

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4069**

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

**THE PROMONTORY ANNEXATION NO. 2**

**APPROXIMATELY .12 ACRES**

**A PORTION OF B ROAD AND CLYMER DRIVE RIGHTS-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. 2**

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 Lot 16 of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of Block Three of said Sierra Vista Subdivision bears N00°01'46"W with all other bearings contained herein being relative thereto; thence N00°01'46"W along said East line a distance of 195.00 feet; thence 31.42 feet along the arc of a 20.00 foot radius curve concave Southwest, having a central angle of 90°00'00" and a chord bearing N45°01'46"W a distance of 28.28 feet; thence S89°57'35"W a distance of 54.45 feet to a point on a line being 5.00 feet East of and parallel with the East line of the Harris Annexation, City of Grand Junction, Ordinance No. 3946; thence

N00°05'12"E along said parallel line a distance of 35.00 feet to a point on a line being 5.00 feet South of and parallel with the North line of the NE1/4 NW1/4 of said Section 36; thence N89°58'14"E along said parallel line a distance of 75.00 feet; thence N00°01'46"W a distance of 5.00 feet to a point on said North line; thence N89°58'14"E along said North line a distance of 9.38 feet; thence S00°01'46"E along a line being 10.00 feet East of and parallel with the East line of said Sierra Vista Subdivision, distance of 255.00 feet; thence S89°58'14"W a distance of 10.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.12 acres (5,238 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.

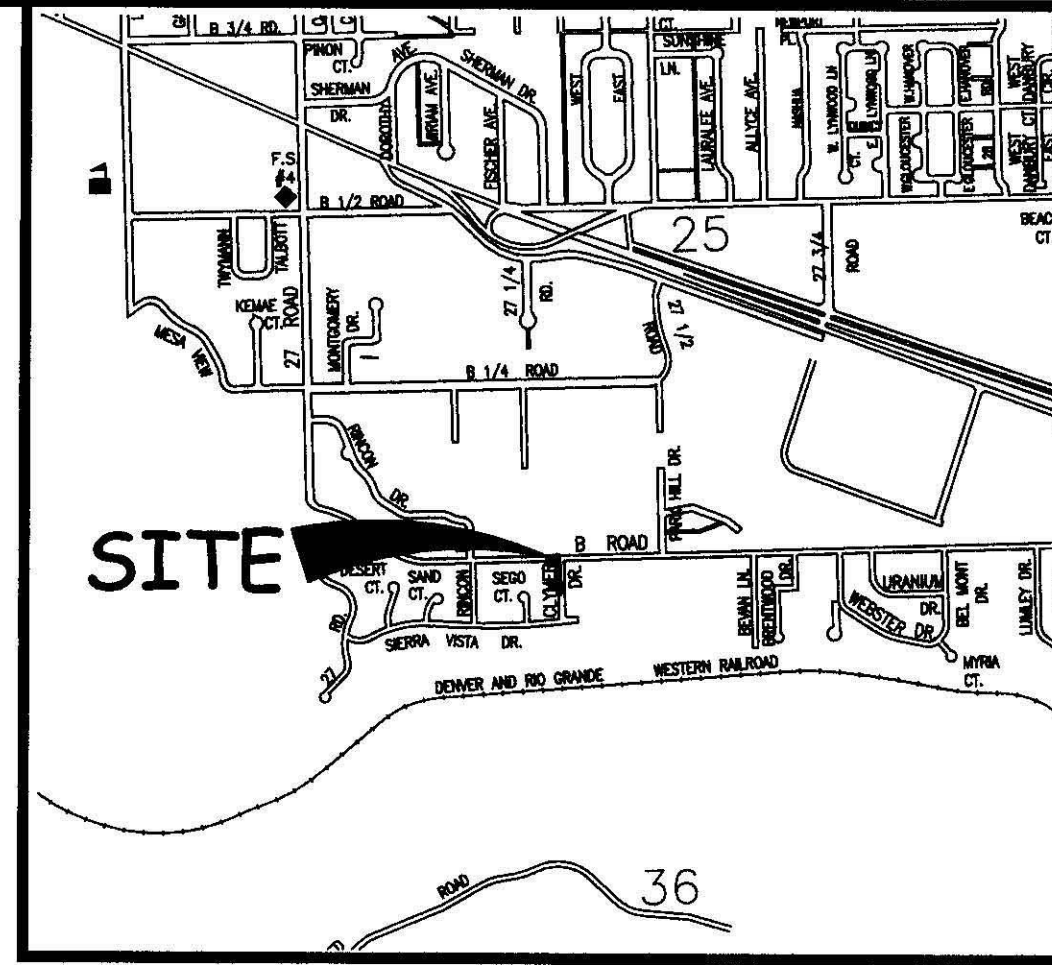
Attest:

