

CITY OF GRAND JUNCTION, COLORADO

**ORDINANCE NO. 3982
AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

**BALDWIN ANNEXATION #1
APPROXIMATELY .10 ACRES
LOCATED AT 2102 AND 2108 HIGHWAY 6 AND 50**

WITHIN THE HIGHWAY 6 AND 50 RIGHT OF WAY

WHEREAS, on the 2nd 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 1st day of November, 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:

BALDWIN ANNEXATION #1

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 36, Township 1 North, Range 2 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 said Section 36 and assuming the West line of the NW 1/4 of said Section 36 bears S00°17'30"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement S00°17'30"W along the West line of said Section 36 a distance of 214.15 feet to a point on the Northerly right of way of U.S. Highway 6& 50; thence S56°38'20"E along said right of way a distance of 1007.94 feet to the Point of Beginning; thence from said Point of Beginning, continue S56°38'20"E along said right of way, a distance of 577.70 feet to the Southeast corner of that certain parcel of land as described in Book 2008, Page 635, Public Records of Mesa County, Colorado and also being a point on the West line of Haremza

Annexation, City of Grand Junction Ordinance No. 3654; thence S00°04'21"W along said West line a distance of 301.77 feet to a point on the South line of said Haremza Annexation; thence N89°55'39"W a distance of 5.00 feet; thence N00°04'21"E along a line 5.00 feet West of and parallel with said West line a distance of 299.08 feet; thence N56°38'20"W along a line 5.00 feet South of and parallel with said North right of way a distance of 575.00 feet; thence N33°21'40"E a distance of 5.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.10 acres (4,382 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 2nd day of August, 2006 and ordered published.

ADOPTED this 1st day of November, 2006.

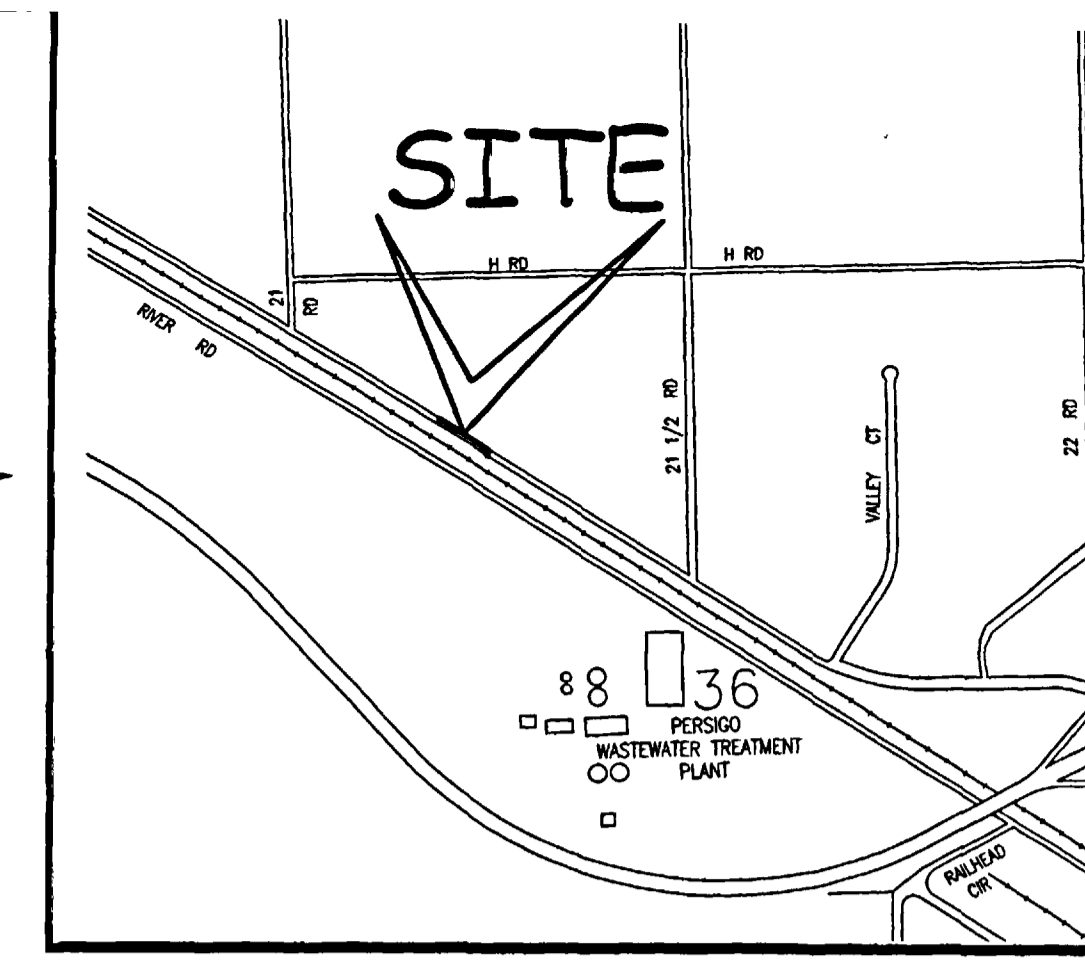
Attest:

