

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4023

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

RIVER TRAIL ANNEXATION

APPROXIMATELY 17.405 ACRES

LOCATED AT 3141 D ROAD

WHEREAS, on the 7th day of February, 2007, 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 3rd day of January, 2007; 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:

River Trail Annexation

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 22, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NE1/4 NW1/4 of said Section 22, and assuming the East line of the NE1/4 NW1/4 of said Section 22 to bear S00°28'30"W with all bearings contained herein relative thereto; thence S00°28'30"W, along the East line of the NE1/4 NW1/4 of said Section 22, a distance of 363.01 feet to the Southeast corner of that certain parcel of land as described in Book 2433, Page 133, Public Records, Mesa County, Colorado and also being the POINT OF BEGINNING; thence S00°28'30"W, along said East line of the NE1/4 NW1/4 a distance of 956.87 feet to the Southeast corner of said NE1/4 NW1/4; thence N89°53'19"W, along the South line of said NE1/4 NW1/4 a

distance of 705.08 feet to the Southwest corner of that certain parcel of land as described in Book 4134, Page 917, Public Records, Mesa County, Colorado; thence N00°14'12"E along the West line of said parcel a distance of 1021.85 feet to the Southwest corner of that certain parcel of land as described in Book 2228, Pages 755-756, Public Records, Mesa County, Colorado; thence S89°53'18"E a distance of 265.00 feet to the Southeast corner of said parcel; thence N00°14'12"E along the East line of said parcel a distance of 268.00 feet to a point on the South line of D Road; thence S89°53'17"E along said South line, being a line 30.00 feet South of and parallel with the North line of the NE1/4 NW1/4 of said Section 22, a distance of 205.45 to a point on the West line of said parcel as recorded in Book 2433, Page 133, Public Records, Mesa County, Colorado; thence S00°28'30"W along said West line a distance of 333.01 to the Southwest corner of said parcel; thence S89°53'18"E along the South line of said parcel a distance of 240.00 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 17.405 acres (761,966 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 3rd day of January, 2007 and ordered published.

ADOPTED this 7th day of February, 2007.

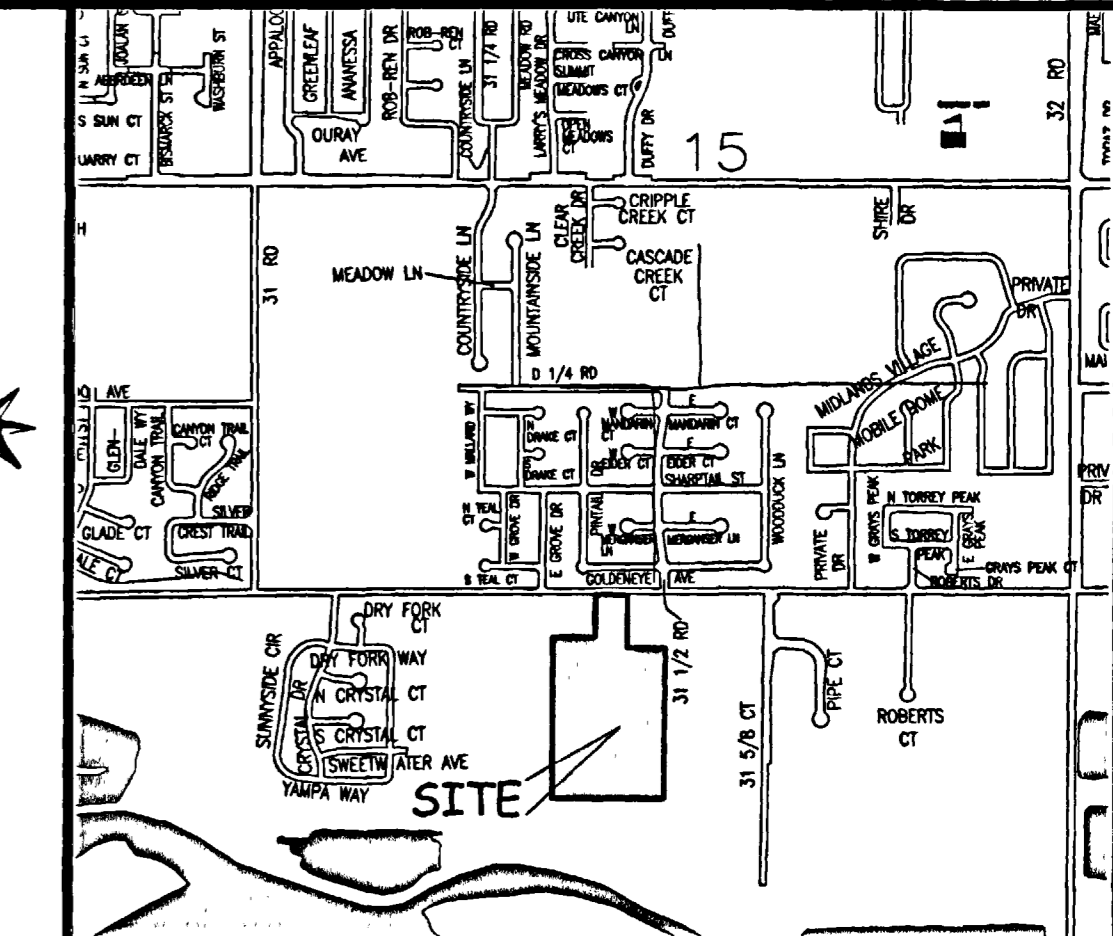
Attest:

/s/ James J. Doody
President of the Council

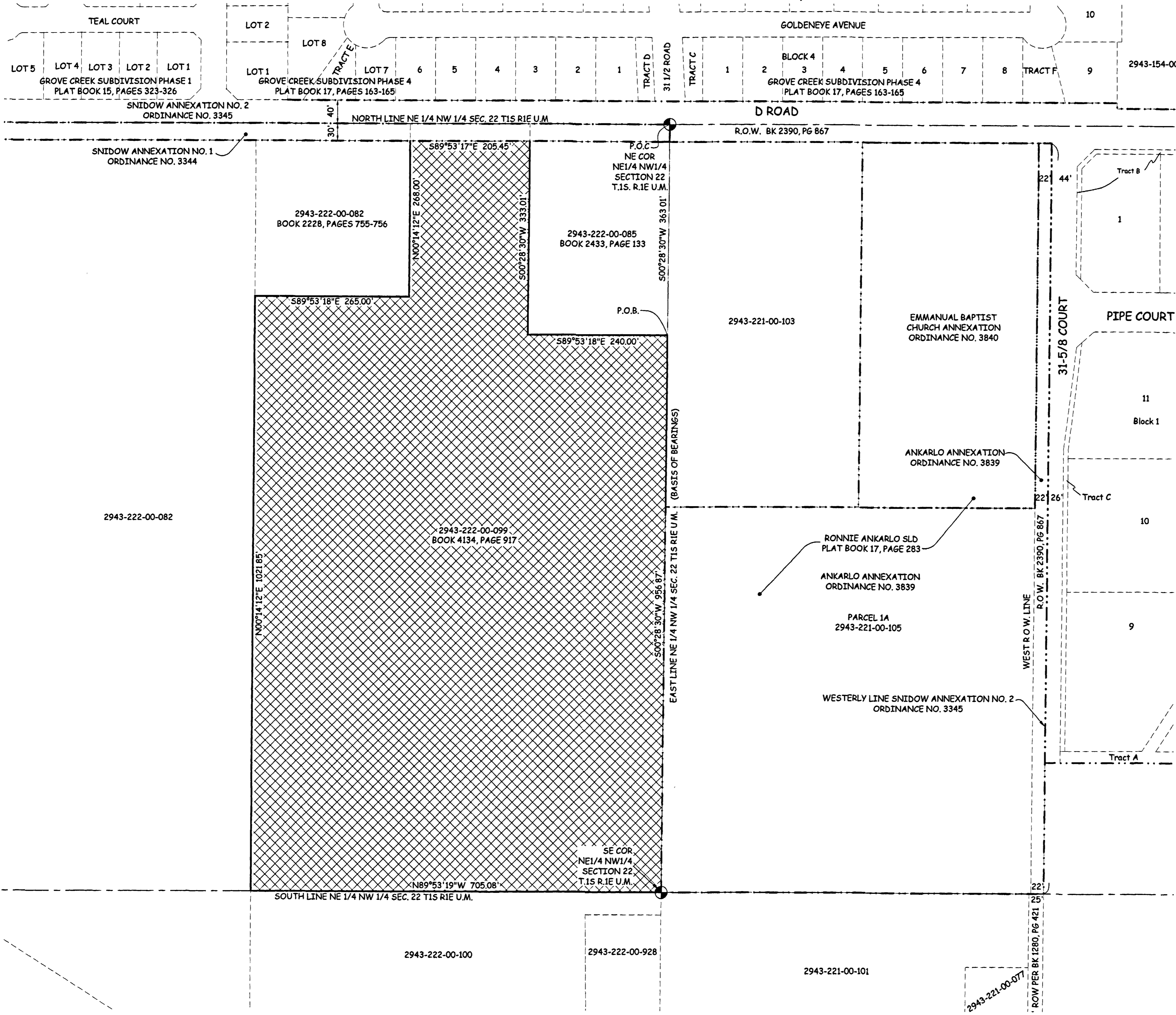
/s/ Stephanie Tuin
City Clerk

RIVER TRAIL SUBDIVISION ANNEXATION

SITUATE IN THE NE 1/4 NW 1/4 OF SECTION 22, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP. NOT-TO-SCALE



LEGAL DESCRIPTION

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 22, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NE1/4 NW1/4 of said Section 22, and assuming the East line of the NE1/4 NW1/4 of said Section 22 to bear S00°28'30"W with all bearings contained herein relative thereto; thence S00°28'30"W, along the East line of the NE1/4 NW1/4 of said Section 22, a distance of 363.01 feet to the Southeast corner of that certain parcel of land as described in Book 2433, Page 133, Public Records, Mesa County, Colorado and also being the POINT OF BEGINNING; thence S00°28'30"W, along said East line of the NE1/4 NW1/4 a distance of 956.87 feet to the Southeast corner of said NE1/4 NW1/4; thence N89°53'19"W, along the South line of said NE1/4 NW1/4 a distance of 705.08 feet to the Southwest corner of that certain parcel of land as described in Book 4134, Page 917, Public Records, Mesa County, Colorado; thence N00°14'12"E along the West line of said parcel a distance of 1021.85 feet to the Southwest corner of that certain parcel of land as described