

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4068**

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

**THE PROMONTORY ANNEXATION NO. 1**

**APPROXIMATELY .01 ACRES**

**A PORTION OF B ROAD RIGHT-OF-WAY**

**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 7th day of March, 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:

**THE PROMONTORY ANNEXATION NO. 1**

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, 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 Southeast corner of that certain parcel of land as described in Book 3937, Page 864, Public Records of Mesa County, Colorado, and assuming the North line of the NE1/4 NW1/4 of said Section 36 bears N89°58'14"E with all other bearings contained herein being relative thereto; thence N89°58'14"E along said North line a distance of 80.00 feet; thence S00°01'46"E a distance of 5.00 feet to a point on a line being 5 feet South of and parallel with said North line; thence S89°58'14"W along said parallel line a distance of 75.00 feet; thence S00°05'12"E a distance of 35.00 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road;

thence N89°58'14"W along said right of way a distance of 5.00 feet to a point on the Harris Annexation No. 2, City of Grand Junction, Ordinance No. 3946; thence N00°05'12"E along said Harris Annexation No. 2 a distance of 40.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.01 acres (575 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 7<sup>th</sup> day of March, 2007 and ordered published.

**ADOPTED** on second reading the 18<sup>th</sup> day of April, 2007.

Attest:

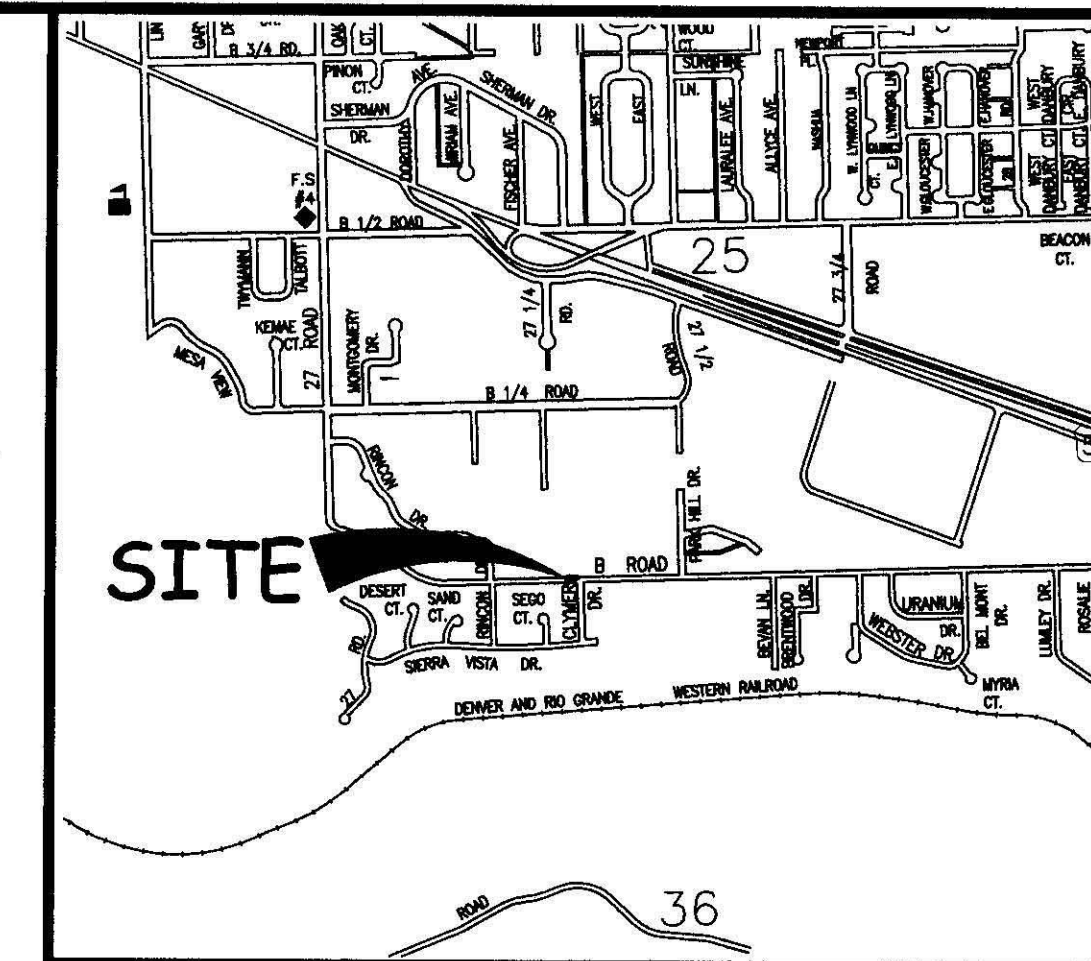
/s/: James J. Doody  
President of the Council

