

ORDINANCE NO. 4075

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

RIVER BEND ANNEXATION NO. 1

APPROXIMATELY 0.93 ACRES

**LOCATED SOUTH OF DRY FORK WAY, CRYSTAL DRIVE AND SUNNYSIDE
CIRCLE**

WHEREAS, on the 21st 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 2nd day of May, 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:

RIVER BEND ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, 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 Lot 1, Block Four of River Bend as same is recorded in Plat Book 13, Pages 85-86, Public Records, Mesa County, Colorado, and assuming the East line of said River Bend to bear S00°10'47"W with all bearings contained herein relative thereto; thence S00°10'47"W, along said East line a distance of 160.00 feet to the Southeast corner of Lot 2 of said River Bend; thence N89°53'44"W along the South line of said Lot 2 a distance of 98.72 feet to the Southwest corner and a point on the East line of Yampa Way; thence along the East line of said Yampa Way 70.74 feet along the arc of a 67.00 foot radius curve concave Northwest, having a central angle of 60°29'33" and a

chord bearing S59°51'30"W a distance of 67.50 feet to the Northeast corner of Lot 5 of said River Bend; thence N00°06'16"E a distance of 34.00 feet to a point on the North line of said Yampa Way; thence N89°53'44"W along said North line a distance of 125.04 feet to the Southwest corner of Lot 9 of Block Three of said River Bend; thence N00°10'56"E along the West line of said Lot 9 a distance of 80.00 feet to the Northwest corner of said Lot 9; thence S89°53'44"E along the North line of said Lot 9 a distance of 78.00 feet to the Northeast corner of said Lot 9; thence N00°10'56"E along the West line of Lot 1 of said Block Three a distance of 80.00 feet to the Northwest corner and a point on the South line of Sweetwater Avenue; thence S89°53'44"E along said South line a distance of 204.06 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 0.93 acres (40,298 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 March, 2007 and ordered published.

ADOPTED this 2nd day of May, 2007.

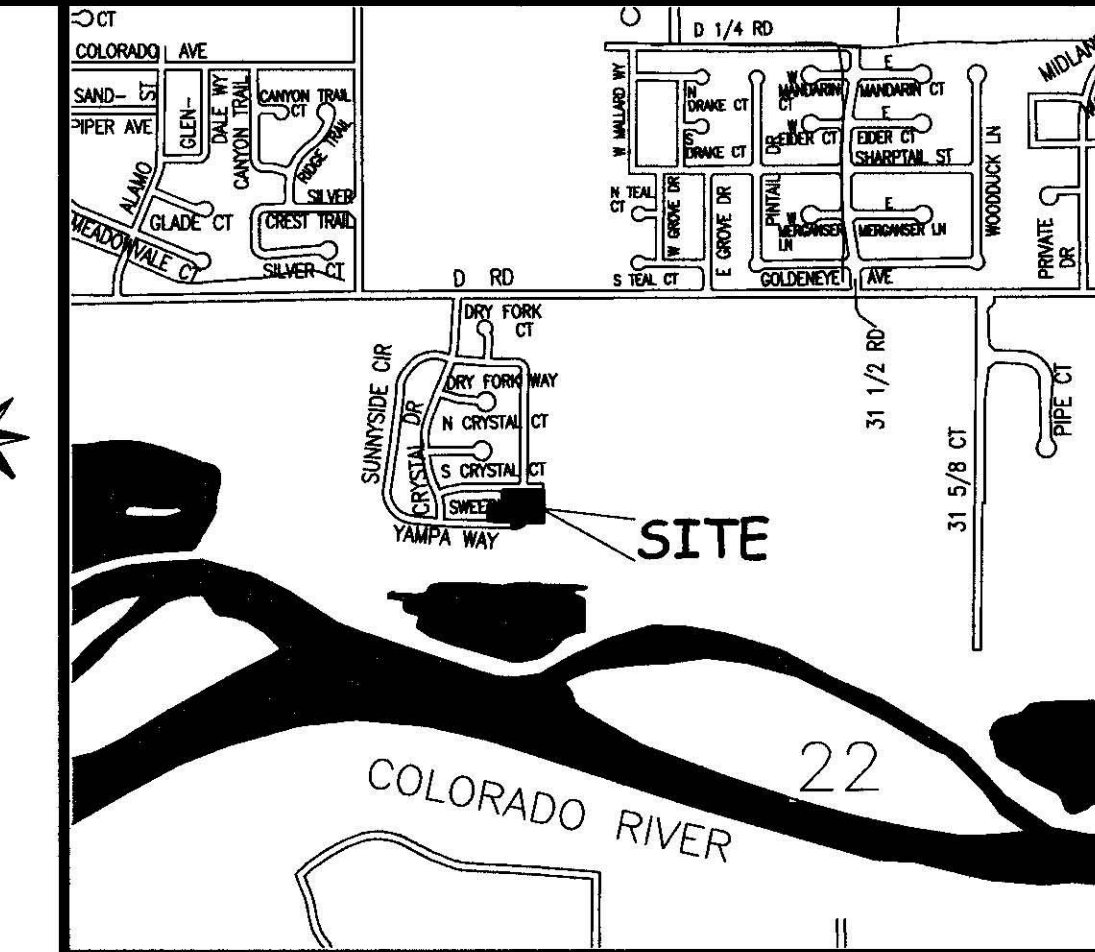
Attest:

