

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4050**

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

**CIMARRON MESA ENCLAVE NO. 4 ANNEXATION  
LOCATED AT 272 LINDEN AVENUE, 2677 AND 2685 S HIGHWAY 50**

**CONSISTING OF APPROXIMATELY 6.55 ACRES**

**WHEREAS**, on the 7<sup>th</sup> 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. 4, and more particularly described as follows:

**CIMARRON MESA ENCLAVE NO. 4**

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NE 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 Lot 3 of Southgate Commons, as same is recorded in Plat Book 12, Page 256, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 3 bears N64°45'50"W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N64°45'50"W along said North line a distance of 926.87 feet to the Southwest corner of Lot 1 of said Southgate Commons, Said Southwest corner also being a point on the East line of Linden Avenue, Said North line also being the North line of the Southgate Annexation, City of Grand Junction, Ordinance No. 2132; thence S89°55'24"W a distance of 25.00 feet to a point on the West line of the SE 1/4 NE 1/4 of said Section 26; thence N00°04'07"W along said West line a distance of 342.34 feet to a point on the South line of U.S. Highway 50, said West line also being the East line of the Carville Annexation, City of Grand Junction, Ordinance No. 3552; thence S64°45'47"E along the South line of U.S. Highway 50 a distance of 955.71 feet to the Northeast corner of that certain parcel of land as described in Book 2062, Page 123, Public Records of Mesa County, Colorado, said South line also being a line on the Central Orchard Mesa Annexation, City of Grand Junction, Ordinance No. 1481; thence S00°06'56"W along the West line of Coon Hill II Subdivision, as same is recorded in Plat Book

19, Page 318, Public Records of Mesa County, Colorado, a distance of 329.99 feet, more or less, to the Point of Beginning.

Said parcel contains 6.55 acres (285,527 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. 4, is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 7<sup>th</sup> day February, 2007.

ADOPTED and ordered published this 21<sup>st</sup> day March, 2007.

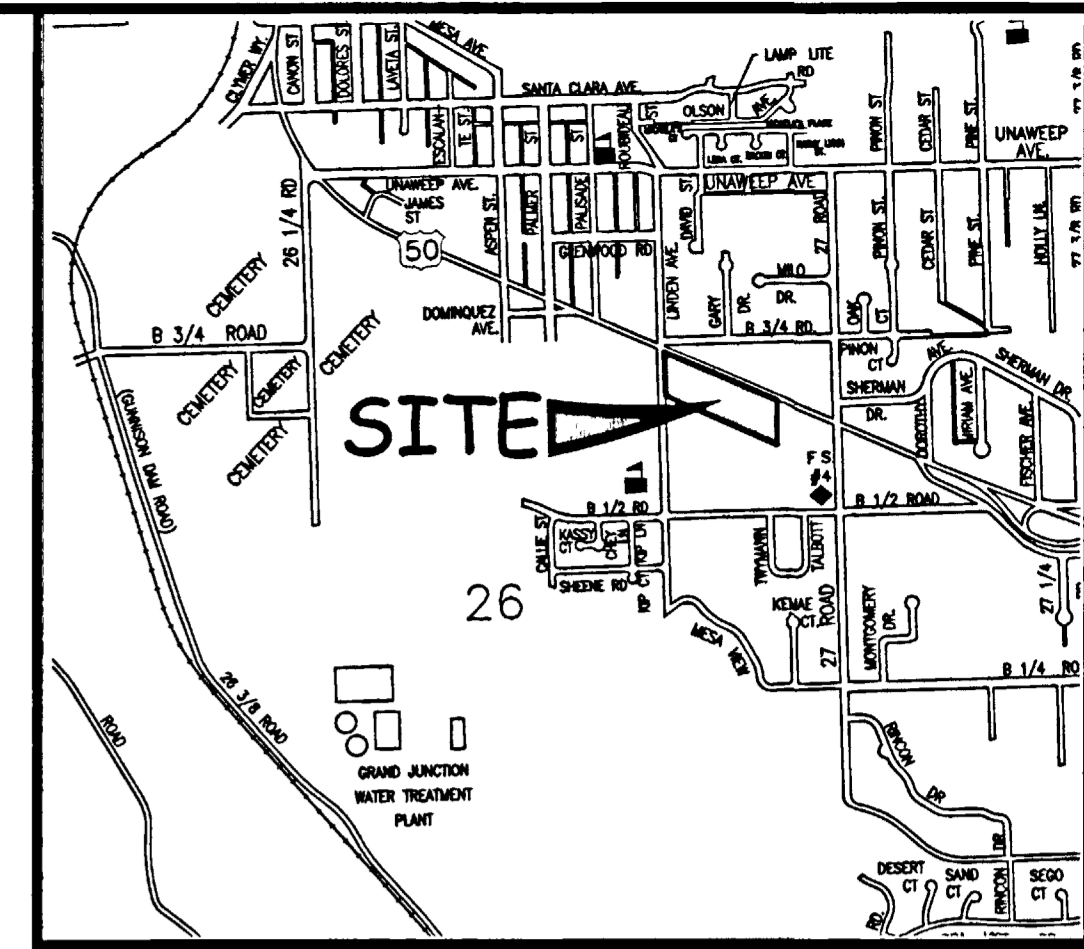
Attest:

