feet to a point on the East line of said and being the POINT OF BEGINNING; thence from said Point of Beginning S89°50'36"W along a line being 30.00 feet North of and parallel with the South line of the SE1/4 NW1/4 of

said Section 29 a distance of 319.91 feet to a point on a line being 10.00 feet East of and parallel with the West line of said parcel; thence N00°09'45"W along said parallel line a distance of 620.00 feet; thence S89°50'36"W a distance of 10.00 feet to a point on the West line of said parcel; thence N00°09'45"W along said West line a distance of 669.93 feet to the Northwest corner of said parcel; thence N89°50'55"E along the North line of said parcel a distance of 330.03 feet to the Northeast corner of said parcel; thence S00°09'25"E along the East line of said parcel a distance of 1289.89 feet, more or less, to the Point of Beginning.

Said parcel contains 9.62 acres (419,430 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 16th day of August, 2006 and ordered published.

ADOPTED this 20th day of September, 2006.

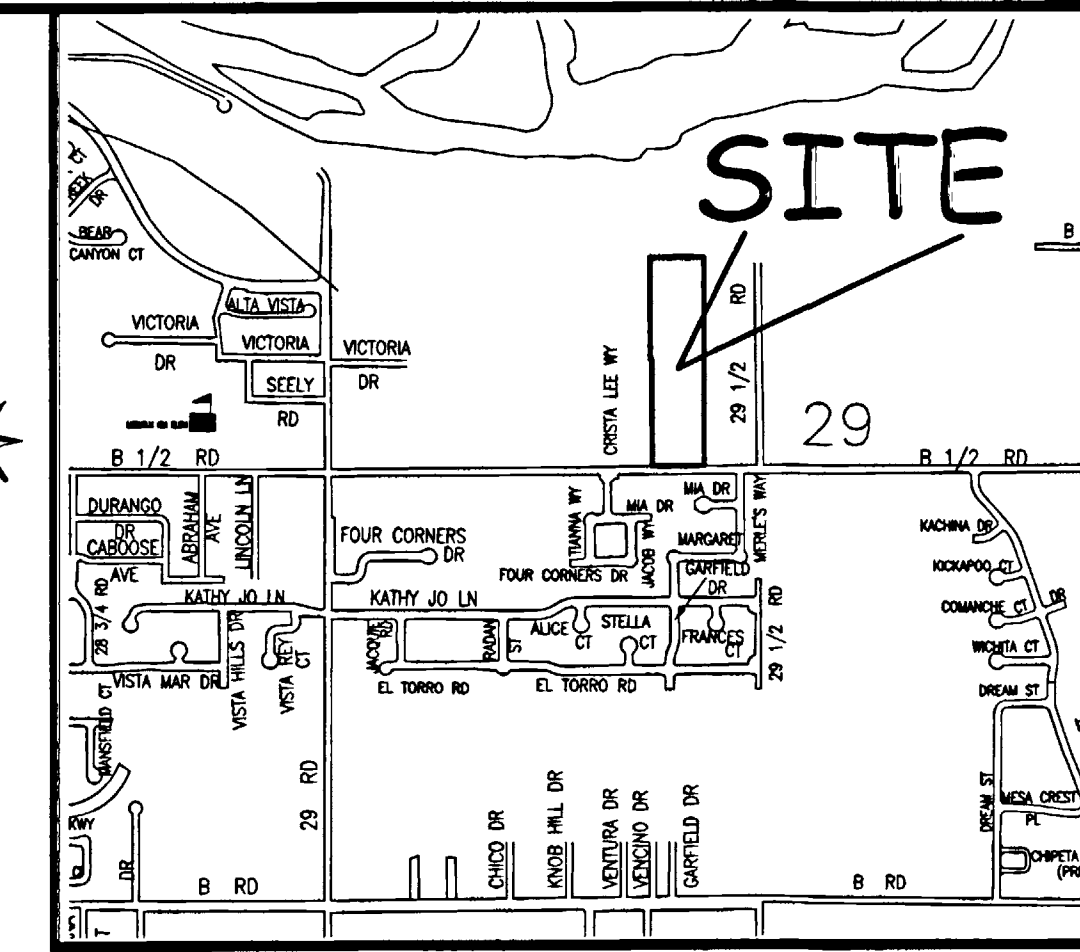
Attest:

