

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4030

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

SHETLAND MEADOWS ANNEXATION

APPROXIMATELY 5.99 ACRES

LOCATED AT 3022 AND 3024 D ½ ROAD

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:

Shetland Meadows Annexation

A parcel of land located in the Southeast Quarter of the Southwest Quarter of the Northwest Quarter (SE 1/4 SW 1/4 NW 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 Northeast corner of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter (SE 1/4 SW 1/4 NW 1/4) of said Section 16 and assuming the East line of said SE 1/4 SW 1/4 NW 1/4 to bear S00°01'09"E with all bearings contained herein relative thereto, thence S00°01'09"E along said East line a distance of 658.82 feet to a point on the North line of the Fruitvale Meadows Annexation No. 2, City of Grand Junction Ordinance No. 3098, said line also being 1 foot North of and parallel with the South line of the SW 1/4 NW 1/4 of said Section 16; thence S89°56'21"W along said Annexation line a

distance of 396.00 feet to a point on the West line of that certain parcel of land as described in Book 4257, Page 747, Public Records, Mesa County, Colorado; thence N00°01'09"W along the West line of said parcel a distance of 658.75 feet to the Northwest corner of said parcel; thence N89°55'42"E along said North line and its continuation, a distance of 396.00 feet, more or less to the Point of Beginning.

Said parcel contains 5.99 acres (260,880 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 this 21st day of February, 2007.

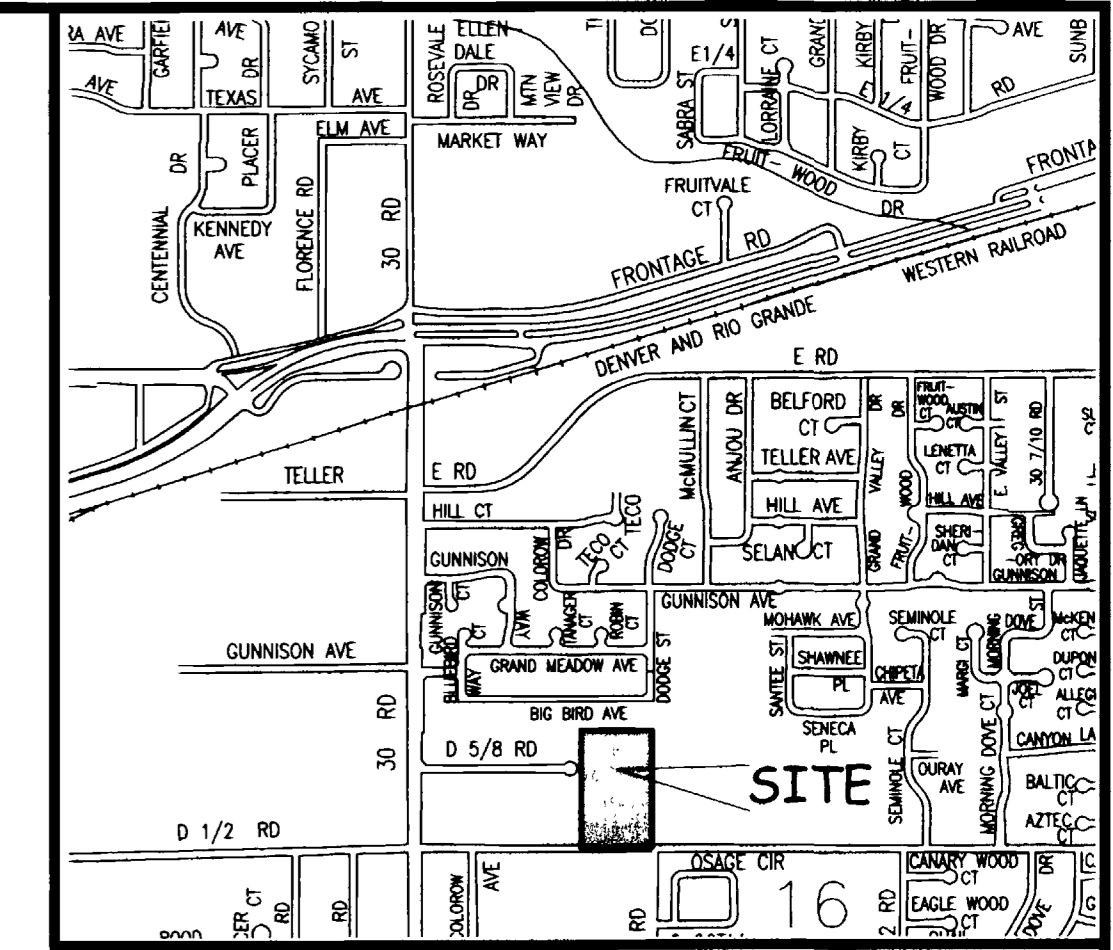
Attest:

