

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4010

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

CALFRAC ANNEXATION

APPROXIMATELY 32.92 ACRES

LOCATED AT 489 30 ROAD

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:

CALFRAC ANNEXATION

A parcel of land located in the Northeast Quarter (NE 1/4) of Section 17, 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 Northeast corner of that certain parcel of land as described in Book 3068, Page 559, Public Records, Mesa County, Colorado, and assuming the North line of said parcel to bear N89°57'52"W with all bearings contained herein relative thereto, said line also being the South right of way of Teller Court as described in Book 1062, Page 799, Public Records, Mesa County, Colorado; thence N89°57'52"W along said North line a distance of 971.43 feet to the Northwest corner of said parcel; thence S00°00'43"E along the West line of said parcel a distance of 279.84 feet to the Southwest corner; thence N89°58'03"W along the North line of that certain parcel of land as described in Book 3017,

Page 974, Public Records, Mesa County, Colorado, a distance of 310.43 feet to the Northwest corner of said parcel and a point on the West line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 17; thence S00°05'25"E along the West line of said (NE 1/4 NE 1/4) a distance of 329.52 feet to the Southwest corner of said (NE 1/4 NE 1/4); thence S00°06'15"E along the East line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 17 a distance of 963.83 feet to the Southeast corner of that certain parcel of land as described in Book 3980, Page 520, Public Records, Mesa County, Colorado; thence N89°58'29"W along the South line of said parcel a distance of 329.66 feet to the Southwest corner; thence N85°25'48"W along the South line of that certain parcel of land as described in Book 3980, Page 524, Public Records, Mesa County, Colorado, a distance of 164.40 feet; thence N89°58'29"W along said South line a distance of 194.00 feet to the Southwest corner of said parcel; thence N00°10'13"W along the West line of said parcel a distance of 1338.84 feet to the Northwest corner of said parcel and also being a point on the South right of way of the Southern Pacific Railroad Company; thence N64°28'12"E along said South right of way a distance of 396.95 feet; thence N73°00'26"E along said South right of way a distance of 345.53 feet; thence N73°00'24"E along said South right of way a distance of 1340.89 feet to a point on the Sunrise Church Annexation No. 2, City of Grand Junction Ordinance No. 3091; thence S00°00'44"E along said Sunrise Church Annexation No. 2, a distance of 443.22 feet, more or less to the Point of Beginning.

Said parcel contains 32.92 acres (1,434,311 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 this 20th day of December, 2006.

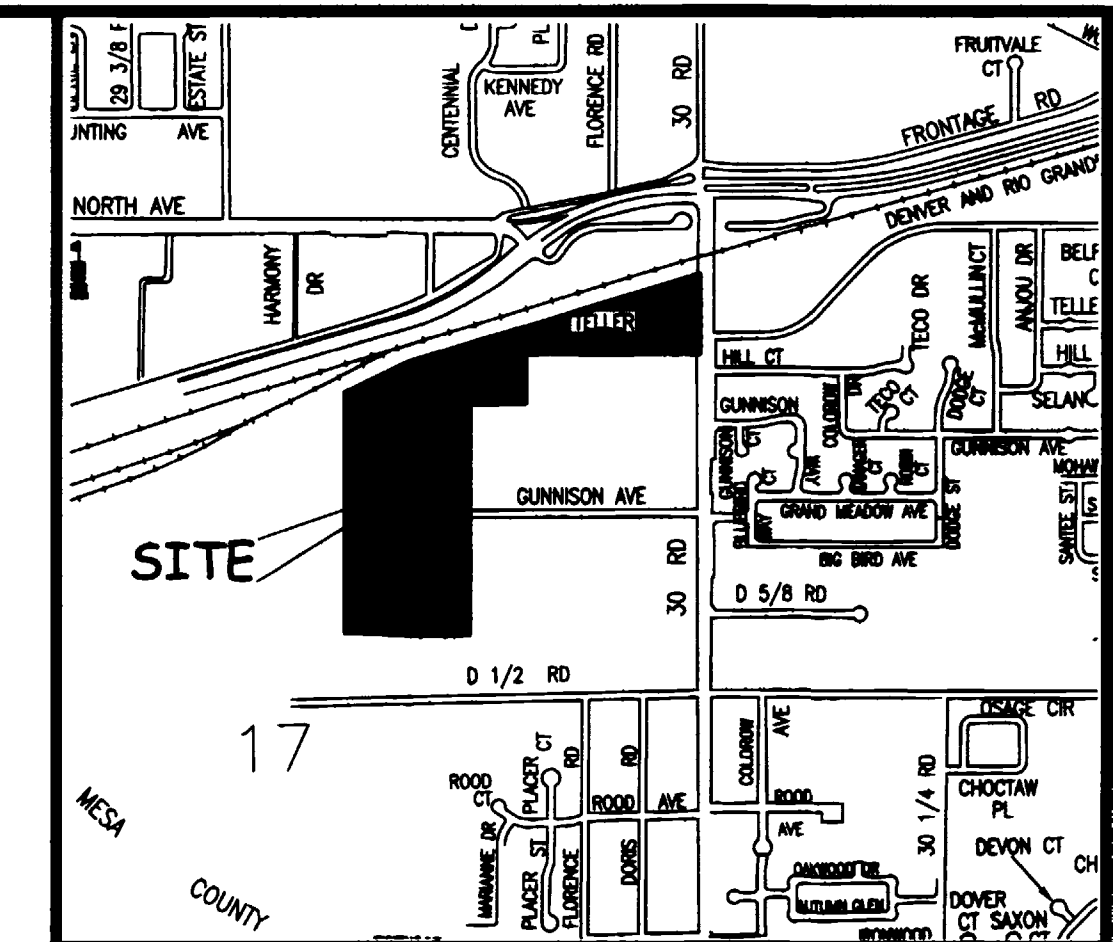
Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