/s/: Stephanie Tuin  
City Clerk

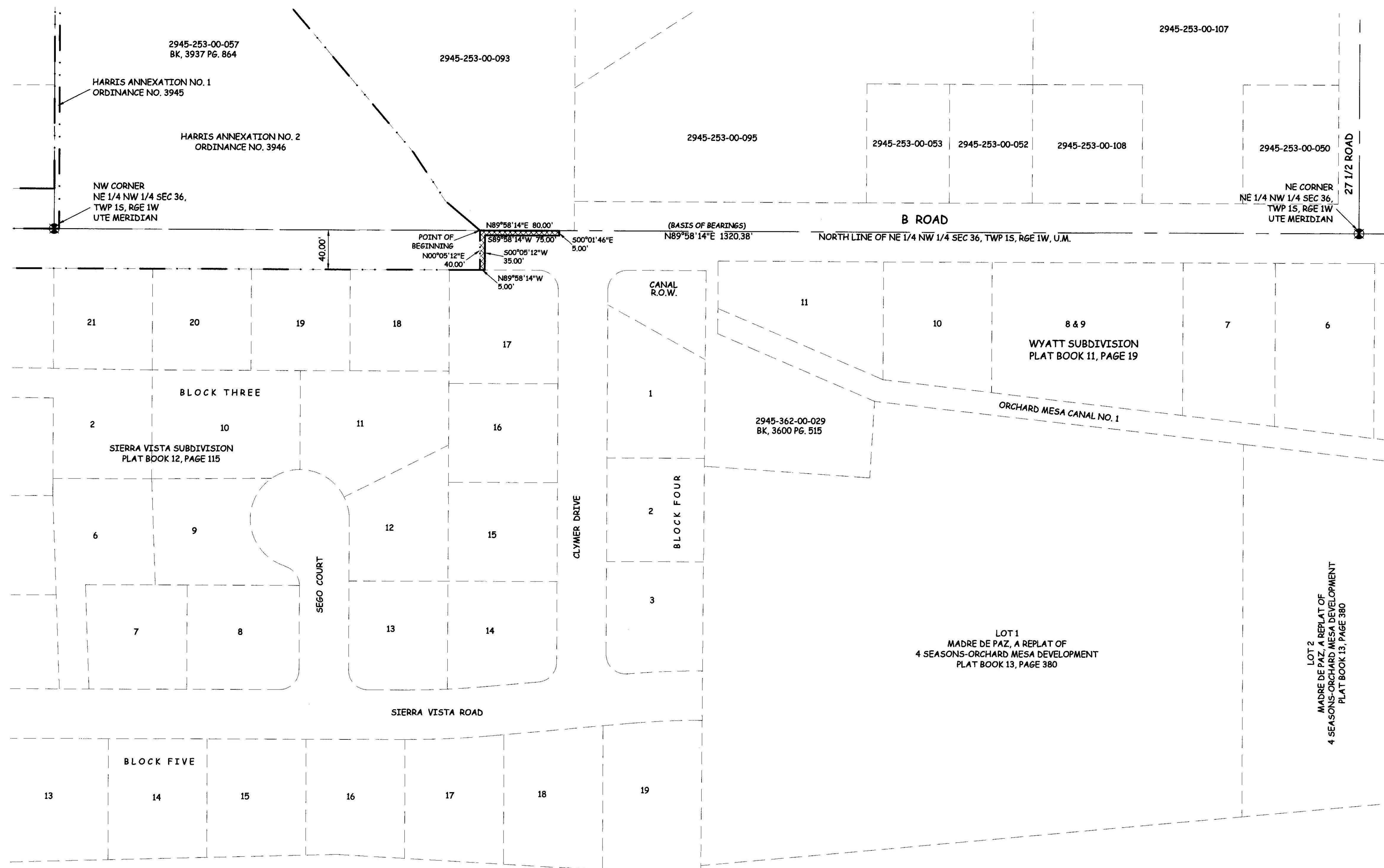


# PROMONTORY ANNEXATION NO. 1

SITUATE IN THE NE 1/4 OF THE NW 1/4 OF SECTION 36,  
TWP 1S, RGE 1W, U.M. COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



## LEGAL DESCRIPTION

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, 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 Southeast corner of that certain parcel of land as described in Book 3937, Page 864, Public Records of Mesa County, Colorado, and assuming the North line of the NE 1/4 NW 1/4 of said Section 36 bears N89°58'14"E with all other bearings contained herein being relative thereto; thence N89°58'14"E along said North line a distance of 80.00 feet; thence S00°01'46"E a distance of 5.00 feet to a point on a line being 5 feet South of and parallel with said North line; thence S89°58'14"W along said parallel line a distance of 75.00 feet; thence S00°05'12"E a distance of 35.00 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road; thence N89°58'14"W along said right of way a distance of 5.00 feet to a point on the Harris Annexation No. 2, City of Grand Junction, Ordinance No. 3946; thence N00°05'12"E along said Harris Annexation No. 2 a distance of 40.00 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

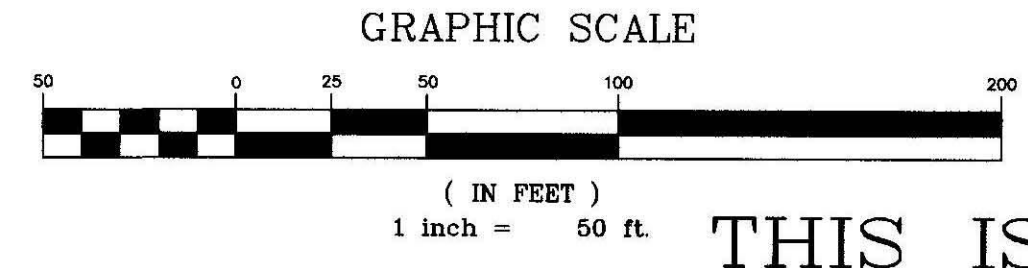
**AREA OF ANNEXATION**

ANNEXATION PERIMETER	240.00 FT
CONTIGUOUS PERIMETER	40.00 FT.
AREA IN SQUARE FEET	575***
AREA IN ACRES	0.01

\*\*\*CONTAINS 575 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY

**LEGEND**

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



**ORDINANCE NO.**  
4068

**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 12-8-06  
DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY P.T.K. DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**SCALE**  
1" = 60'



**PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION**

PROMONTORY ANNEXATION NO. 1

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 19, 2007