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

/s/: Stephanie Tuin
City Clerk

BALDWIN ANNEXATION NO. 1

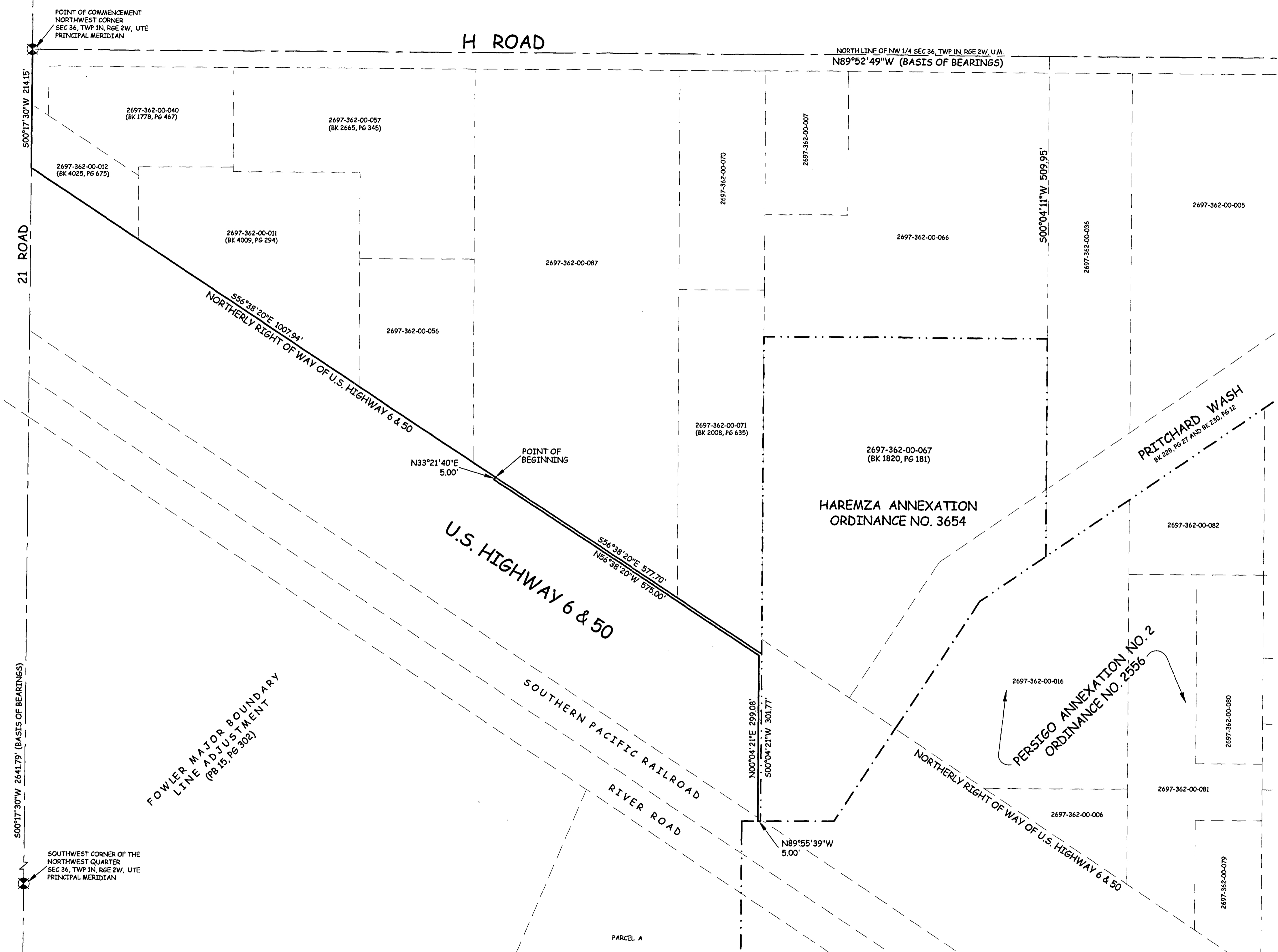
SITUATE IN THE NW 1/4 OF SECTION 36, TWP 1N, RGE 2W, U.M.,
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 36, Township 1 North, Range 2 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 said Section 36 and assuming the West line of the NW 1/4 of said Section 36 bears 500°17'30"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement 500°17'30"W along the West line of said Section 36 a distance of 214.15 feet to a point on the Northerly right of way of U.S. Highway 6 & 50; thence S56°38'20"E along said right of way a distance of 1007.94 feet to the Point of Beginning; thence from said Point of Beginning, continue S56°38'20"E along said right of way, a distance of 577.70 feet to the Southeast corner of that certain parcel of land as described in Book 2008, Page 635, Public Records of Mesa County, Colorado and also being a point on the West line of Haremza Annexation, City of Grand Junction Ordinance No. 3654; thence S00°04'21"W along said West line a distance of 301.77 feet to a point on the South line of said Haremza Annexation; thence N89°55'39"W a distance of 5.00 feet; thence N00°04'21"E along a line 5.00 feet West of and parallel with said West line a distance of 299.08 feet; thence N56°38'20"W along a line 5.00 feet South of and parallel with said North right of way a distance of 575.00 feet; thence N33°21'40"E a distance of 5.00 feet, more or less, to the Point of Beginning.

