

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4049

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

**CIMARRON MESA ENCLAVE NO. 3 ANNEXATION
LOCATED AT 246, 248, AND 250 26 1/4 ROAD**

CONSISTING OF APPROXIMATELY 11.86 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. 3, and more particularly described as follows:

CIMARRON MESA ENCLAVE NO. 3

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 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 Northeast corner of the NE 1/4 SW 1/4 of said Section 26 and assuming the North line of the NW 1/4 SE 1/4 bears S89°51'58"E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S89°51'58"E along said North line a distance of 329.50 feet to the Northeast corner of that certain parcel of land as described in Book 2795, Pages 205-206, Public Records of Mesa County, Colorado, said North line also being a line on the Cimarron Mesa Annexation, City of Grand Junction, Ordinance No. 3396; thence S00°36'45"E along the East line of said parcel a distance of 360.01 feet to the Southeast corner of said parcel, said East line also being a line on said Cimarron Mesa Annexation; thence N89°51'58"W along the South line of said parcel a distance of 329.00 feet to a point on the West line of the NW 1/4 SE 1/4 of said Section 26, said South line also being a line on the Reservoir Hill Annexation, City of Grand Junction, Ordinance No. 1445; thence N89°51'58"W along said Annexation line a distance of 1319.45 feet to the most Southwesterly corner of that certain parcel of land as described in Book 2042, Page 861, Public Records of Mesa County, Colorado, said corner also being a point on the West line of the NE 1/4 SW 1/4 of said Section 26; thence N00°15'34"W along said West line a distance of 109.98 feet, said West line also being a line on said

Reservoir Hill Annexation; thence S89°51'58"E along said Annexation line a distance of 249.64 feet; thence N00°15'34"W along said Annexation line a distance of 170.01 feet; thence S89°51'58"E along said Antietam Annexation a distance of 174.34 feet; thence N00°15'34"W along said Antietam Annexation a distance of 80.00 feet to a point on the North line of the NE 1/4 SW 1/4 of said Section 26; thence S89°51'58"E along said North line a distance of 892.76 feet, more or less, to the Point of Beginning.

Said parcel contains 11.86 acres (516,651 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. 3, 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.

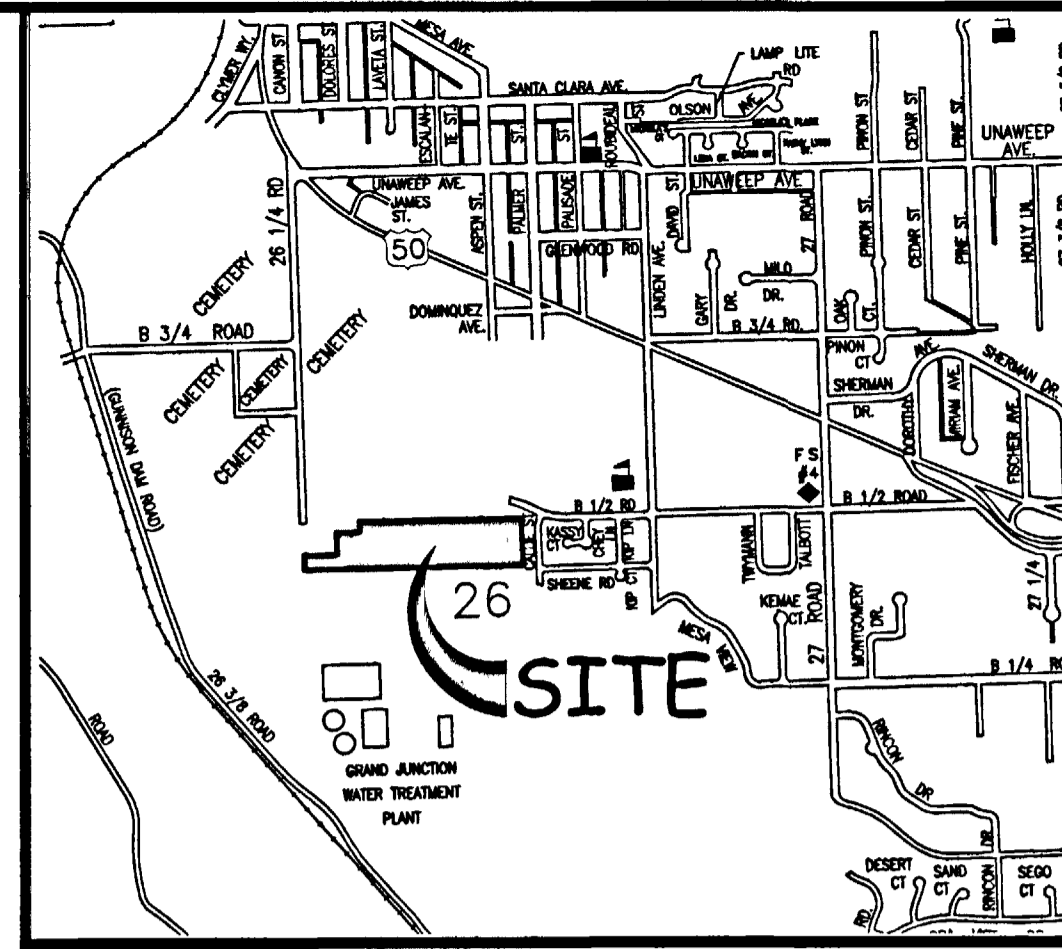
Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

