

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4003

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

HUMPHREY ANNEXATION NO. 2

APPROXIMATELY .98 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. 2

A parcel of land located in the East Half of the Southwest Quarter (E 1/2 SW 1/4) and the Southwest Quarter of the Southwest Quarter (SW 1/4 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 Lot 4 of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records, Mesa County Colorado, and assuming the East line of said Ironwood 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 341.00 feet to the Northeast corner of Lot 26 of said Ironwood; thence S89°58'08"E a distance of 38.00 feet to a point on a line being 5.00 feet East and parallel to the East line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 16; thence N00°02'11"E along said parallel line a

distance of 70.55 feet to the South line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 16; thence N00°02'15"E along a line being 5.00 feet East of and parallel to the West line of said (NE 1/4 SW 1/4) a distance of 263.37 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 25.00 feet to the East line of 30-1/4 Road per Book 767, Page 175, Public Records, Mesa County, Colorado; thence S00°02'15"W along said East line a distance of 160.21 feet to the Southwest corner of that certain parcel of land as described in Book 1897, Page 904, Public Records, Mesa County, Colorado; thence N89°55'10"E a distance of 3.00 feet to the West line of Wedgewood Park Subdivision Filing No. 3 as same is recorded in Plat Book 13, Page 36, Public Records, Mesa County, Colorado; thence S00°02'11"W along said West line a distance of 367.16 feet to the Southwest corner of said Wedgewood Park Subdivision Filing No. 3; thence S89°55'11"E a distance of 3.00 feet to the Northwest corner of that certain parcel of land as described in Book 1707, Page 967, Public Records, Mesa County, Colorado; thence S00°02'11"W along the West line of said parcel a distance of 110.00 feet to the Southwest corner of said parcel; thence N89°55'11"E along the South line of said parcel a distance of 65.00 feet; thence S00°02'11"E a distance of 5.00 feet to a point on a line being 5.00 feet South of and parallel to the South line of said parcel; thence S89°55'11"W along said parallel line a distance of 65.00 feet to a point on the East line of 30-1/4 Road; thence S00°02'11"W along said East line a distance of 431.11 feet to the Southwest corner of that certain parcel of land as described in Book 2296, Pages 731-732, Public Records, Mesa County, Colorado; thence S89°54'41"W a distance of 30.00 feet to a point on the West line of Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 16; thence N00°02'11"E along said West line a distance of 380.61 feet; thence S89°56'10"W a distance of 33.00 feet, more or less to the Point of Beginning.

Said parcel contains 0.98 acres (42,673 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:

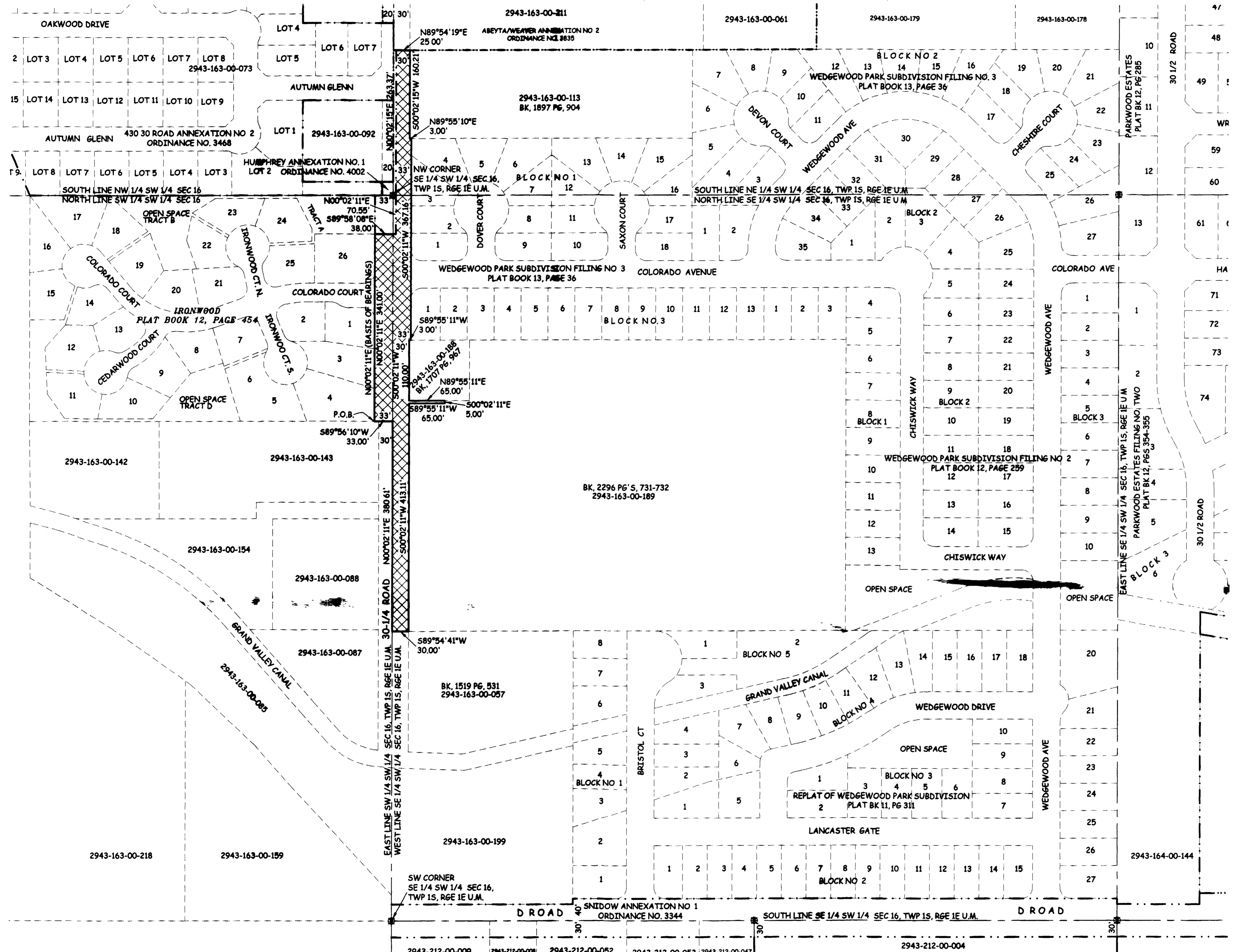
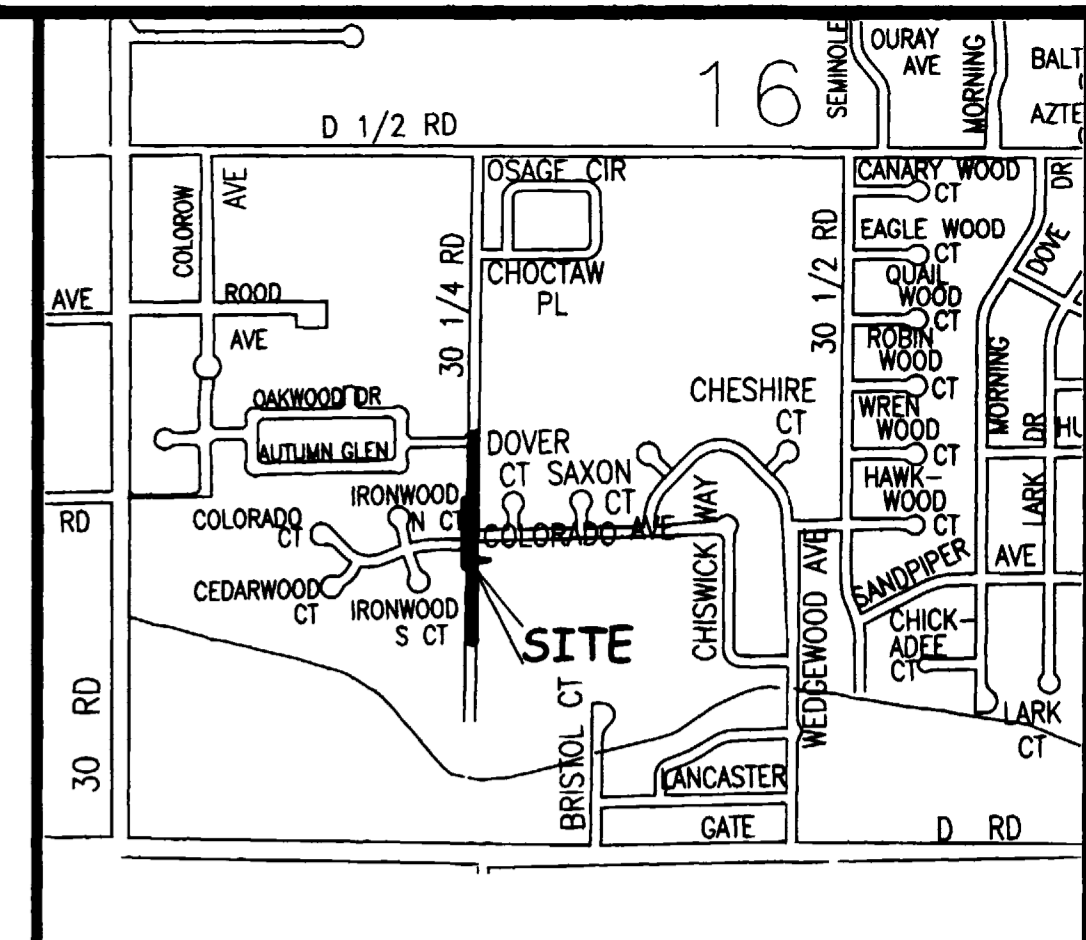
/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