CALFRAC ANNEXATION

SITUATE IN THE NE 1/4 OF SECTION 17, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP NOT-TO-SCALE

LEGAL DESCRIPTION

A parcel of land located in the Northeast Quarter (NE 1/4) of Section 17, 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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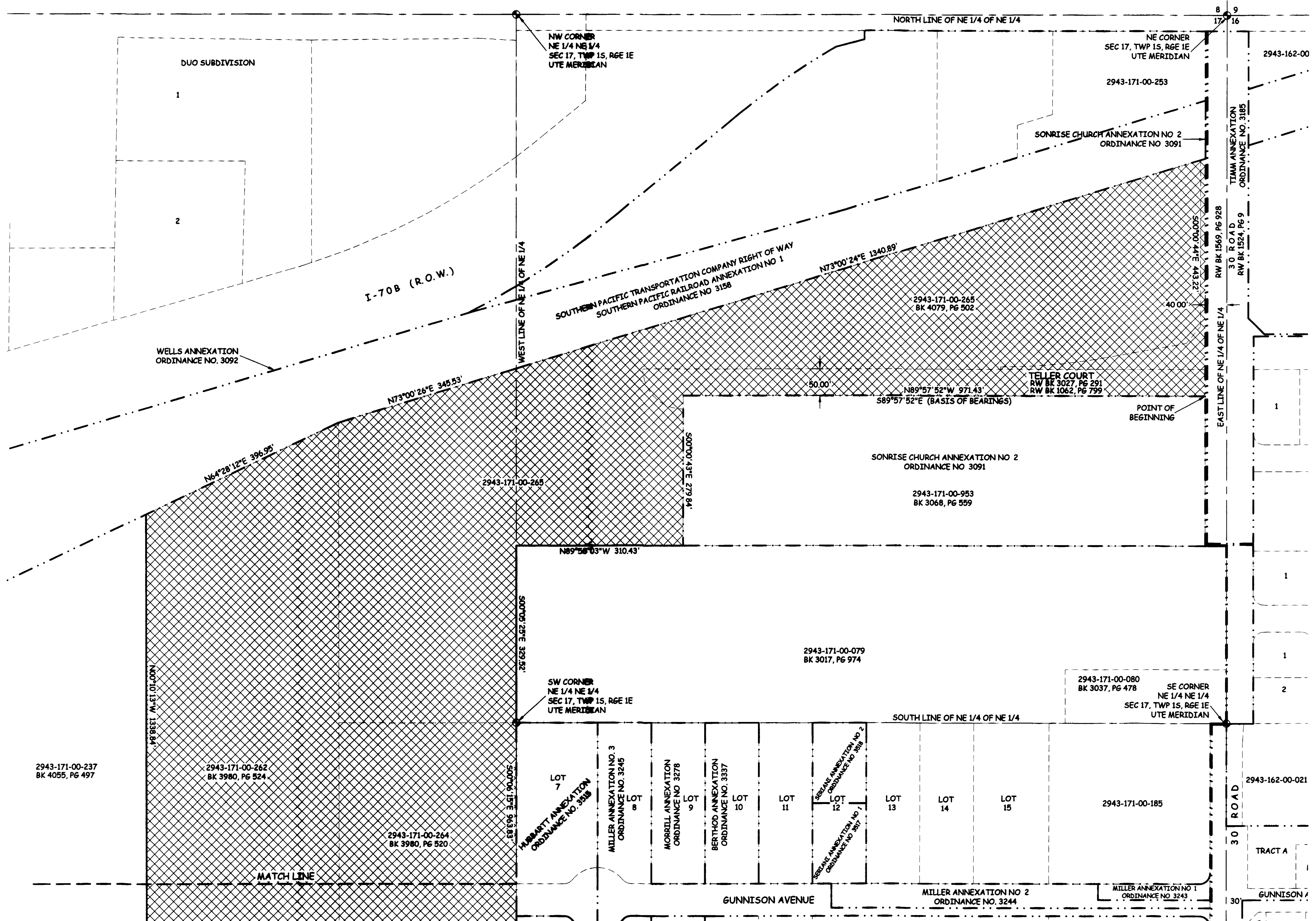
ABBREVIATIONS

