

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4026

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

SUNLIGHT ANNEXATION NO. 1

APPROXIMATELY 0.01 ACRES

LOCATED AT 174 SUNLIGHT DRIVE

WHEREAS, on the 17th day of January, 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 21st day of February, 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:

SUNLIGHT ANNEXATION NO. 1

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 31, 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 the SE 1/4 NW 1/4 of said Section 31, and assuming the North line of the SE 1/4 NW 1/4 of said Section 31 to bear N89°57'24"E with all bearings contained herein relative thereto; thence S00°08'16"E along the East line of the SE 1/4 NW 1/4 of said Section 31 a distance of 63.00 feet; thence S89°57'24"W a distance of 5.00 feet; thence N00°08'16"W along a line being 5.00 feet West of and parallel with said East line a distance of 58.00 feet to a point on a line being 5.00 feet South of and parallel with the North line of the SE 1/4 NW 1/4 of said Section 31; thence S89°57'24"W along said parallel line a distance of 28.00 feet; thence N00°08'16"W a distance of 5.00 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 31;

thence N89°57'24"E along said North line a distance of 33.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.01 acres (455 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 17th day of January, 2007 and ordered published.

ADOPTED on second reading the 21st day of February, 2007.

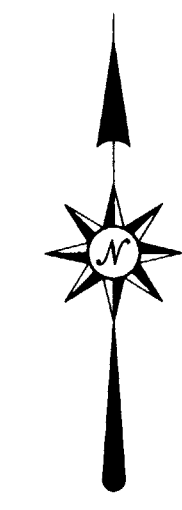
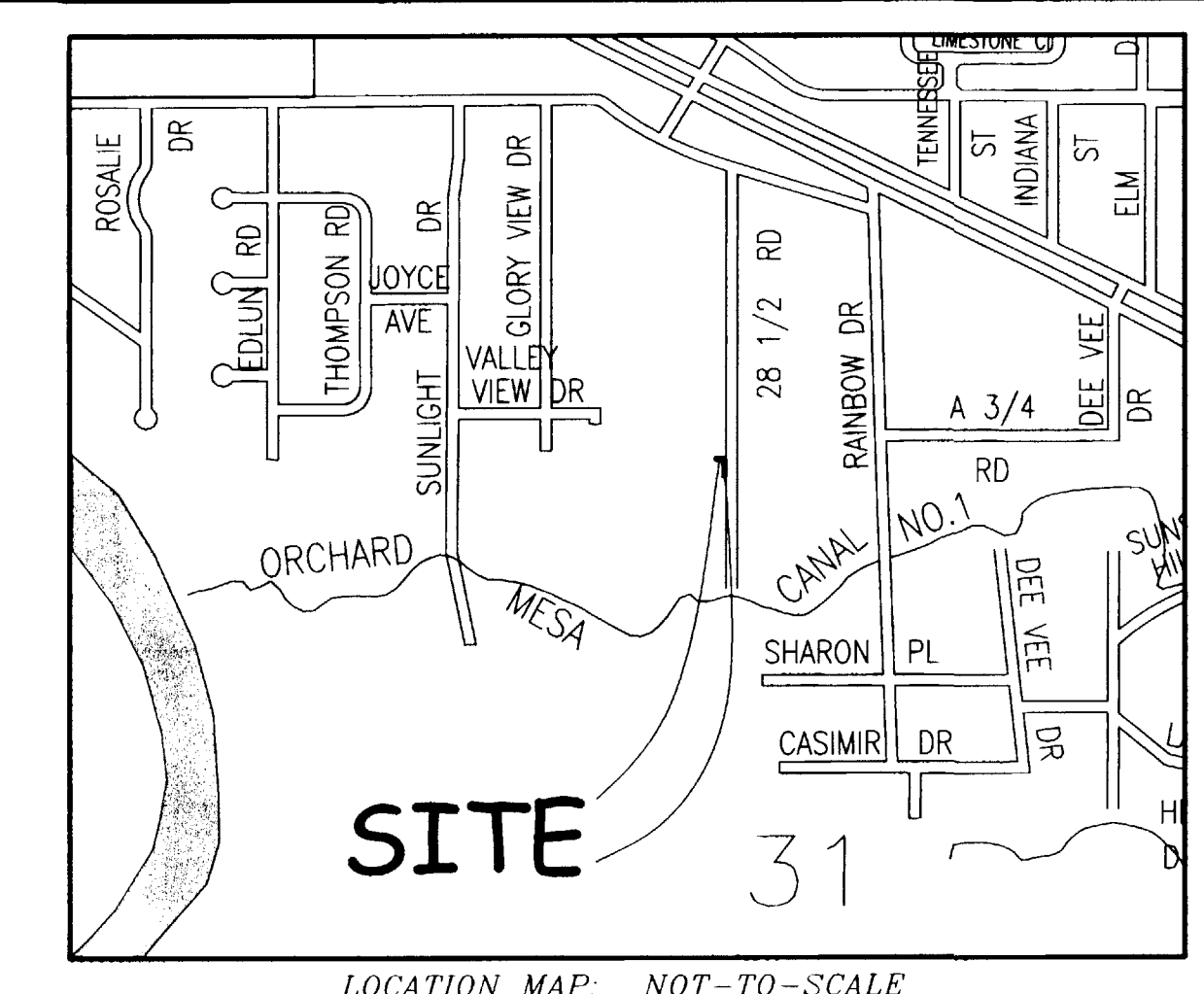
Attest:

