

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4061

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

MORNING VIEW ANNEXATION

APPROXIMATELY 34.37 ACRES

LOCATED AT 2961, 2967, AND 2973 D ROAD

WHEREAS, on the 7th day of March, 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 18th 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:

Morning View Annexation

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 20, 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 Parcel 2 of Wareham Simple Land Division, as same is recorded in Plat Book 16, Page 196, Public Records of Mesa County, and assuming the North line of said Parcel 2 bears N89°58'45"E with all other bearings contained herein being relative thereto; thence N89°58'45"E along the North line of that certain parcel of land as described in Book 4116, Page 539, Public Records, Mesa County, Colorado to a point on the East line of the NW 1/4 NE 1/4 of Section 20; thence S00°03'02"E along said East line a distance of 208.71 feet to the Southeast corner of said parcel; thence

S89°58'45"W along the South line of said parcel a distance of 208.71 feet to the Southwest corner; thence N00°03'02"W along the West line of said parcel a distance of 208.71, more or less, to the Point of Beginning. TOGETHER with Parcels 1 and 2 of said Wareham Simple Land Division

Said parcel contains 34.37 acres (1,496,980 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 7th day of March, 2007 and ordered published.

ADOPTED this 18th day of April, 2007.

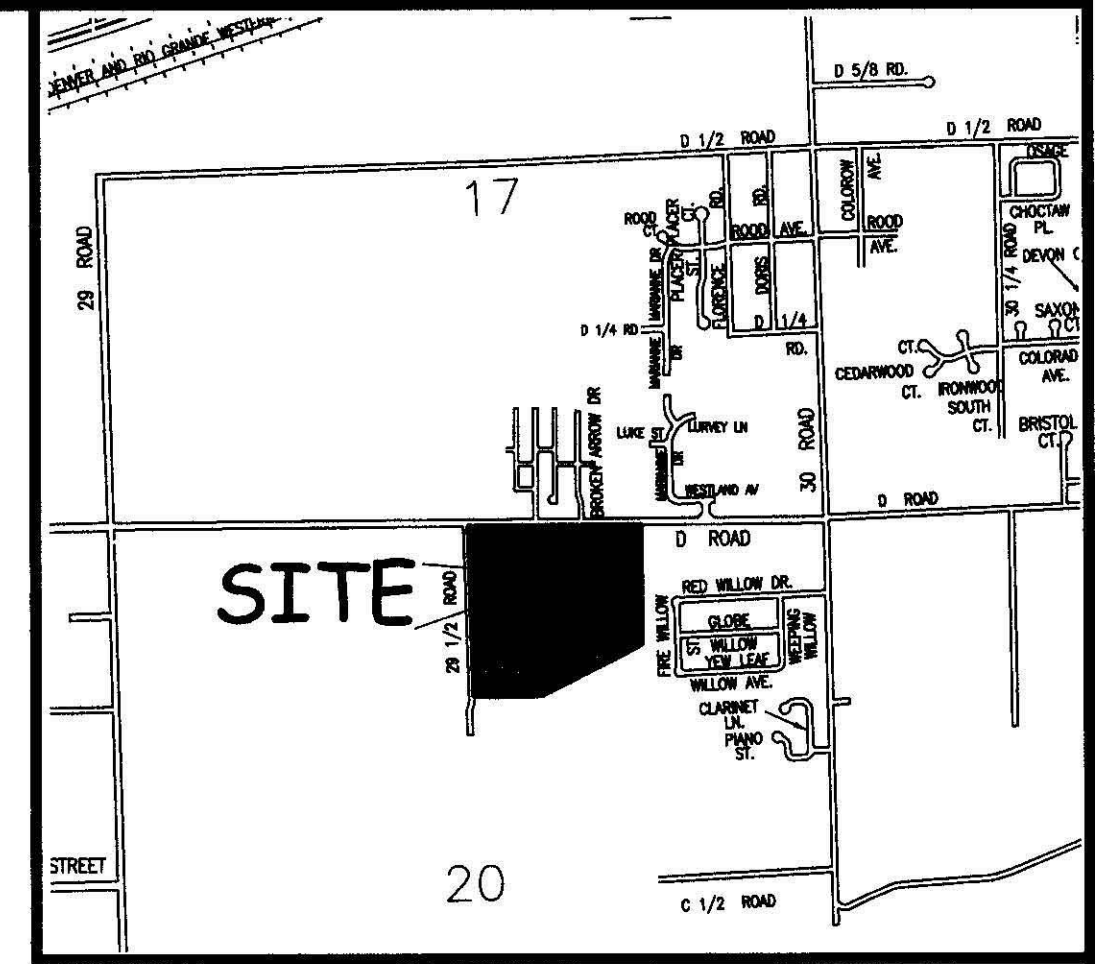
Attest:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk

MORNING VIEW ANNEXATION

SITUATE IN NW 1/4 OF THE NE 1/4 OF SECTION 20,
TWP. 1S, RGE. 1E, U.M., COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

