

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4002

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

HUMPHREY ANNEXATION NO.1

APPROXIMATELY .10 ACRES

LOCATED WITHIN THE 30 ¼ ROAD RIGHT-OF-WAY

WHEREAS, on the 1st day of November, 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 6th day of December, 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:

HUMPHREY ANNEXATION NO. 1

A parcel of land located in the Southwest Quarter (SW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Tract A of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records, Mesa County Colorado, and assuming the East line of said Tract A to bear N00°02'11"E with all bearings contained herein relative thereto; thence N00°02'11"E along said East line a distance of 70.49 feet to the Northeast corner of said Tract A; thence N89°56'09"E along the North line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 16, a distance of 13.00 feet to the Southern most corner of the 430 30 Road Annexation, City of Grand Junction, Ordinance No. 3468; thence N00°02'15"E along the East line of said 430 30 Road Annexation a distance of

24.46 feet; thence N89°54'47"E a distance of 20.00 feet to a point on the East line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 16; thence N00°02'15"E along said East line a distance of 238.90 feet to a point on the South line of the Abeyta/Weaver Annexation No. 2, City of Grand Junction, Ordinance No. 3835; thence N89°54'19"E along said Abeyta/Weaver Annexation No. 2 a distance of 5.00 feet to a point on a line being 5.00 feet East of and parallel to the West line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 16; thence S00°02'15"W along said parallel line a distance of 263.37 feet to the South line of said NE 1/4 SW 1/4; thence S00°02'11"W along a line being 5.00 feet East of and parallel to the West line of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 16 a distance of 70.55 feet; thence N89°58'08"W a distance of 38.00 feet, more or less to the Point of Beginning.

Said parcel contains 0.10 acres (4,486 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 1st day of November, 2006 and ordered published.

ADOPTED this 6th day of December, 2006.

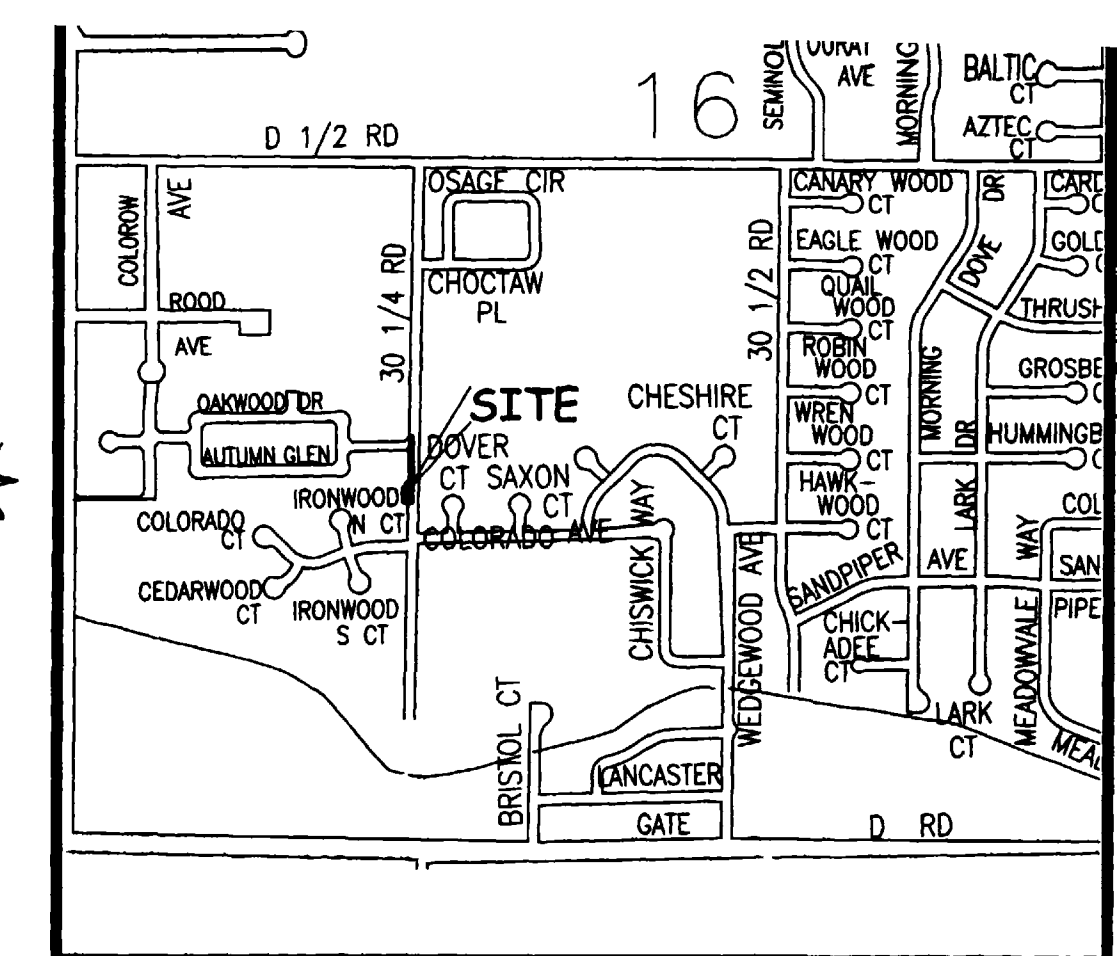
Attest:

/s/ James J. Doody
President of the Council

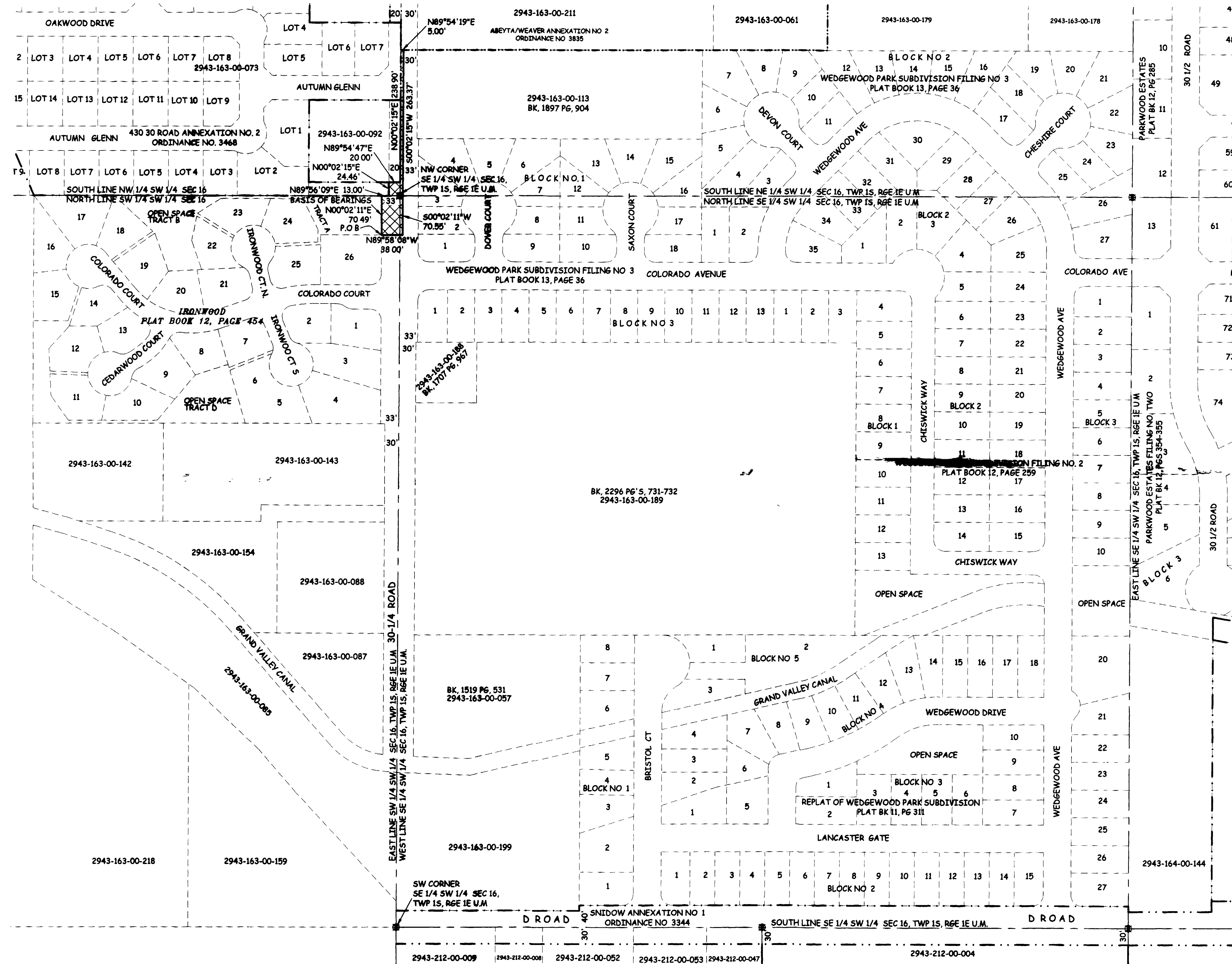
/s/ Stephanie Tuin
City Clerk

HUMPHREY ANNEXATION NO. 1

SITUATE IN THE SW 1/4 OF SECTION 16,
T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP NOT-TO-SCALE



LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter (SW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

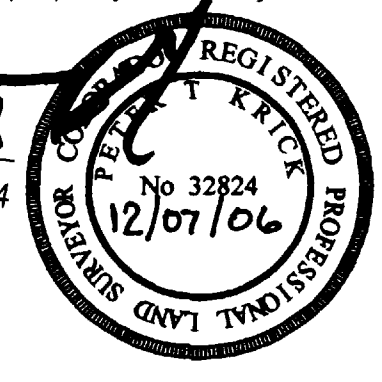
Beginning at the Southeast corner of Tract A of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records, Mesa County Colorado, and assuming the East line of said Tract A to bear N00°02'11"E with all bearings contained herein relative thereto; thence N00°02'11"E along said East line a distance of 70.49 feet to the Northeast corner of said Tract A; thence N89°56'09"E along the North line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 16, a distance of 13.00 feet to the Southern most corner of the 430 30 Road Annexation, City of Grand Junction, Ordinance No. 3468; thence N00°02'15"E along the East line of said 430 30 Road Annexation a distance of 24.46 feet; thence N89°54'47"E a distance of 20.00 feet to a point on the East line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 16; thence N00°02'15"E along said East line a distance of 238.90 feet to a point on the South line of the