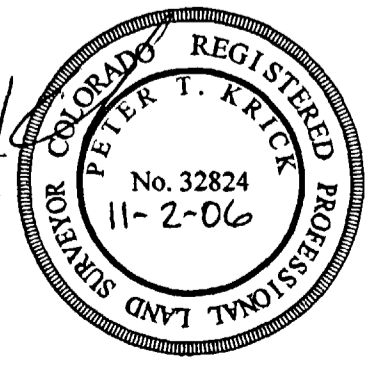


ABBREVIATIONS

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: November 2, 2006

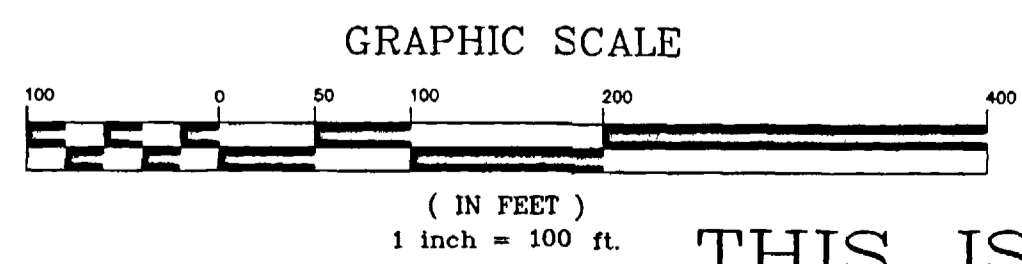


AREA OF ANNEXATION

ANNEXATION PERIMETER	1763.54 FT
CONTIGUOUS PERIMETER	301.77 FT.
AREA IN SQUARE FEET	4,382***
AREA IN ACRES	0.10

LEGEND

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



ORDINANCE NO. 3982
 EFFECTIVE DATE DECEMBER 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	06-29-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 100'



PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION

BALDWIN ANNEXATION NO. 1
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