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

/s/: Stephanie Tuin
City Clerk

SHETLAND MEADOWS ANNEXATION

SITUATE IN THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 16, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP NOT-TO-SCALE

LEGAL DESCRIPTION


A parcel of land located in the Southeast Quarter of the Southwest Quarter of the Northwest Quarter (SE 1/4 SW 1/4 NW 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:

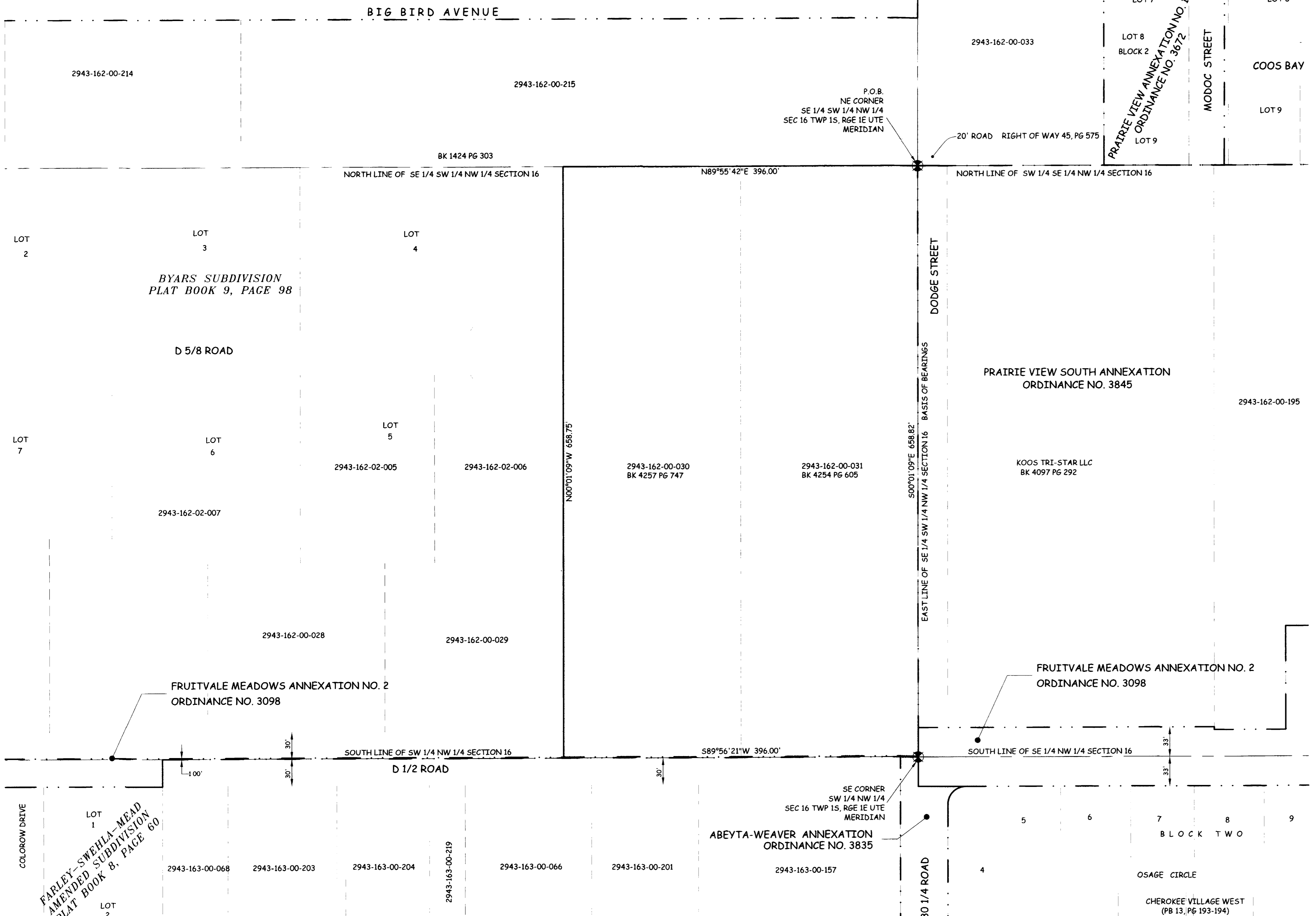
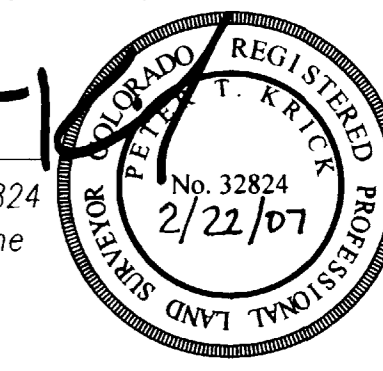
Beginning at the Northeast corner of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter (SE 1/4 SW 1/4 NW 1/4) of said Section 16 and assuming the East line of said SE 1/4 SW 1/4 NW 1/4 to bear 500°01'09"E with all bearings contained herein relative thereto, thence 500°01'09"E along said East line a distance of 658.82 feet to a point on the North line of the Fruitvale Meadows Annexation No. 2, City of Grand Junction Ordinance No. 3098, said line also being 1 foot North of and parallel with the South line of the SW 1/4 NW 1/4 of said Section 16; thence S89°56'21"W along said Annexation line a distance of 396.00 feet to a point on the West line of that certain parcel of land as described in Book 4257, Page 747, Public Records, Mesa County, Colorado; thence N00°01'09"W along the West line of said parcel a distance of 658.75 feet to the Northwest corner of said parcel; thence N89°55'42"E along said North line and its continuation, a distance of 396.00 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
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, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: February 22, 2007



