

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4008

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

MAHAN MANOR ANNEXATION

APPROXIMATELY 10.34 ACRES

**LOCATED AT 2855 UNAWEEP AVENUE, INCLUDING
A PORTION OF THE UNAWEEP AVENUE RIGHT-OF-WAY**

WHEREAS, on the 15th 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 20th 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:

MAHAN MANOR ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 3 of Kirby Subdivision, as same is recorded in Plat Book 11, Page 28, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 3 bears N89°57'12"W with all other bearings contained herein being relative thereto; thence N89°57'12"W along the North line of said Kirby Subdivision a distance of 493.20 feet to the Southwest corner of that certain parcel of land as described in Book 3268, Pages 258-259, Public Records of Mesa County, Colorado; thence N00°02'43"W along the West line of said parcel a distance of 910.00 feet to the North line of the NW 1/4 NE 1/4 of said Section 30; thence S89°57'28"E along said North line a distance of

492.16 feet to the Northwest corner of the UnawEEP Heights Annexation No. 3, City of Grand Junction, Ordinance No. 3549; thence S00°01'12"E along the West line of said UnawEEP Heights Annexation No. 3 a distance of 910.09 feet, more or less, to the Point of Beginning.

Said parcel contains 10.34 acres (450,475 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 15th day of November, 2006 and ordered published.

ADOPTED on second reading this 20th day of December, 2006.

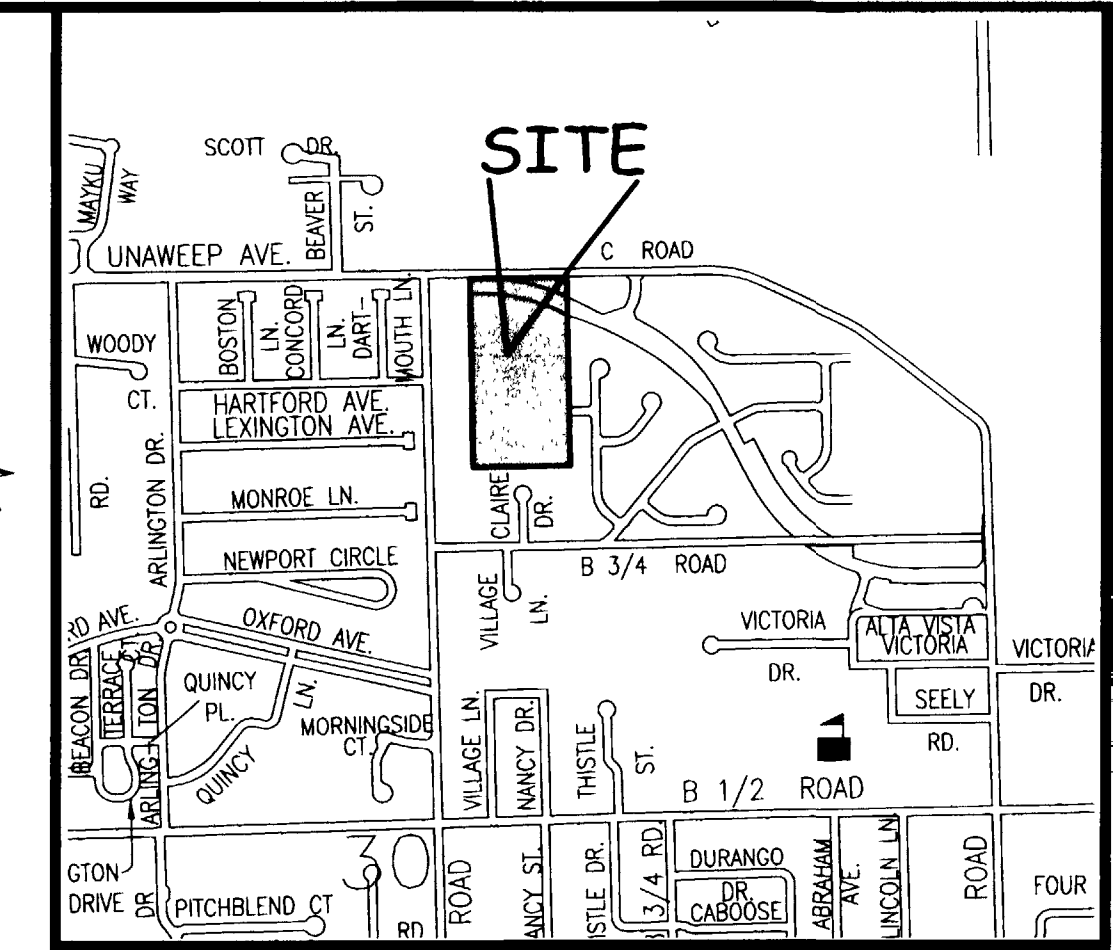
Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

MAHAN MANOR ANNEXATION

SITUATE IN THE NW 1/4 OF THE NE 1/4 SECTION 30, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

