

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4047

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

**CIMARRON MESA ENCLAVE NO. 1 ANNEXATION
LOCATED AT 268 26 1/4 ROAD**

CONSISTING OF APPROXIMATELY 2.51 ACRES

WHEREAS, on the 7th day of February, 2007 the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction, a tract of land in the County of Mesa, State of Colorado, commonly known as the Cimarron Mesa Enclave No. 1, and more particularly described as follows:

CIMARRON MESA ENCLAVE NO. 1

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 2 of Antietam Subdivision, as same is recorded in Book 4035, Pages 533-534, Public Records of Mesa County, Colorado; and assuming the West line of said Antietam Subdivision bears S00°20'22"E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S00°20'22"E along said West line a distance of 308.55 feet to the Southeast corner of that certain parcel of land as described in Book 2040, Pages 583-584, Public Records of Mesa County, Colorado, said West line also being the West line of the Antietam Annexation, City of Grand Junction, Ordinance No. 3574; thence N89°21'33"W along the South line of said parcel a distance of 357.48 feet to a point on the West line of the SE 1/4 NW 1/4 of said Section 26, said South line also being the North line of the Floral Annexation, City of Grand Junction, Ordinance No. 2948; thence N00°15'34"W along the West line of said SE 1/4 NW 1/4 a distance of 303.62 feet; thence N89°51'06"E along the North line of said parcel, said North line also being the South line of the Eastern Cemetery Annexation, City of Grand Junction, Ordinance No. 1373, a distance of 357.00 feet, more or less, to the Point of Beginning.

Said parcel contains 2.51 acres (109,339 square feet), more or less, as described.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R S.

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 commonly known as the Cimarron Mesa Enclave No. 1, is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 7th day February, 2007.

ADOPTED and ordered published this 21st day March, 2007.

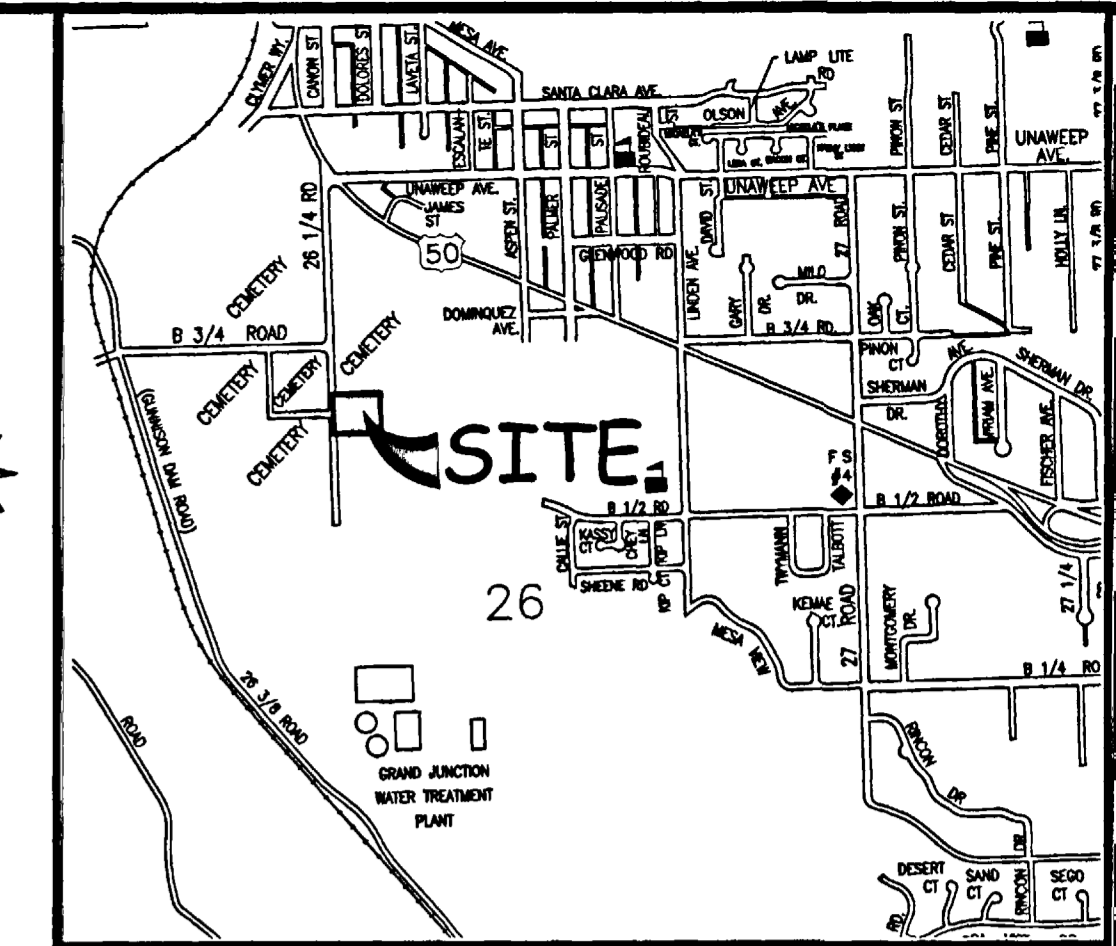
Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