/s/: James J. Dooy
President of the Council

/s/: Stephanie Tuin
City Clerk

SUNLIGHT ANNEXATION NO. 1

SITUATE IN THE SE 1/4 NW 1/4 SECTION 31, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



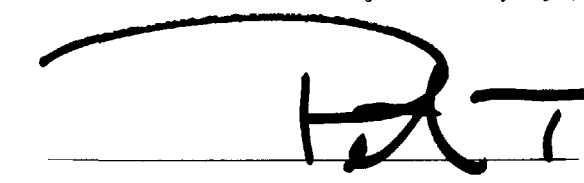
LEGAL DESCRIPTION

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 31, 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 the SE 1/4 NW 1/4 of said Section 31, and assuming the North line of the SE 1/4 NW 1/4 of said Section 31 to bear N89°57'24"E with all bearings contained herein relative thereto; thence S00°08'16"E along the East line of the SE 1/4 NW 1/4 of said Section 31 a distance of 63.00 feet; thence S89°57'24"W a distance of 5.00 feet; thence N00°08'16"W along a line being 5.00 feet West of and parallel with said East line a distance of 58.00 feet to a point on a line being 5.00 feet South of and parallel with the North line of the SE 1/4 NW 1/4 of said Section 31; thence S89°57'24"W along said parallel line a distance of 28.00 feet; thence N00°08'16"W a distance of 5.00 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 31; thence N89°57'24"E along said North line a distance of 33.00 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 |

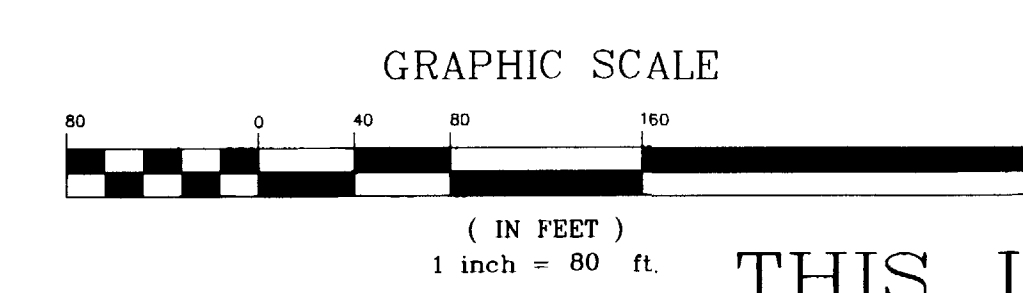
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.


 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: February 22, 2007



| AREA OF ANNEXATION | |
|---------------------|-----------|
| ANNEXATION PERMETER | 192.00 FT |
| CONTIGUOUS PERMETER | 33,000 FT |
| AREA IN SQUARE FEET | 455,444 |
| AREA IN ACRES | 0.01 |

| LEGEND | |
|----------------------|-----------|
| ANNEXATION BOUNDARY | ————— |
| EXISTING CITY LIMITS | - - - - - |



ORDINANCE NO. 4026
EFFECTIVE DATE MARCH 25, 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 | 01-02-07 |
| DESIGNED BY | | DATE | |
| CHECKED BY | P.T.K. | DATE | |
| APPROVED BY | | DATE | |

SCALE
1" = 80'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

SUNLIGHT ANNEXATION NO. 1

13068700