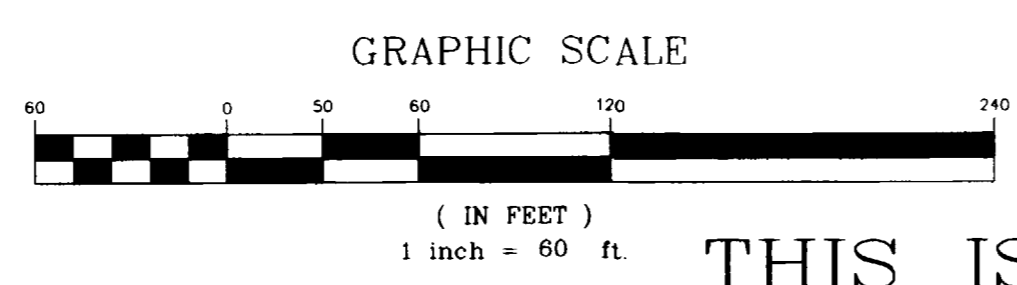
AREA OF ANNEXATION

ANNEXATION PERIMETER	2,109.57 FT
CONTIGUOUS PERIMETER	1,054.83 FT
AREA IN SQUARE FEET	260,880***
AREA IN ACRES	5.99

***CONTAINS NO AREA WITHIN PUBLIC RIGHTS OF WAY

LEGEND

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



ORDINANCE NO. 4030
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 herein.

DRAWN BY	CM	DATE	12/15/06
DESIGNED BY		DATE	
CHECKED BY	P.I.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 60'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

SHETLAND MEADOWS ANNEXATION
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