CIMARRON MESA ENCLAVE ANNEXATION NO. 3

SITUATE IN THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 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 Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 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:

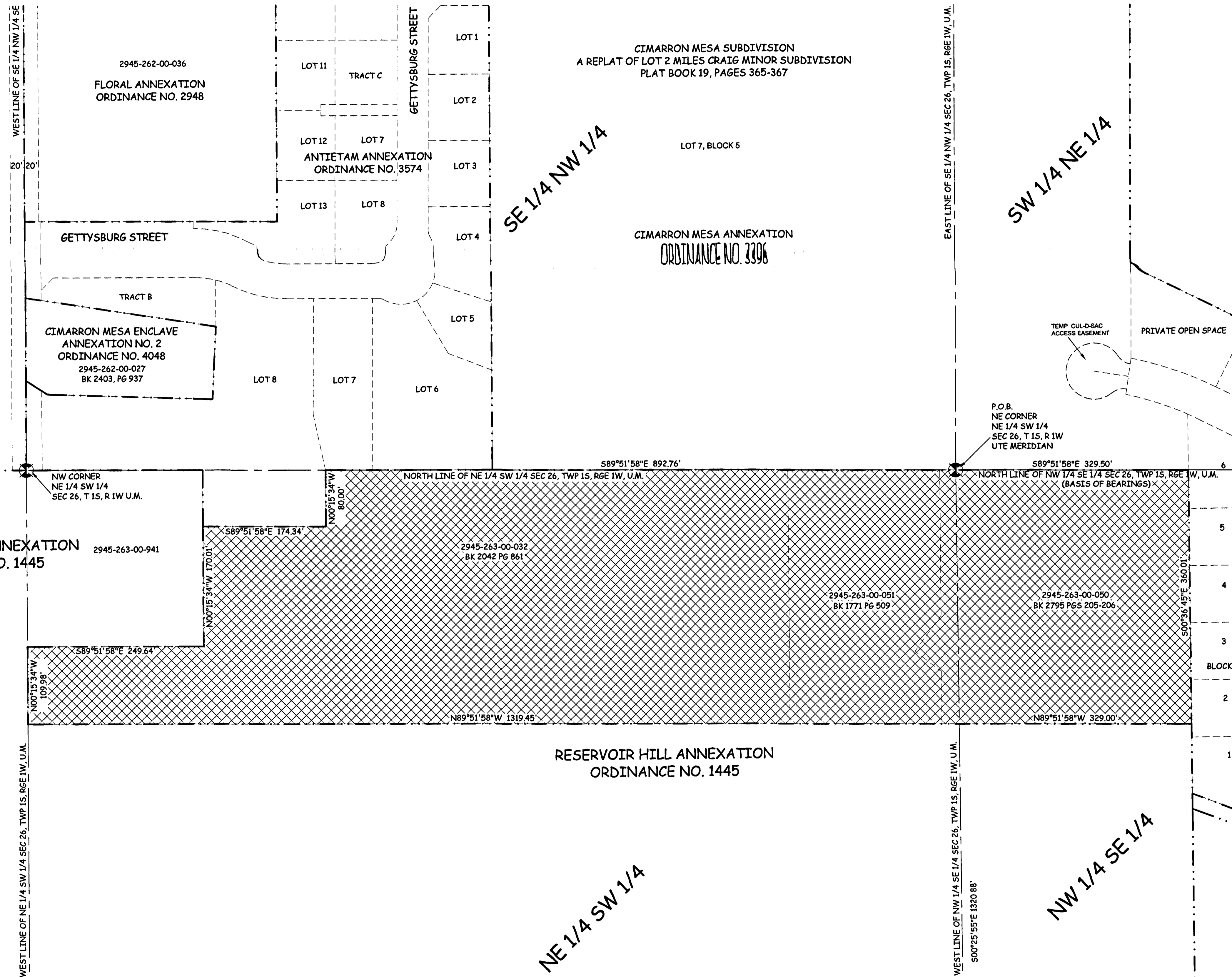
BEGINNING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 26 and assuming the North line of the NW 1/4 SE 1/4 bears $S89^{\circ}51'58''E$ with all other bearings contained herein being relative thereto; thence from said Point of Beginning, $S89^{\circ}51'58''E$ along said North line a distance of 329.50 feet to the Northeast corner of that certain parcel of land as described in Book 2795, Pages 205-206, Public Records of Mesa County, Colorado, said North line also being a line on the Cimarron Mesa Annexation, City of Grand Junction, Ordinance No. 3396; thence $S00^{\circ}36'45''E$ along the East line of said parcel a distance of 360.01 feet to the Southeast corner of said parcel, said East line also being a line on said Cimarron Mesa Annexation; thence $N89^{\circ}51'58''W$ along the South line of said parcel a distance of 329.00 feet to a point on the West line of the NW 1/4 SE 1/4 of said Section 26, said South line also being a line on the Reservoir Hill Annexation, City of Grand Junction, Ordinance No. 1445; thence $N89^{\circ}51'58''W$ along said Annexation line a distance of 1319.45 feet to the most Southwesterly corner of that certain parcel of land as described in Book 2042, Page 861, Public Records of Mesa County, Colorado, said corner also being a point on the West line of the NE 1/4 SW 1/4 of said Section 26; thence $N00^{\circ}15'34''W$ along said West line a distance of 109.98 feet, said West line also being a line on said Reservoir Hill Annexation; thence $S89^{\circ}51'58''E$ along said Annexation line a distance of 249.64 feet; thence $N00^{\circ}15'34''W$ along said Annexation line a distance of 170.01 feet; thence $S89^{\circ}51'58''E$ along said Antietam Annexation a distance of 174.34 feet; thence $N00^{\circ}15'34''W$ along said Antietam Annexation a distance of 80.00 feet to a point on the North line of the NE 1/4 SW 1/4 of said Section 26; thence $S89^{\circ}51'58''E$ along said North line a distance of 892.76 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
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 No. 32824
 3/23/07
 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: March 23, 2007