/s/ James J. Doody  
President of the Council

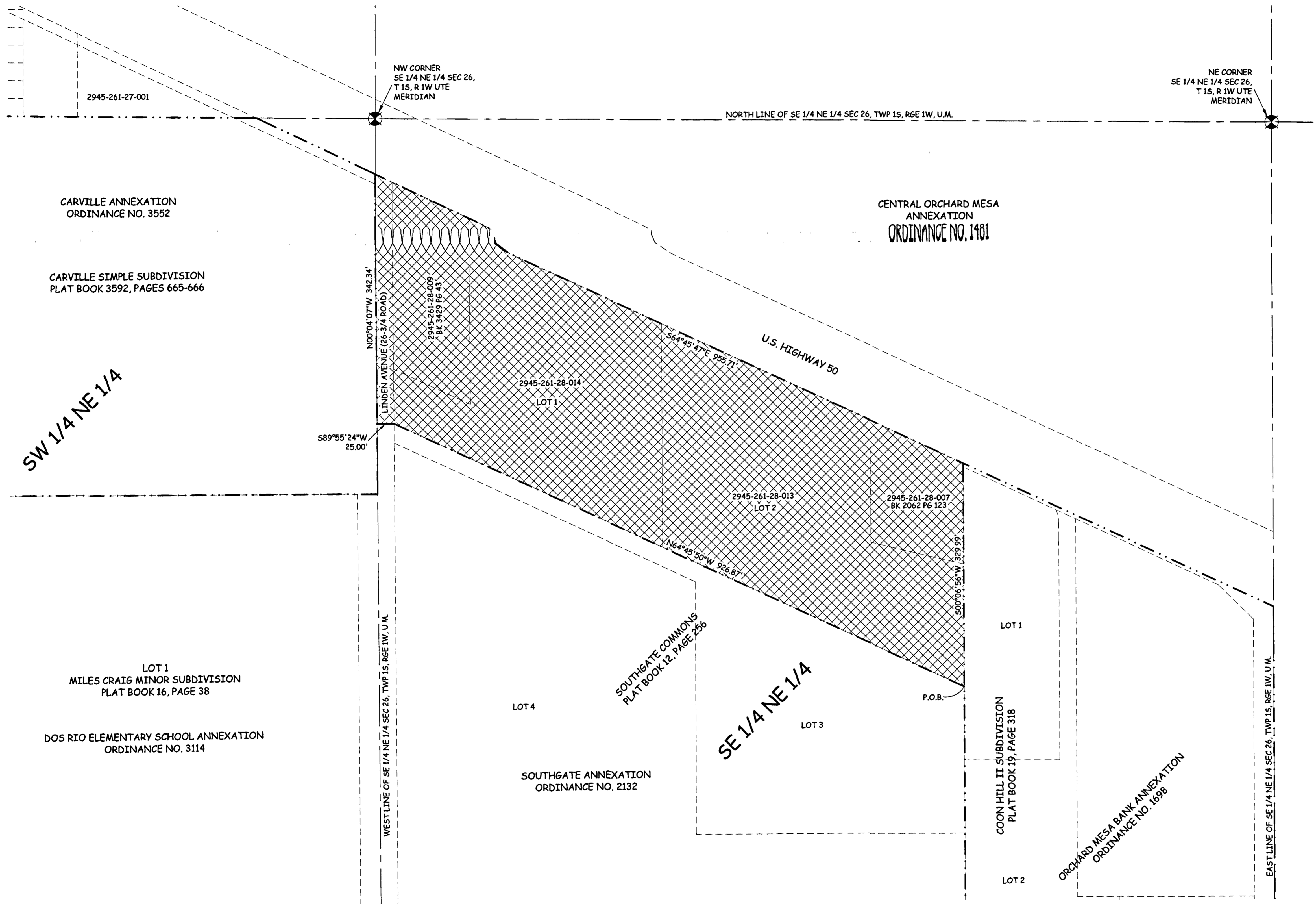
/s/ Stephanie Tuin  
City Clerk

# CIMARRON MESA ENCLAVE ANNEXATION NO. 4

SITUATE IN THE SE 1/4 OF THE NE 1/4 OF SECTION 26 TWP 15, 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 NE 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 Lot 3 of Southgate Commons, as same is recorded in Plat Book 12, Page 256, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 3 bears N64°45'50"W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N64°45'50"W along said North line a distance of 926.87 feet to the Southwest corner of Lot 1 of said Southgate Commons, Said Southwest corner also being a point on the East line of Linden Avenue, Said North line also being the North line of the Southgate Annexation, City of Grand Junction, Ordinance No. 2132; thence S89°55'24"W a distance of 25.00 feet to a point on the West line of the SE 1/4 NE 1/4 of said Section 26; thence N00°04'07"W along said West line a distance of 342.34 feet to a point on the South line of U.S. Highway 