

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4056

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

DYER/GREEN/OTTENBERG ANNEXATION #1

APPROXIMATELY 4.21 ACRES

LOCATED AT 2981 B ROAD AND A PORTION OF 2991 B ROAD

WHEREAS, on the 21st 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 4th day of April, 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:

DYER/GREEN/OTTENBURG ANNEXATION #1

A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of that certain parcel of land as described in Book 2908, Page 495, Public Records, Mesa County, Colorado, and assuming the North line of said parcel bears N89°52'02"E with all other bearings contained herein being relative thereto; thence S00°15'28"W along the East line of said parcel a distance of 50.00 feet; thence S89°52'02"W a distance of 289.89 feet to a point on the West line of said parcel; thence S00°15'54"W along said West line a distance of 583.49 feet to the Southeast corner of that certain parcel of land as described in Book 3046, Pages 522-523, Public Records, Mesa County,

Colorado; thence N89°43'58"W along the South line of said parcel a distance of 335.34 feet to the Southwest corner of said parcel, also being a point on the West line of the NE 1/4 of the NE 1/4 of said Section 32; thence N00°11'54"E along said West line a distance of 397.28 feet to the Southwest corner of that certain parcel of land as described in Book 3065, Page 311, Public Records, Mesa County, Colorado; thence S89°44'21"E along the South line of said parcel a distance of 185.44 feet to the Southeast corner of said parcel; thence N00°15'34"E along the East line of said parcel a distance of 235.14 feet to a point on the South line of B Road; thence N89°52'02"E along said South line being a line 30.00 feet South of and parallel with the North line of the NE 1/4 of the NE 1/4 of said Section 32, a distance of 440.29 feet, more or less, to the Point of Beginning.

Said parcel contains 4.21 acres (183,256 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 21st day of February, 2007 and ordered published.

ADOPTED this 4th day of April, 2007.