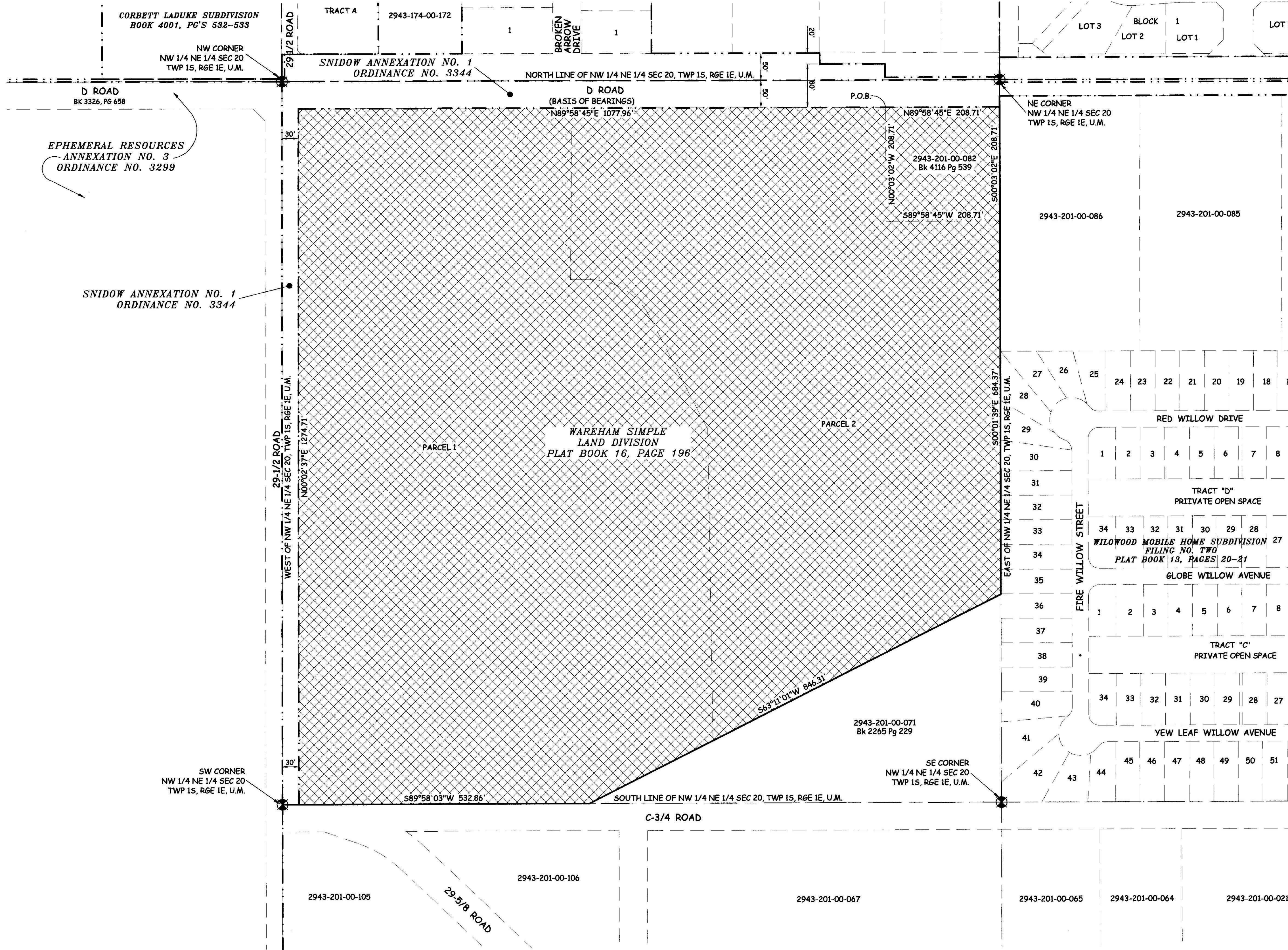
BEGINNING at the Northeast corner of Parcel 2 of Wareham Simple Land Division, as same is recorded in Plat Book 16, Page 196, Public Records of Mesa County, and assuming the North line of said Parcel 2 bears N89°58'45"E with all other bearings contained herein being relative thereto; thence N89°58'45"E along the North line of that certain parcel of land as described in Book 4116, Page 539, Public Records, Mesa County, Colorado to a point on the East line of the NW 1/4 NE 1/4 of Section 20; thence S00°03'02"E along said East line a distance of 208.71 feet to the Southeast corner of said parcel; thence S89°58'45"W along the South line of said parcel a distance of 208.71 feet to the Southwest corner; thence N00°03'02"W along the West line of said parcel a distance of 208.71, more or less, to the Point of Beginning. TOGETHER with Parcels 1 and 2 of said Wareham Simple Land Division

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.

[Signature]
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: April 19, 2007

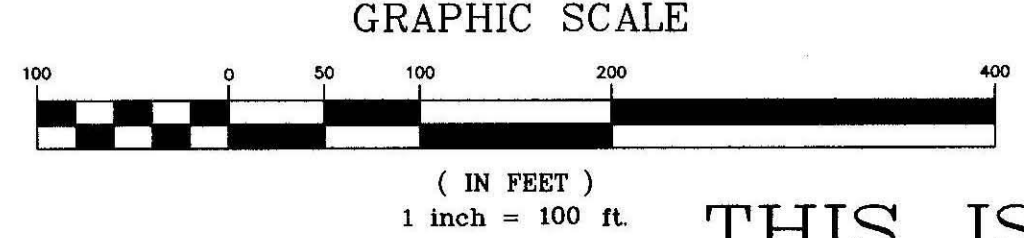


AREA OF ANNEXATION

CONTIGUOUS PERIMETER	2,561.38 FT.
ANNEXATION PERIMETER	4,833.62 FT.
AREA IN SQUARE FEET	1,496,980***
AREA IN ACRES	34.37

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO.
4061

EFFECTIVE DATE
MAY 20, 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	2-22-07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



**PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION**

MORNING VIEW ANNEXATION