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.

P.T.K.
PIETER T KRICK, PLS No 32824
Professional Land Surveyor for the
City of Grand Junction

DATE December 21, 2006

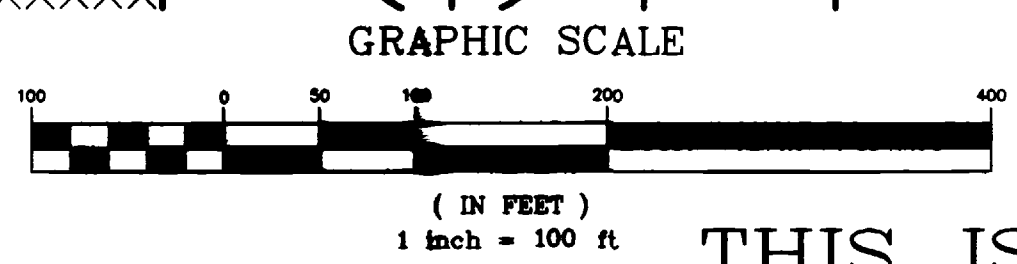


AREA OF ANNEXATION

ANNEXATION PERIMETER	7,408.54 FT
CONTIGUOUS PERIMETER	4,741.69 FT
AREA IN SQUARE FEET	1,434,311***
AREA IN ACRES	32.92

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO. 4010
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	10/31/06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'