CIMARRON MESA ENCLAVE ANNEXATION NO. 1

SITUATE IN THE SE 1/4 OF THE NW 1/4 OF SECTION 26 TWP 1S, RGE 1W, U.M.,
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

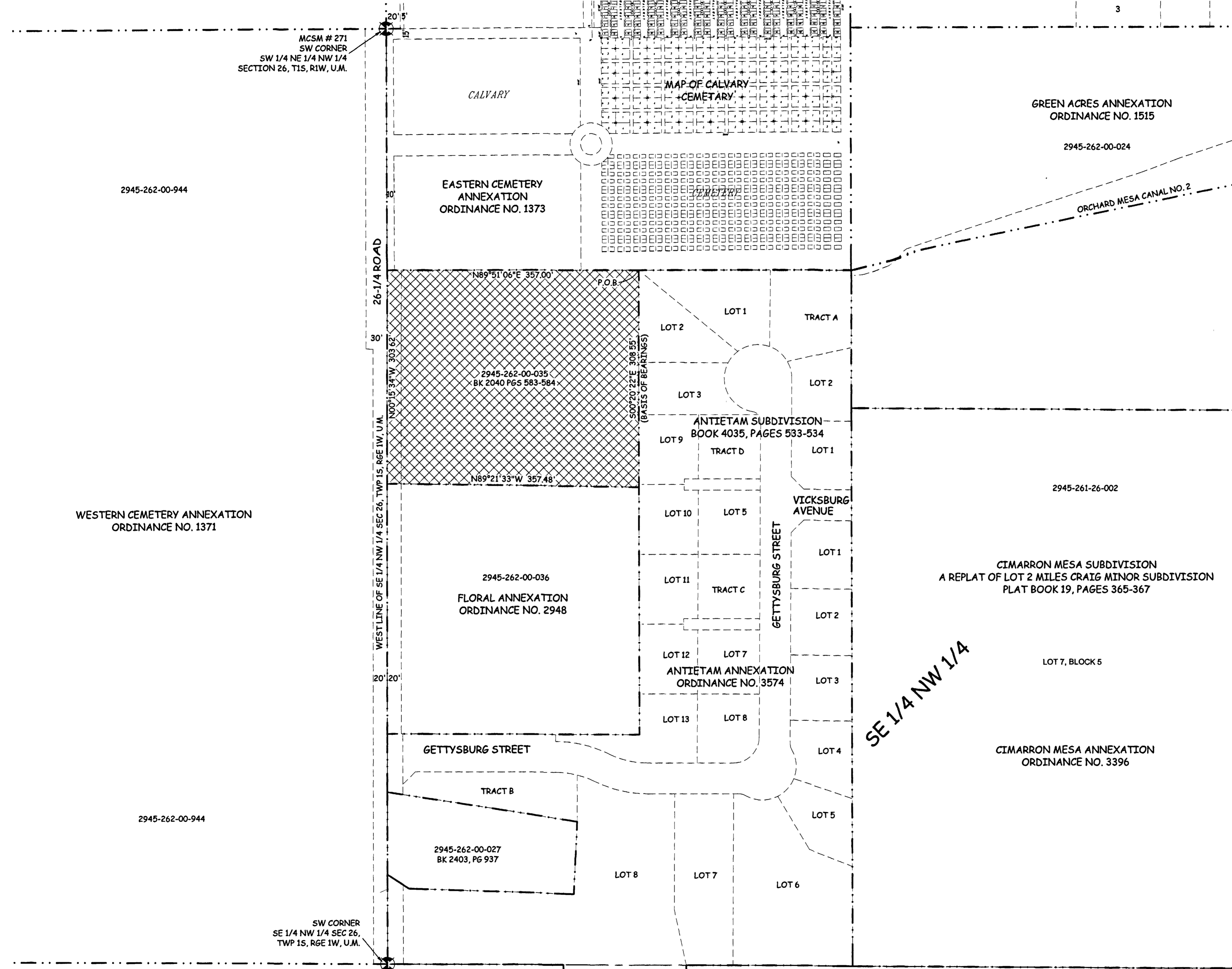
LEGAL DESCRIPTION

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 2 of Antietam Subdivision, as same is recorded in Book 4035, Pages 533-534, Public Records of Mesa County, Colorado; and assuming the West line of said Antietam Subdivision bears $500^{\circ}20'22''E$ with all other bearings contained herein being relative thereto; thence from said Point of Beginning, $500^{\circ}20'22''E$ along said West line a distance of 308.55 feet to the Southeast corner of that certain parcel of land as described in Book 2040, Pages 583-584, Public Records of Mesa County, Colorado, said West line also being the West line of the Antietam Annexation, City of Grand Junction, Ordinance No. 3574; thence $N89^{\circ}21'33''W$ along the South line of said parcel a distance of 357.48 feet to a point on the West line of the SE 1/4 NW 1/4 of said