

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4048

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

**CIMARRON MESA ENCLAVE NO. 2 ANNEXATION
LOCATED AT 256 26 1/4 ROAD**

CONSISTING OF APPROXIMATELY 0.73 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. 2, and more particularly described as follows:

CIMARRON MESA ENCLAVE NO. 2

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:

COMMENCING at the Southwest corner of the SE 1/4 NW 1/4 of said Section 26 and assuming the West line of said SE 1/4 NW 1/4 bears N00°15'34"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N00°15'34"E along said West line a distance of 127.35 feet to the Southwest corner of that certain parcel of land as described in Book 2403, Page 937, Public Records of Mesa County, Colorado, and being the Point of Beginning; thence N00°15'34"E along said West line a distance of 117.40 feet to the Northwest corner of said parcel, said West line also being the East line of the Western Cemetery Annexation, City of Grand Junction, Ordinance No. 1371; thence S81°00'00"E along the North line of said parcel a distance of 272.80 feet, said North line also being a line on the Antietam Annexation, City of Grand Junction, Ordinance No. 3574; thence S02°50'00"W along the East line of said parcel a distance of 103.50 feet, said East line also being a line on said Antietam Annexation; thence N87°55'00"W along the South line of said parcel a distance of 234.00 feet, said South line also being a line on said Antietam Annexation; thence N56°32'14"W along the South line of said parcel, said South line also being a line on said Antietam Annexation, a distance of 36.53 feet, more or less, to the Point of Beginning.

Said parcel contains 0.73 acres (31,777 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. 2, 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.

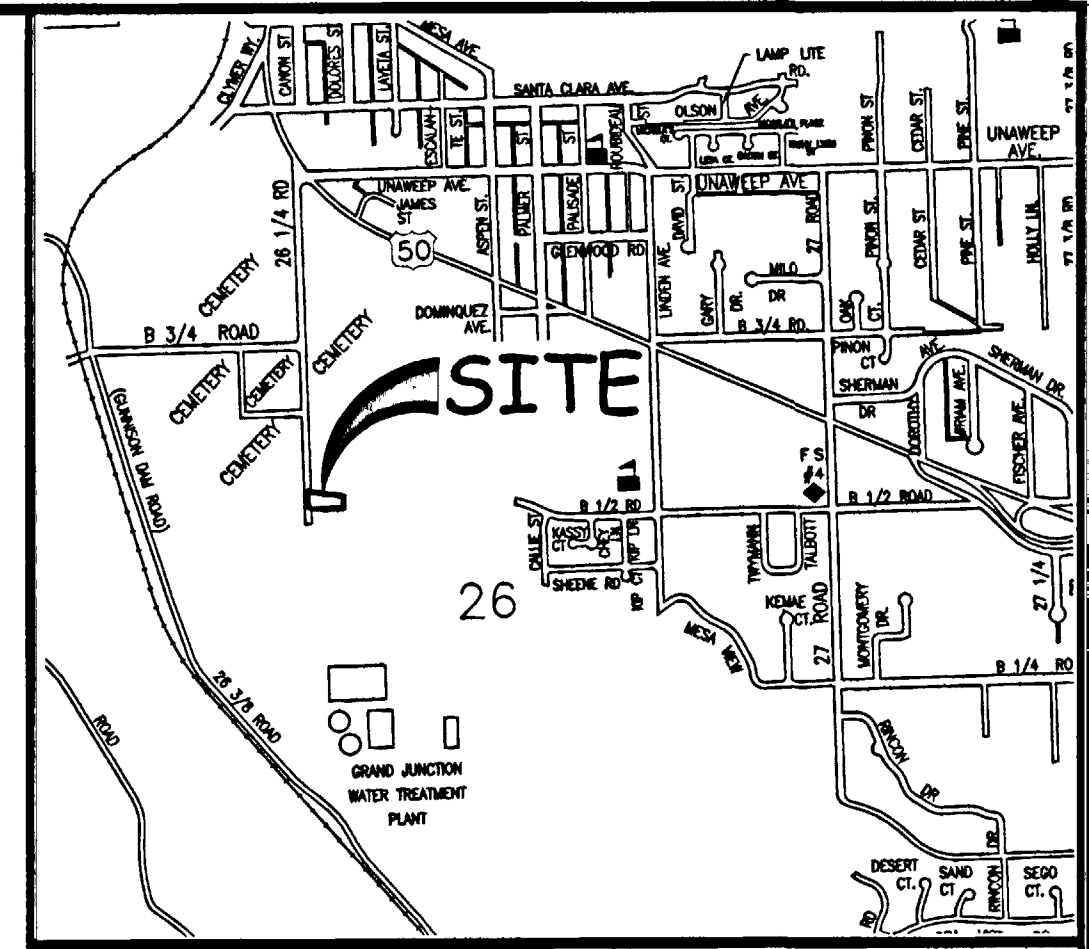
Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

CIMARRON MESA ENCLAVE ANNEXATION NO. 2

SITUATE IN THE SE 1/4 OF THE NW 1/4 OF SECTION 26 TWP 15, RGE 1W, U.M.,
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