in Book 2228, Pages 755-756, Public Records, Mesa County, Colorado; thence S89°53'18"E a distance of 265.00 feet to the Southeast corner of said parcel; thence N00°14'12"E along the East line of said parcel a distance of 268.00 feet to a point on the South line of D Road; thence S89°53'17"E along said South line, being a line 30.00 feet South of and parallel with the North line of the NE1/4 NW1/4 of said Section 22, a distance of 205.45 to a point on the West line of said parcel as recorded in Book 2433, Page 133, Public Records, Mesa County, Colorado; thence S00°28'30"W along said West line a distance of 333.01 to the Southwest corner of said parcel; thence S89°53'18"E along the South line of said parcel a distance of 240.00 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
∠	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: February 12, 2007

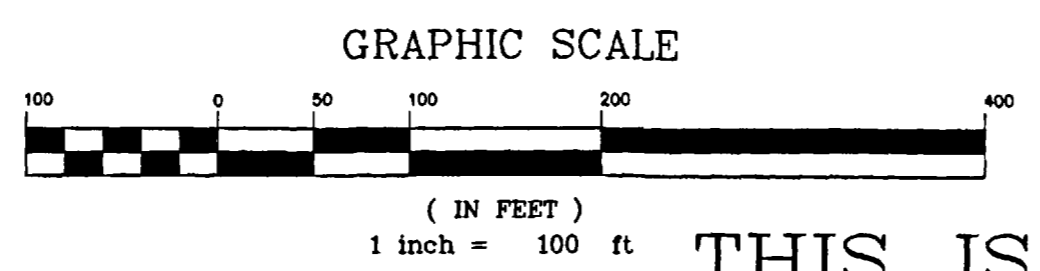
AREA OF ANNEXATION

ANNEXATION PERIMETER	3995.26 FT
CONTIGUOUS PERIMETER	868.41 FT
AREA IN SQUARE FEET	761,966***
AREA IN ACRES	17.49

***CONTAINS NO AREA WITHIN PUBLIC RIGHTS OF WAY

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO. 4023
EFFECTIVE DATE MARCH 11, 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	12-22-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

RIVER TRAIL SUBDIVISION
ANNEXATION 13068600.tif