Section 26, said South line also being the North line of the Floral Annexation, City of Grand Junction, Ordinance No. 2948; thence $N00^{\circ}15'34''W$ along the West line of said SE 1/4 NW 1/4 a distance of 303.62 feet; thence $N89^{\circ}51'06''E$ along the North line of said parcel, said North line also being the South line of the Eastern Cemetery Annexation, City of Grand Junction, Ordinance No. 1373, a distance of 357.00 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

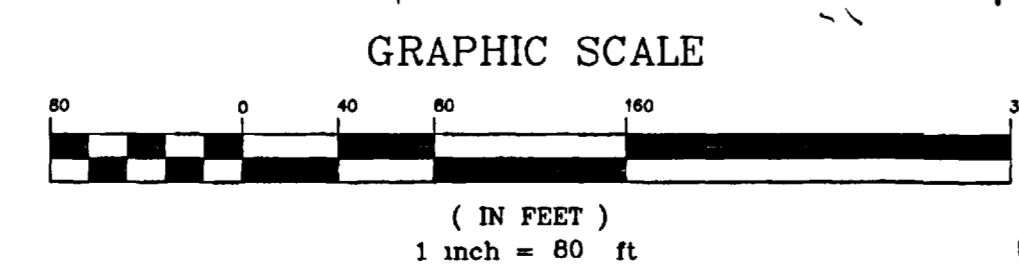


AREA OF ANNEXATION

ANNEXATION PERIMETER	1,326.66 FT
CONTIGUOUS PERIMETER	1,326.66 FT
AREA IN SQUARE FEET	109,339***
AREA IN ACRES	2.51

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO. 4047
EFFECTIVE DATE APRIL 22, 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 1/12/07
DESIGNED BY DATE
CHECKED BY P.T.K. DATE
APPROVED BY DATE

SCALE
1" = 80'



PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

CIMARRON MESA ENCLAVE ANNEXATION NO. 1
13069800.tif

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