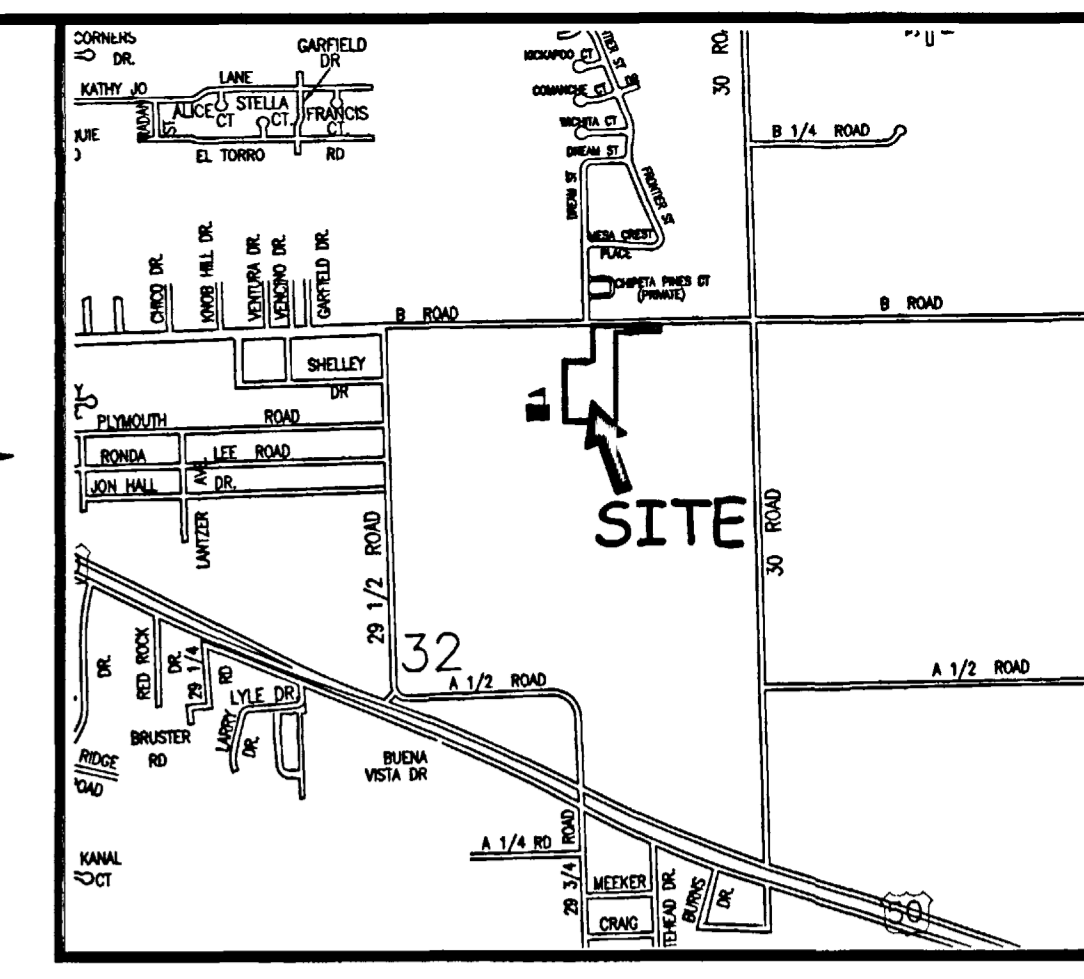
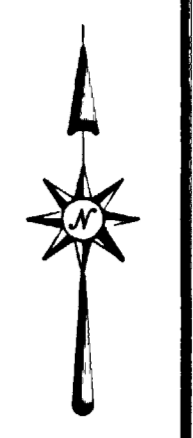
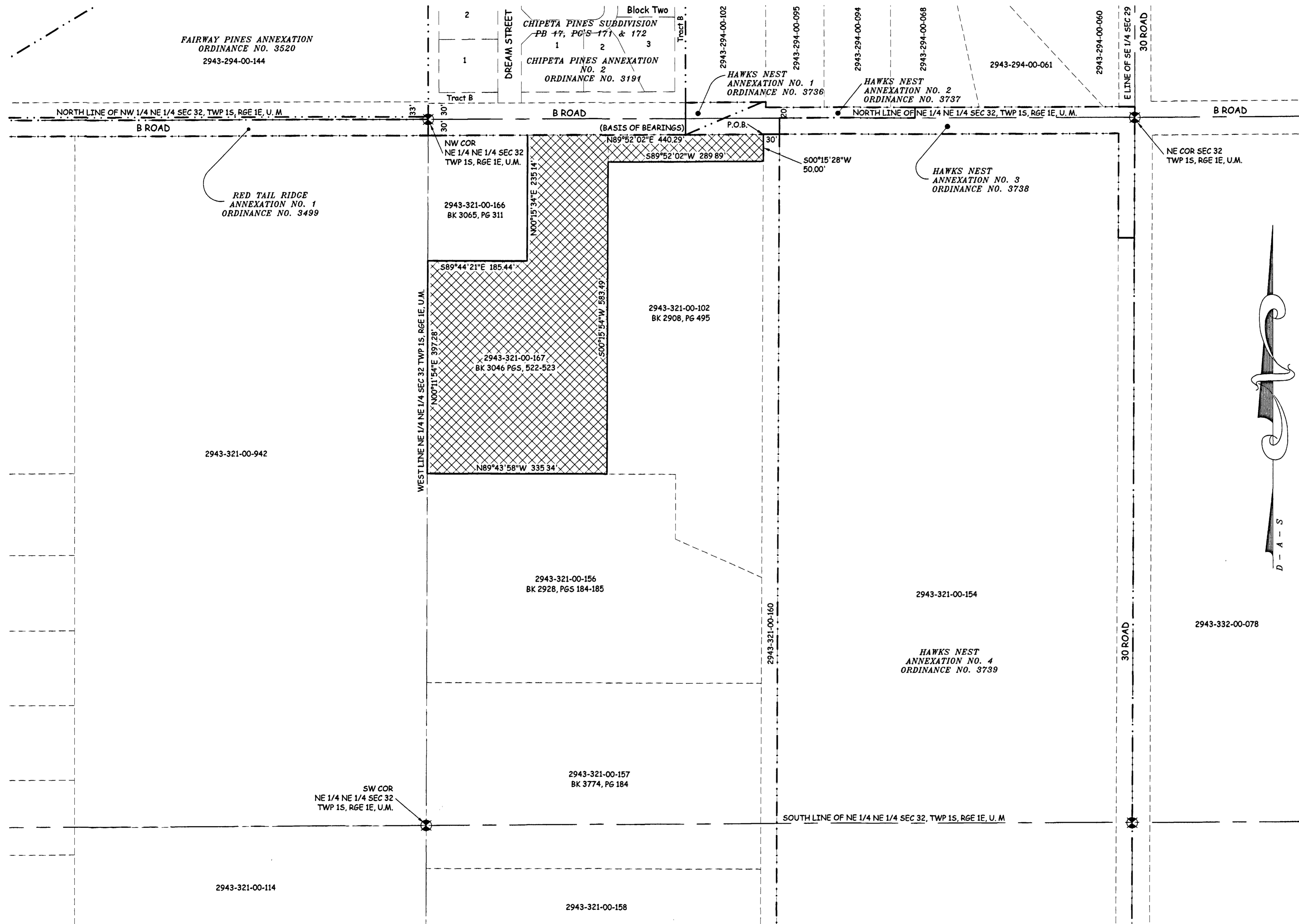
Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