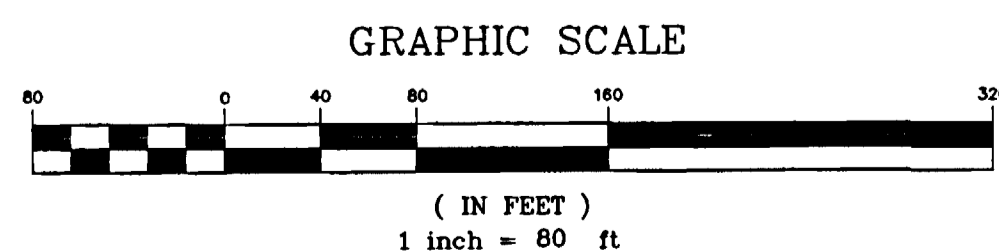


AREA OF ANNEXATION

ANNEXATION PERIMETER	4,014.69 FT
CONTIGUOUS PERIMETER	4,014.69 FT
AREA IN SQUARE FEET	516,651***
AREA IN ACRES	11.86

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO.
4049

EFFECTIVE DATE
APRIL 22, 2007

THIS IS NOT A BOUNDARY SURVEY

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

CIMARRON MESA ENCLAVE
ANNEXATION NO. 3
13070000.TIF

1
OF
1

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	1/12/07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 80'