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

/s/: Stephanie Tuin
City Clerk

COLVIN ANNEXATION NO. 2

SITUATE IN THE SE 1/4 OF THE NW 1/4 OF SECTION 29, TWP 1S, RGE 1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

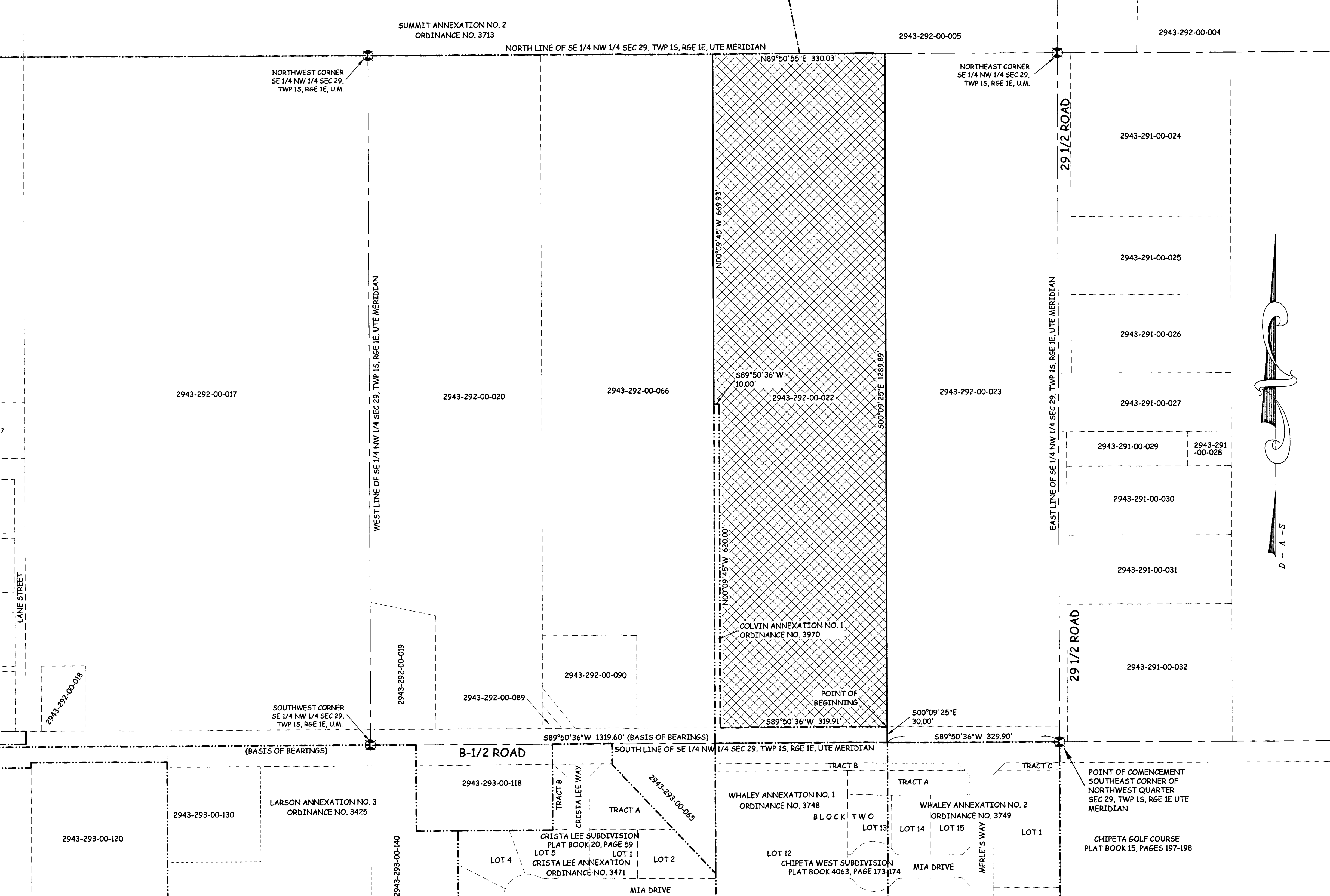
COMMENCING at the Southeast corner of the Northwest Quarter of said Section 29, and assuming the South line of the SE 1/4 NW 1/4 of said Section 29 bears S89°50'36"W with all other bearings contained herein being relative thereto; thence S89°50'36"W along said South line a distance of 329.90 feet to the Southeast corner of that certain parcel of land as described in book 4163, page 485, Public Records of Mesa County, Colorado; thence N00°09'25"W a distance of 30.00 feet to a point on the East line of said and being the POINT OF BEGINNING; thence from said Point of Beginning S89°50'36"W along a line being 30.00 feet North of and parallel with the South line of the SE 1/4 NW 1/4 of said Section 29 a distance of 319.91 feet to a point on a line being 10.00 feet East of and parallel with the West line of said parcel; thence N00°09'45"W along said parallel line a distance of 620.00 feet; thence S89°50'36"W a distance of 10.00 feet to a point on the West line of said parcel; thence N00°09'45"W along said West line a distance of 669.93 feet to the Northwest corner of said parcel; thence N89°50'55"E along the North line of said parcel a distance of 330.03 feet to the Northeast corner of said parcel; thence S00°09'25"E along the East line of said parcel a distance of 1289.89 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, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: September 21, 2006



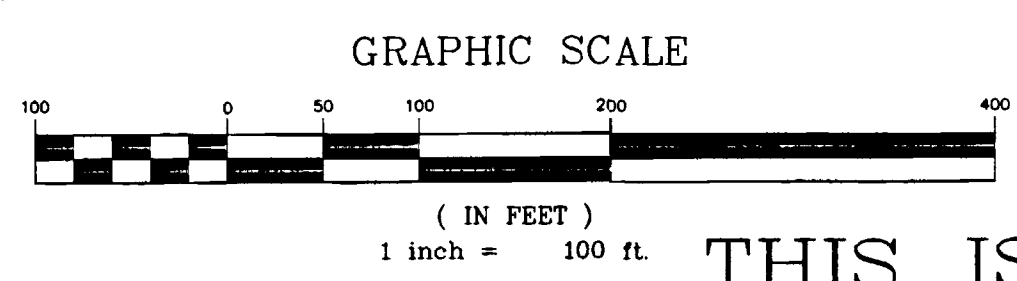
AREA OF ANNEXATION

ANNEXATION PERIMETER	3239.75 FT
CONTIGUOUS PERIMETER	1116.48 FT.
AREA IN SQUARE FEET	419,430**
AREA IN ACRES	9.62

***CONTAINS NO AREA WITHIN PUBLIC RIGHTS OF WAY

LEGEND

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



ORDINANCE NO.
 3971
EFFECTIVE DATE
 OCTOBER 22, 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	07-20-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 100'



**PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION**

COLVIN ANNEXATION NO. 2
 1306600.tif