DYER/GREEN/OTTENBERG ANNEXATION NO. 1

SITUATE IN THE NE 1/4 OF THE NE 1/4 OF SECTION 32,
TWP 1S, RGE 1E, U.M., COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of that certain parcel of land as described in Book 2908, Page 495, Public Records, Mesa County, Colorado, and assuming the North line of said parcel bears N89°52'02"E with all other bearings contained herein being relative thereto; thence 500°15'28"W along the East line of said parcel a distance of 50.00 feet; thence 589°52'02"W a distance of 289.89 feet to a point on the West line of said parcel; thence 500°15'54"W along said West line a distance of 583.49 feet to the Southeast corner of that certain parcel of land as described in Book 3046, Pages 522-523, Public Records, Mesa County, Colorado; thence N89°43'58"W along the South line of said parcel a distance of 335.34 feet to the Southwest corner of said parcel, also being a point on the West line of the NE 1/4 of the NE 1/4 of said Section 32; thence N00°11'54"E along said West line a distance of 397.28 feet to the Southwest corner of that certain parcel of land as described in Book 3065, Page 311, Public Records, Mesa County, Colorado; thence 589°44'21"E along the South line of said parcel a distance of 185.44 feet to the Southeast corner of said parcel; thence N00°15'34"E along the East line of said parcel a distance of 235.14 feet to a point on the South line of B Road; thence N89°52'02"E along said South line being a line 30.00 feet South of and parallel with the North line of the NE 1/4 of the NE 1/4 of said Section 32, a distance of 440.29 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: April 6, 2007

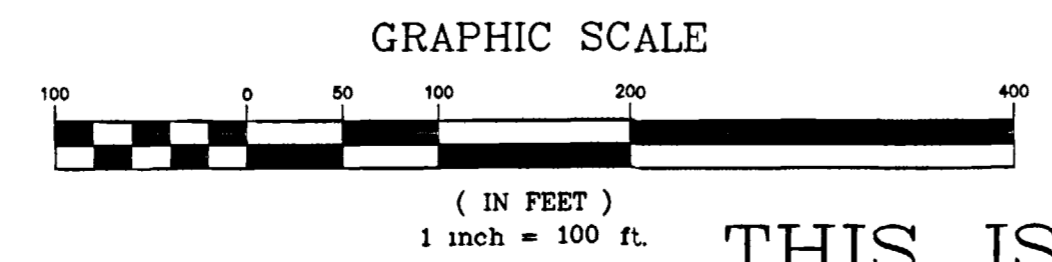


AREA OF ANNEXATION

CONTIGUOUS PERIMETER	440.29 FT
ANNEXATION PERIMETER	2516.87 FT
AREA IN SQUARE FEET	183,256****
AREA IN ACRES	4.21

LEGEND

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



ORDINANCE NO.
4056

EFFECTIVE DATE
MAY 6, 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 hereon.

DRAWN BY	CM	DATE	01-26-2007
DESIGNED BY	_____	DATE	_____
CHECKED BY	P.T.K.	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE

1" = 100'



**PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION**

**DYER/GREEN/OTTENBERG
ANNEXATION NO. 1**
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