Abeyta/Weaver Annexation No. 2, City of Grand Junction, Ordinance No. 3835; thence N89°54'19"E along said Abeyta/Weaver Annexation No. 2 a distance of 5.00 feet to a point on a line being 5.00 feet East of and parallel to the West line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 16; thence 500°02'11"W along said parallel line a distance of 263.37 feet to the South line of said NE 1/4 SW 1/4; thence 500°02'11"W along a line being 5.00 feet East of and parallel to the West line of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 16 a distance of 70.55 feet; thence N89°58'08"W a distance of 38.00 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, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
DATE December 7, 2006

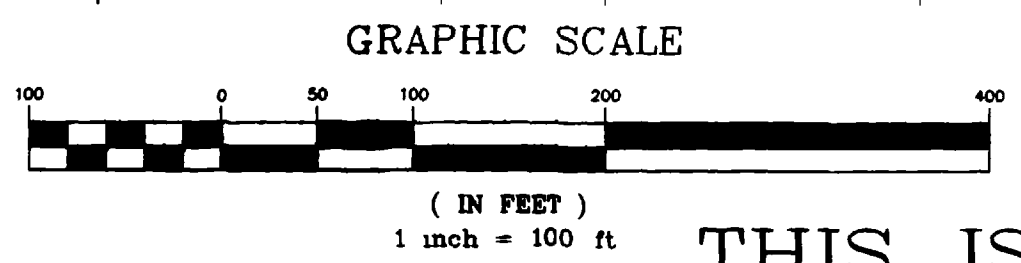


AREA OF ANNEXATION

ANNEXATION PERIMETER	743.78 FT
CONTIGUOUS PERIMETER	132.86 FT
AREA IN SQUARE FEET	4,486***
AREA IN ACRES	0.10

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO. 4002

EFFECTIVE DATE JANUARY 7, 2007

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY CM DATE 10/20/06

DESIGNED BY DATE

CHECKED BY P.T.K. DATE

APPROVED BY DATE

SCALE 1" = 100'



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

HUMPHREY ANNEXATION NO. 1 13067900.tif

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.