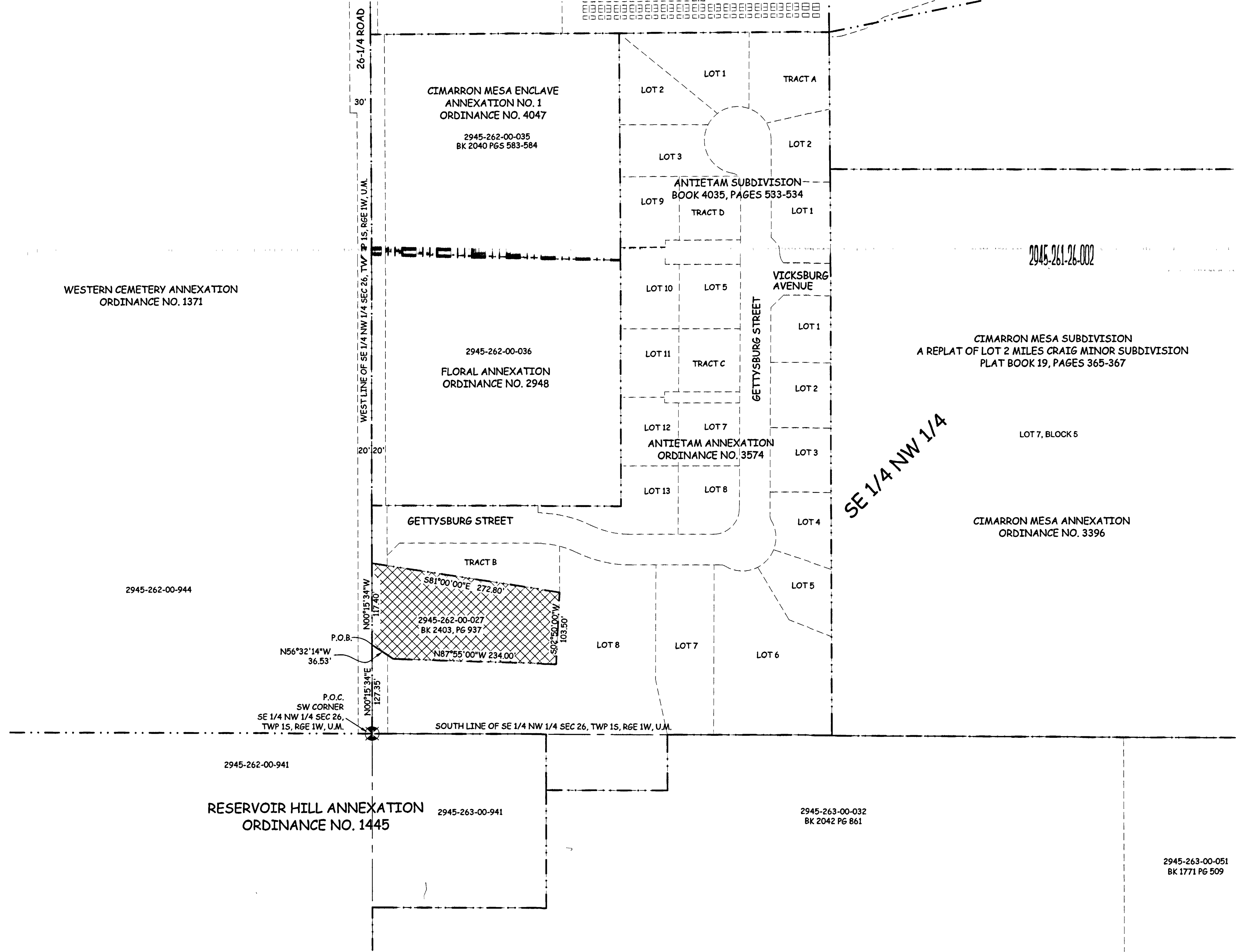
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ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

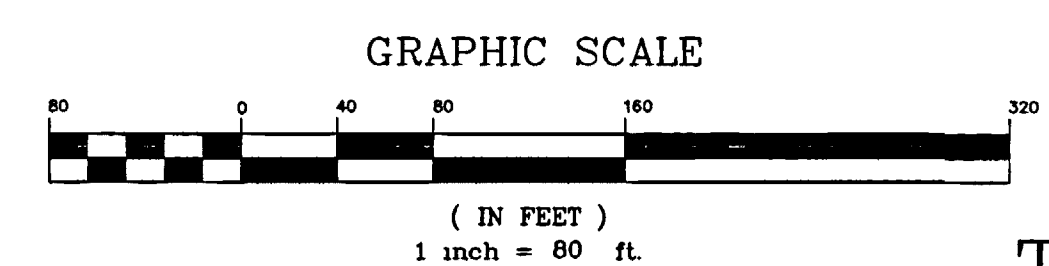
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary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

Peter T. Krick
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 32824
 3/23/07
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: March 23, 2007



AREA OF ANNEXATION	
ANNEXATION PERIMETER	764.23 FT
CONTIGUOUS PERIMETER	764.23 FT
AREA IN SQUARE FEET	31,777***
AREA IN ACRES	0.73

LEGEND	
ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS



ORDINANCE NO. 4048
 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. 2
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