50, said West line also being the East line of the Carville Annexation, City of Grand Junction, Ordinance No. 3552; thence S64°45'47"E along the South line of U.S. Highway 50 a distance of 955.71 feet to the Northeast corner of that certain parcel of land as described in Book 2062, Page 123, Public Records of Mesa County, Colorado, said South line also being a line on the Central Orchard Mesa Annexation, City of Grand Junction, Ordinance No. 1481; thence S00°06'56"W along the West line of Coon Hill II Subdivision, as same is recorded in Plat Book 19, Page 318, Public Records of Mesa County, Colorado, a distance of 329.99 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  
 DATE: March 23, 2007



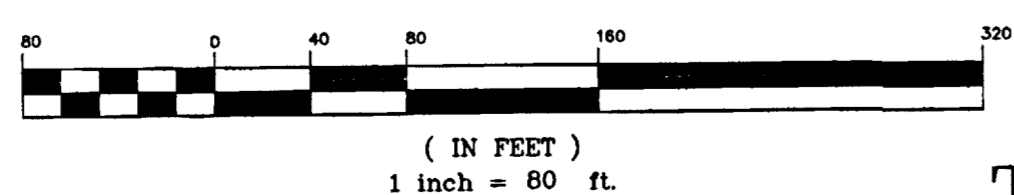
### AREA OF ANNEXATION

ANNEXATION PERIMETER	2,579.91 FT
CONTIGUOUS PERIMETER	2,579.91 FT
AREA IN SQUARE FEET	285,527***
AREA IN ACRES	6.55

### LEGEND

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

### GRAPHIC SCALE



ORDINANCE NO.  
4050

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. 4  
 13070100.TIF