HUMPHREY ANNEXATION NO. 2

SITUATE IN THE E 1/2 SW 1/4 AND THE SW 1/4 SW 1/4 OF SECTION 16,

T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land located in the East Half of the Southwest Quarter (E 1/2 SW 1/4) and the Southwest Quarter of the Southwest Quarter (SW 1/4 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:

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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
∠	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.

[Signature]
 PETER T. KRICK, PLS No 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE December 7, 2006

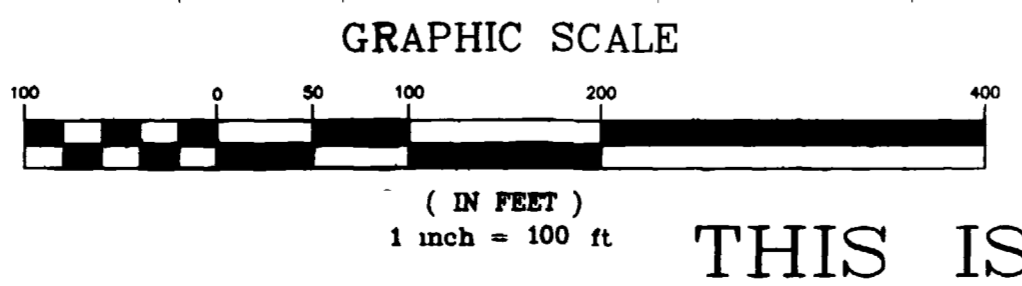


AREA OF ANNEXATION

ANNEXATION PERIMETER	2,373.02 FT
CONTIGUOUS PERIMETER	396.93 FT
AREA IN SQUARE FEET	42,673***
AREA IN ACRES	0.98

LEGEND

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



ORDINANCE NO.
4003

EFFECTIVE DATE
JANUARY 7, 2007

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	10/13/06
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. 2
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