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

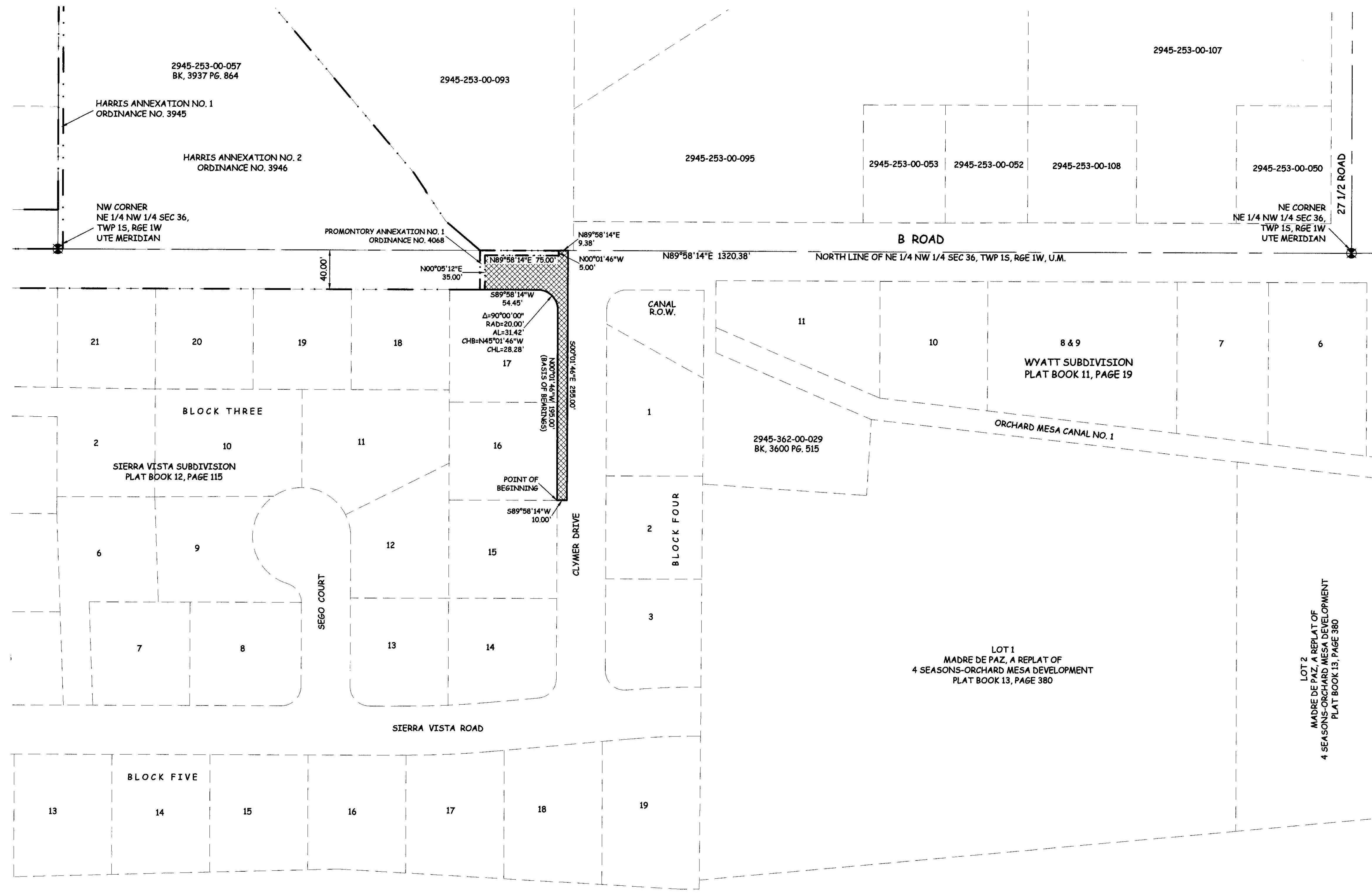
/s/: Stephanie Tuin  
City Clerk

# PROMONTORY ANNEXATION NO. 2

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 Lot 16 of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of Block Three of said Sierra Vista Subdivision bears N00°01'46\"/>

ABBREVIATIONS

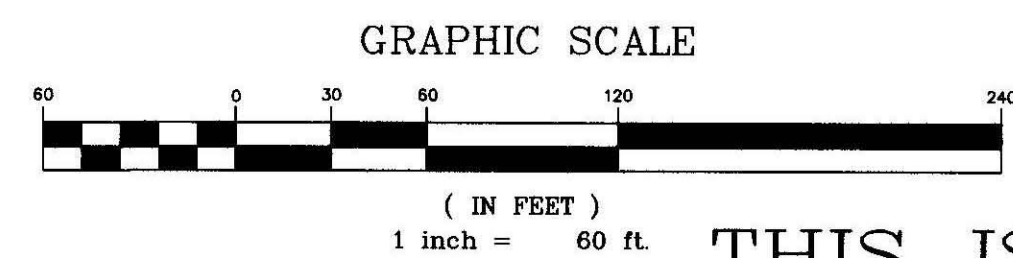
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
A=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

### AREA OF ANNEXATION

ANNEXATION PERIMETER	670.26 FT
CONTIGUOUS PERIMETER	115.00 FT.
AREA IN SQUARE FEET	5,238***
AREA IN ACRES	0.12

### LEGEND

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



ORDINANCE NO.  
4069

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 herein.

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. 2

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