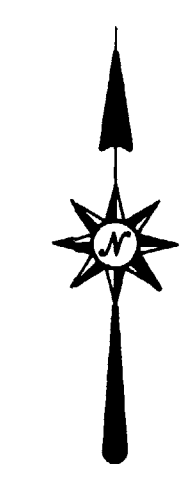
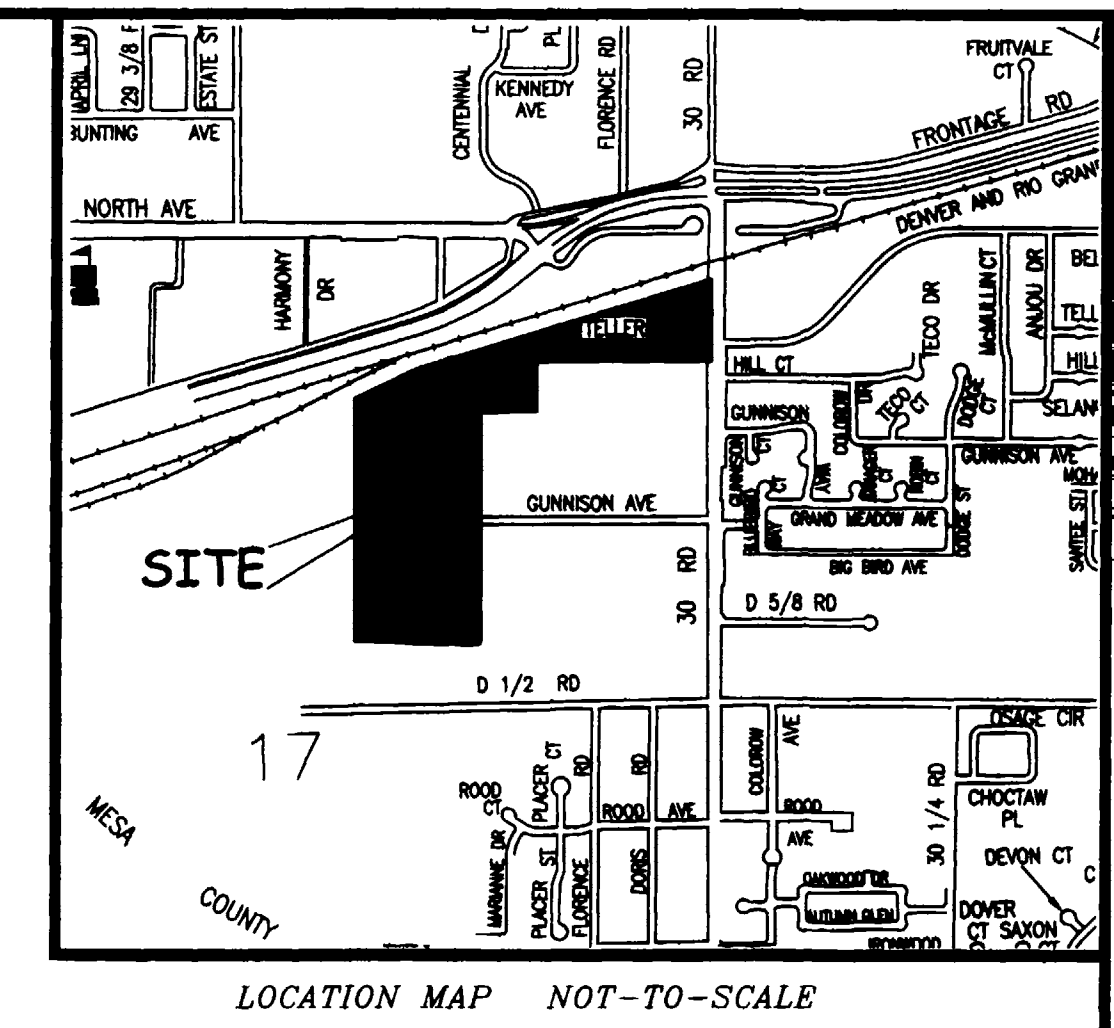


PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

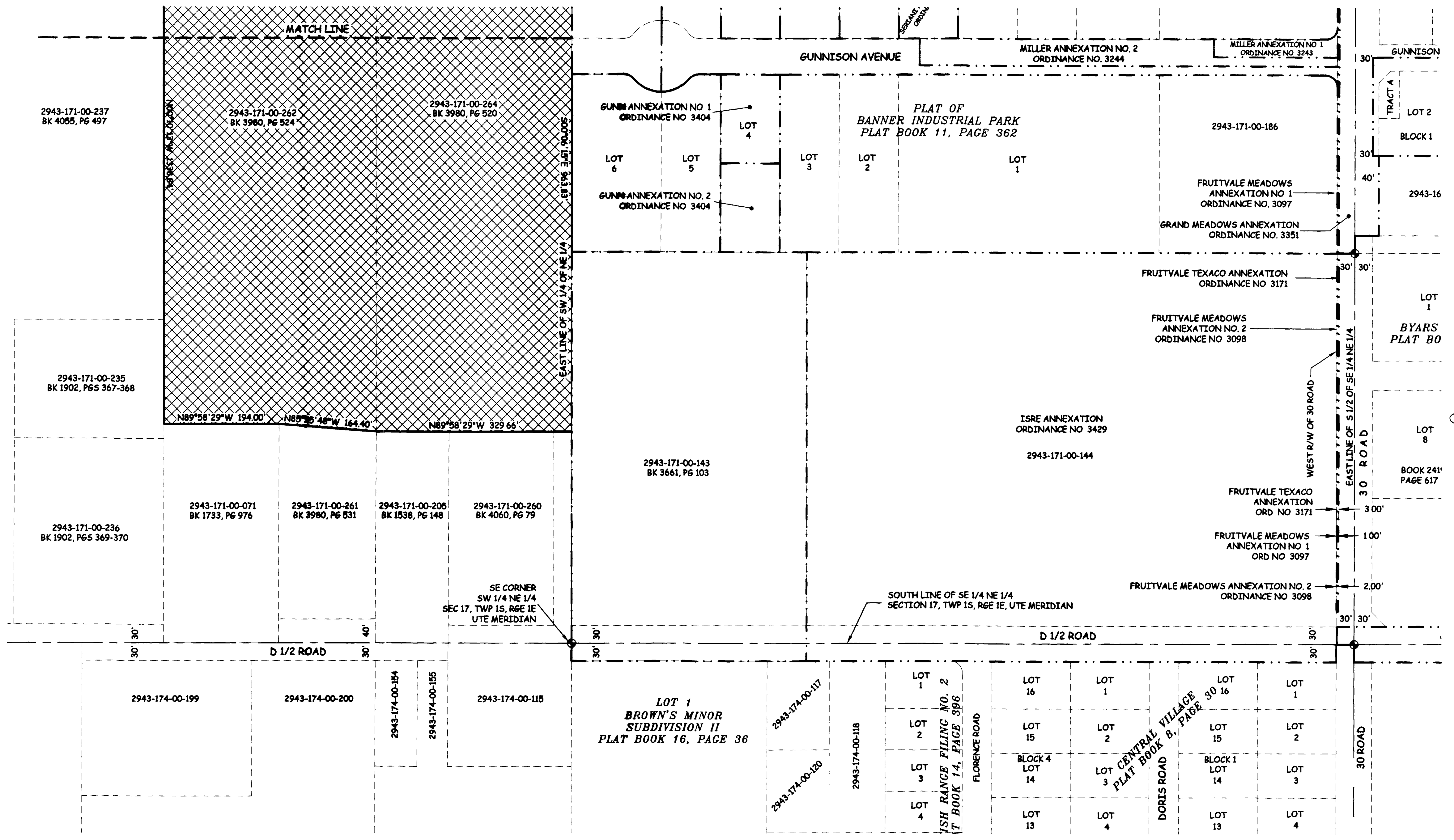
CALFRAC ANNEXATION
13068400.tif

CALFRAC ANNEXATION

SITUATE IN THE NE 1/4 OF SECTION 17, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION
SEE SHEET 10F 2 FOR DESCRIPTION



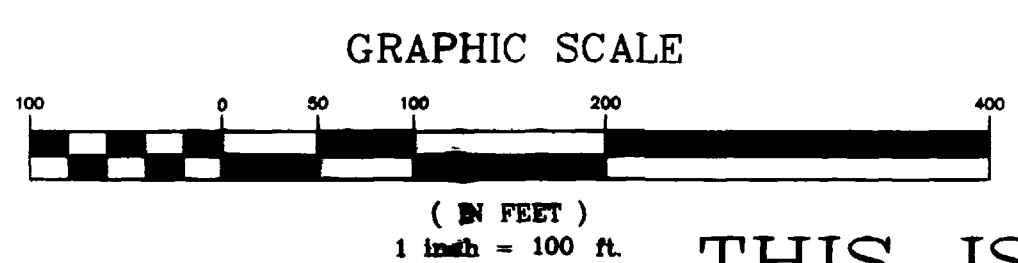
- ABBREVIATIONS
- P O C POINT OF COMMENCEMENT
 - P O B POINT OF BEGINNING
 - R O W RIGHT OF WAY
 - SEC SECTION
 - TWP TOWNSHIP
 - RGE RANGE
 - U M UTE MERIDIAN
 - NO NUMBER
 - SQ FT SQUARE FEET
 - Δ= CENTRAL ANGLE
 - RAD RADIUS
 - AL ARC LENGTH
 - CHL CHORD LENGTH
 - CHB CHORD BEARING
 - BLK BLOCK
 - PB PLAT BOOK
 - BK BOOK
 - PG PAGE

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- EXISTING CITY LIMITS



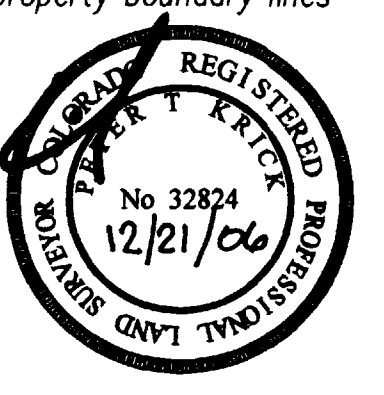
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DRAWN BY CM DATE 10/31/06
DESIGNED BY _____ DATE _____
CHECKED BY P.T.K. DATE _____
APPROVED BY _____ DATE _____

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

CALFRAC ANNEXATION
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