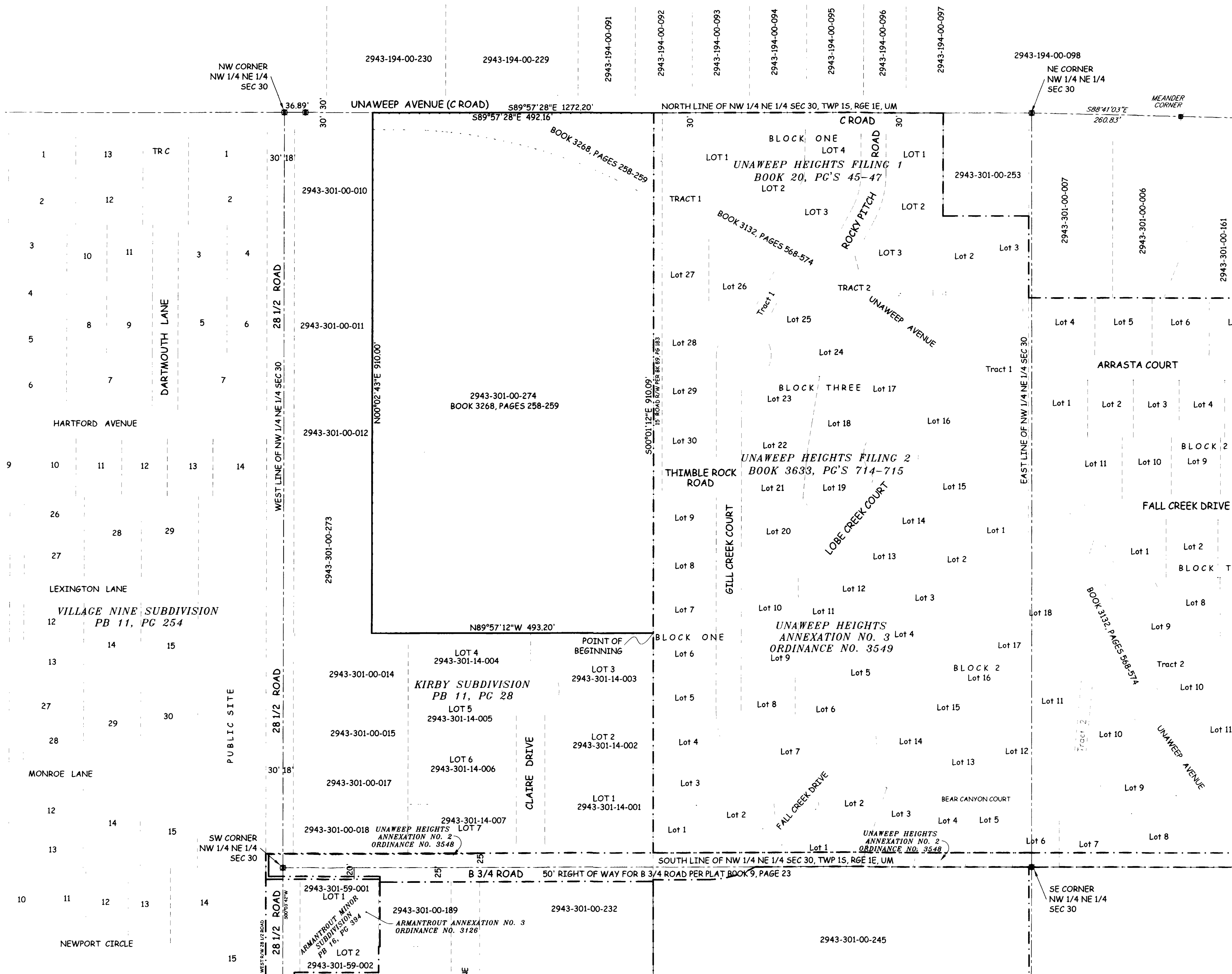
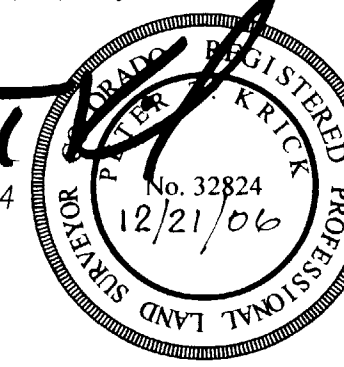
BEGINNING at the Northeast corner of Lot 3 of Kirby Subdivision, as same is recorded in Plat Book 11, Page 28, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 3 bears N89°57'12"W with all other bearings contained herein being relative thereto; thence N89°57'12"W along the North line of said Kirby Subdivision a distance of 493.20 feet to the Southwest corner of that certain parcel of land as described in Book 3268, Pages 258-259, Public Records of Mesa County, Colorado; thence N00°02'43"W along the West line of said parcel a distance of 910.00 feet to the North line of the NW 1/4 NE 1/4 of said Section 30; thence S89°57'28"E along said North line a distance of 492.16 feet to the Northwest corner of the UnawEEP Heights Annexation No. 3, City of Grand Junction, Ordinance No. 3549; thence S00°01'12"E along the West line of said UnawEEP Heights Annexation No. 3 a distance of 910.09 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: December 21, 2006

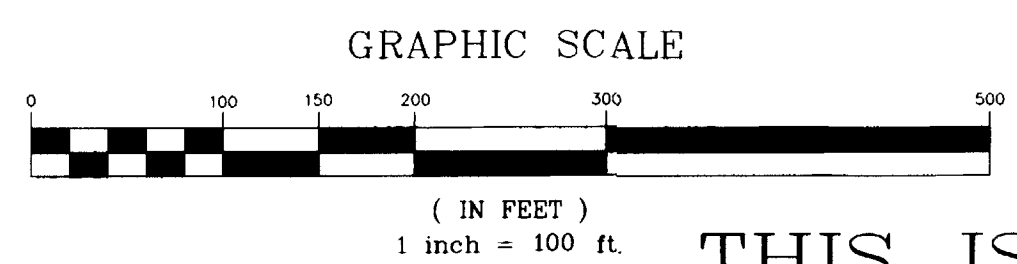


AREA OF ANNEXATION

ANNEXATION PERIMETER	2,810.12 FT
CONTIGUOUS PERIMETER	910.09 FT
AREA IN SQUARE FEET	448,376***
AREA IN ACRES	10.29

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO.
4008

EFFECTIVE DATE
JANUARY 21, 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 herein.

DRAWN BY	CM	DATE	10-04-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

MAHAN MANOR ANNEXATION
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