

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4044

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

HERON'S NEST ANNEXATION #1

APPROXIMATELY 0.22 ACRES

LOCATED AT 3125 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 21st day of March, 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:

HERON'S NEST ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 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 NW1/4 NW1/4 of said Section 22, and assuming the North line of the NW1/4 NW1/4 of said Section 22 to bear N89°53'17"W with all bearings contained herein relative thereto; thence S00°13'57"W, along the East line of the NW1/4 NW1/4 of said Section 22, a distance of 30.00 feet to the Northeast corner of that certain parcel of land as described in Book 2037, Pages 223-226, Public Records, Mesa County, Colorado and also being the POINT OF BEGINNING; thence S00°13'57"W, along said East line of the NW1/4 NW1/4 a distance of 650.00 feet; thence

N89°53'17"W parcel a distance of 10.00 feet; thence N00°13'57"E along a line being 10.00 feet West of and parallel with said East line of the NW1/4 NW1/4 a distance of 640.00 feet; thence N89°53'17"W along a line being 10.00 feet South of and parallel with the South line of D Road, a distance of 318.07 to a point on the West line of said parcel; thence N00°10'47"E along said West line a distance of 10.00 feet to a point on said South line of D Road; thence S89°53'17"E along said South line of D Road being a line 30.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 22, a distance of 328.08 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 0.22 acres (9,681 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 7th day of February, 2007 and ordered published.

ADOPTED this 21st day of March, 2007.

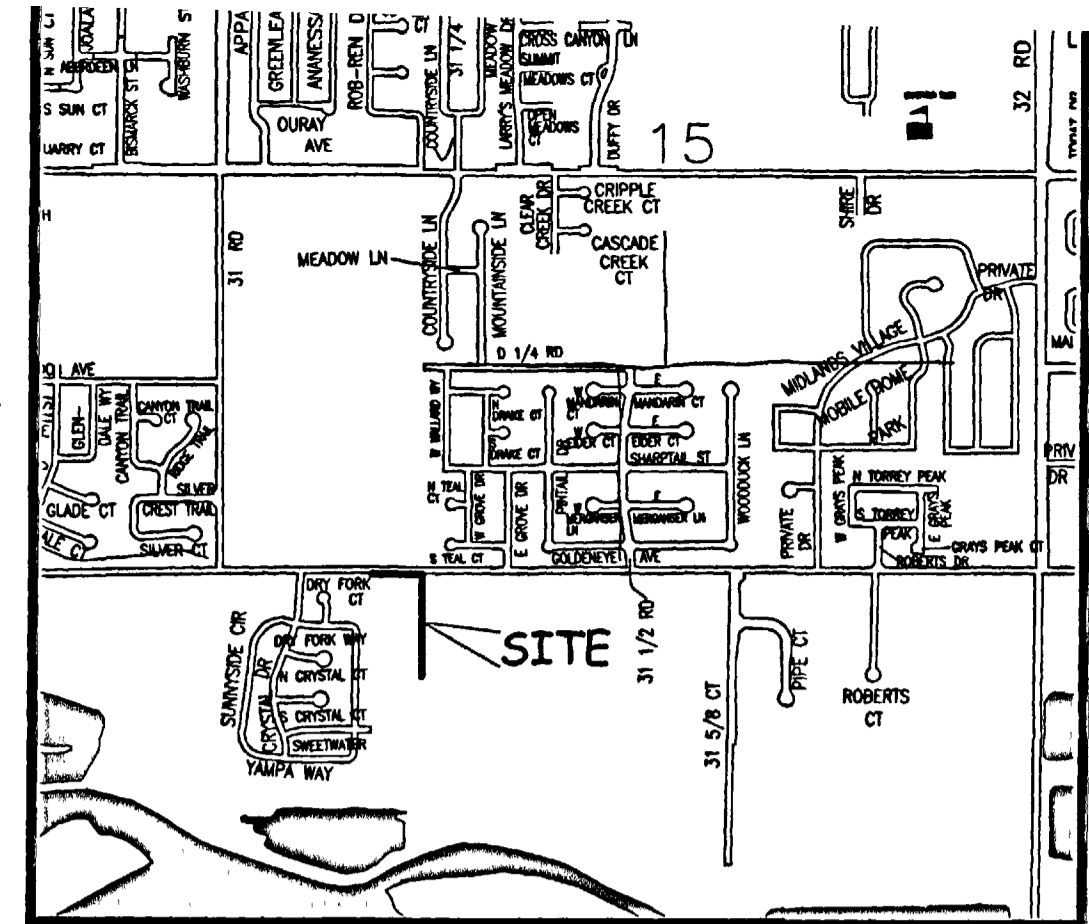
Attest:

/s/ James J. Doody
President of the Council

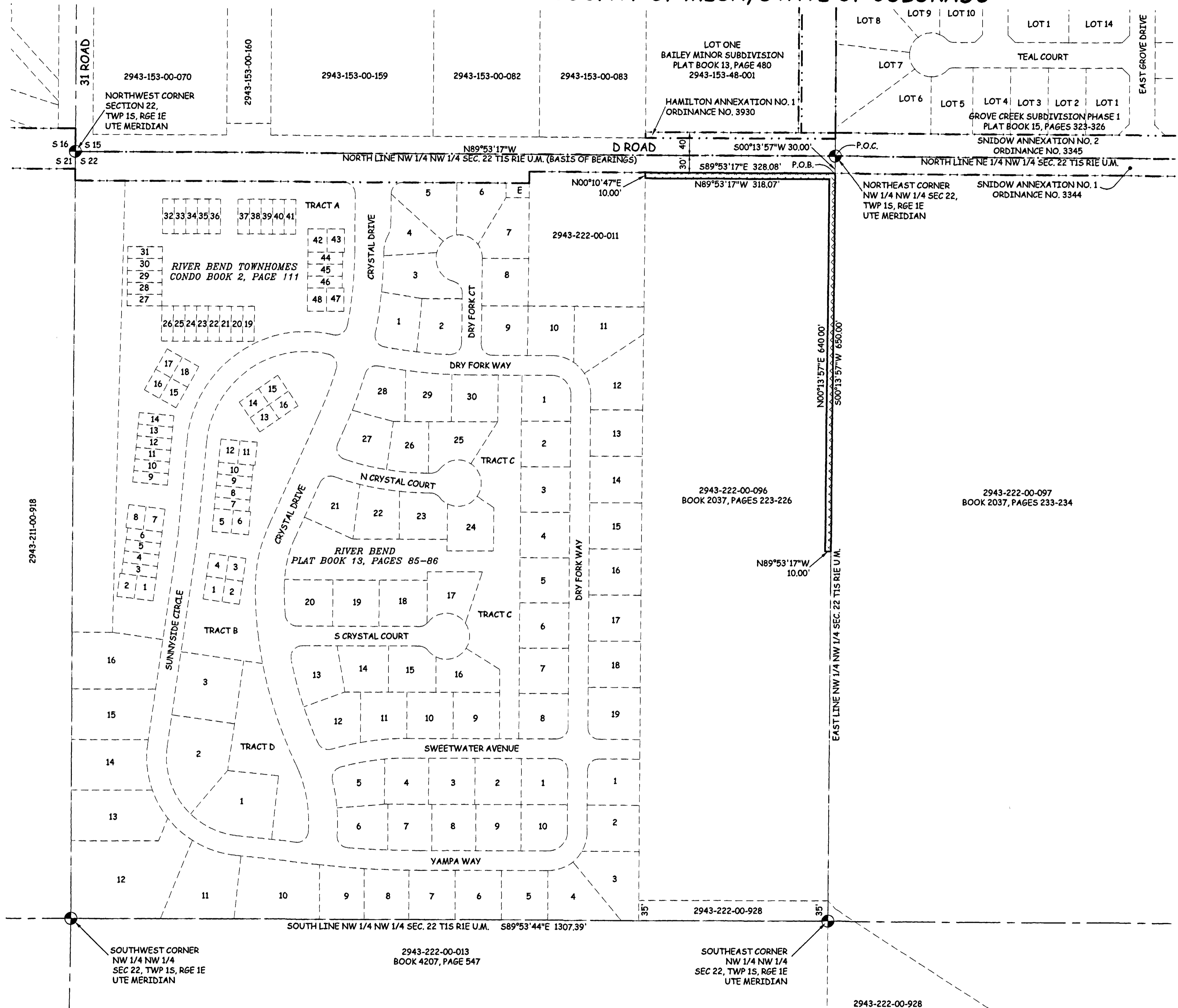
/s/ Stephanie Tuin
City Clerk

HERON'S NEST ANNEXATION NO. 1

SITUATE IN THE NW 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 Northwest Quarter of the Northwest Quarter (NW1/4 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 NW1/4 NW1/4 of said Section 22, and assuming the North line of the NW1/4 NW1/4 of said Section 22 to bear N89°53'17"W with all bearings contained herein relative thereto; thence S00°13'57"W, along the East line of the NW1/4 NW1/4 of said Section 22, a distance of 30.00 feet to the Northeast corner of that certain parcel of land as described in Book 2037, Pages 223-226, Public Records, Mesa County, Colorado and also being the POINT OF BEGINNING; thence S00°13'57"W, along said East line of the NW1/4 NW1/4 a distance of 650.00 feet; thence N89°53'17"W parcel a distance of 10.00 feet; thence N00°13'57"E along a line being 10.00 feet West of and parallel with said East line of the NW1/4 NW1/4 a distance of 640.00 feet; thence N89°53'17"W along a line being 10.00 feet South of and parallel with the South line of D Road, a distance of 318.07 to a point on the West line of said parcel; thence N00°10'47"E along said West line a distance of 10.00 feet to a point on said South line of D Road; thence S89°53'17"E along said South line of D Road being a line 30.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 22, a distance of 328.08 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

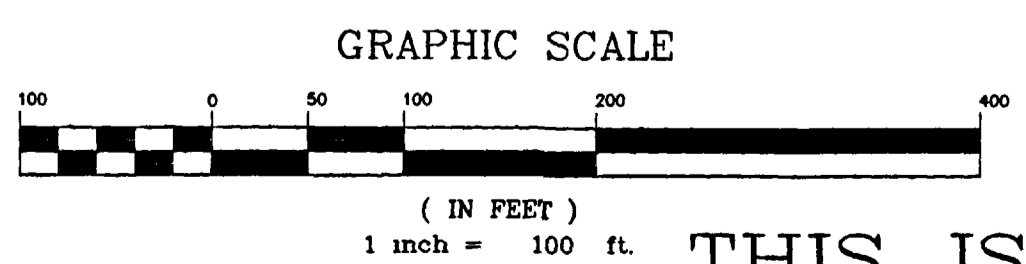
DATE: March 23, 2007

AREA OF ANNEXATION

ANNEXATION PERIMETER	1956 12 FT
CONTIGUOUS PERIMETER	328 08 FT
AREA IN SQUARE FEET	9,681***
AREA IN ACRES	0.22

LEGEND

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



ORDINANCE NO.
 4044

EFFECTIVE DATE
 APRIL 22, 2007

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY	CM	DATE	1-5-07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
 1" = 100'



PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION

HERON'S NEST
 ANNEXATION NO. 1
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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.