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

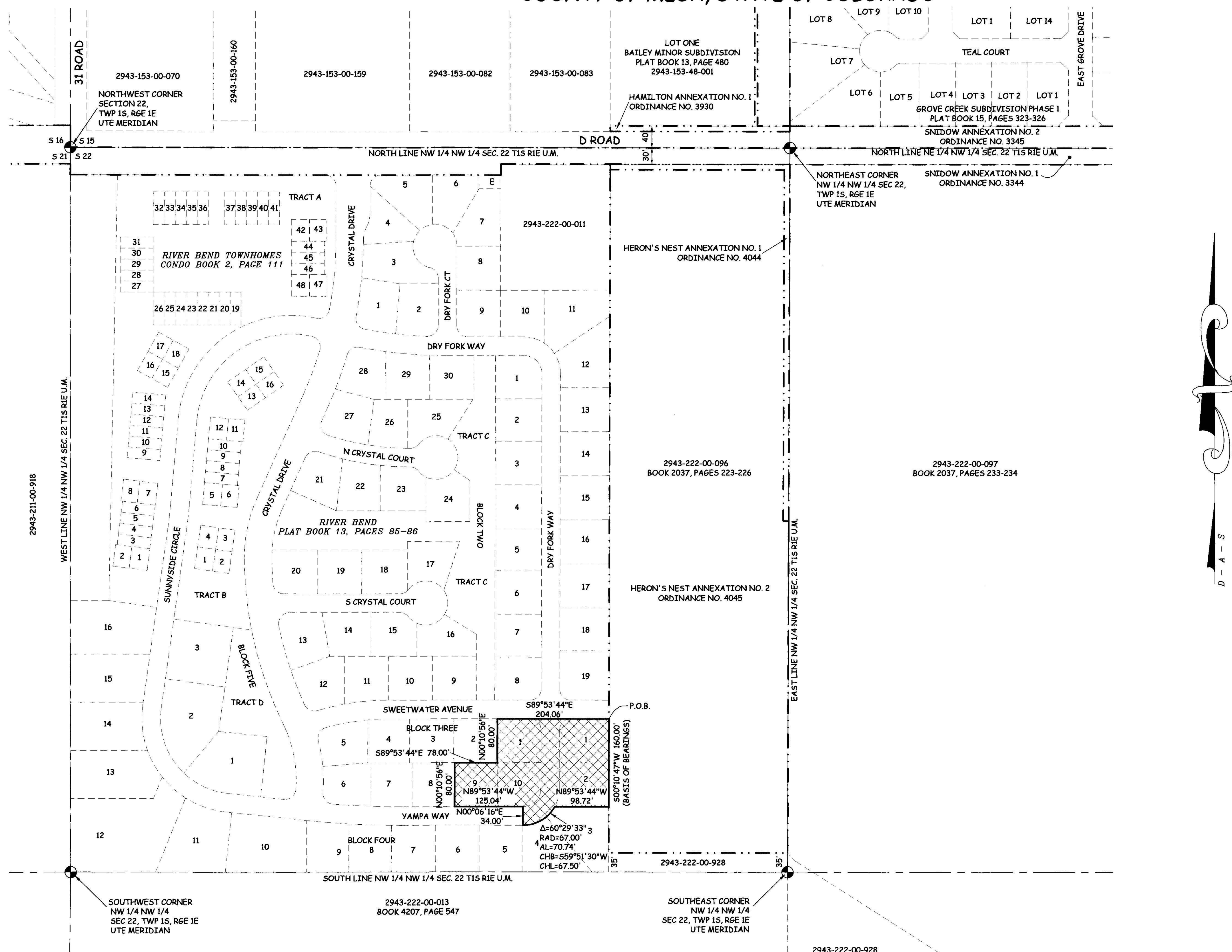
/s/: Stephanie Tuin
City Clerk

RIVER BEND ANNEXATION NO. 1

SITUATE IN THE NW 1/4 NW 1/4 OF SECTION 22, T15, R1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, 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 Lot 1, Block Four of River Bend as same is recorded in Plat Book 13, Pages 85-86, Public Records, Mesa County, Colorado, and assuming the East line of said River Bend to bear $S00^{\circ}10'47''W$ with all bearings contained herein relative thereto; thence $S00^{\circ}10'47''W$, along said East line a distance of 160.00 feet to the Southeast corner of Lot 2 of said River Bend; thence $N89^{\circ}53'44''W$ along the South line of said Lot 2 a distance of 98.72 feet to the Southwest corner and a point on the East line of Yampa Way; thence along the East line of said Yampa Way 70.74 feet along the arc of a 67.00 foot radius curve concave Northwest, having a central angle of $60^{\circ}29'33''$ and a chord bearing $S59^{\circ}51'30''W$ a distance of 67.50 feet to the Northeast corner of Lot 5 of said River Bend; thence $N00^{\circ}06'16''E$ a distance of 34.00 feet to a point on the North line of said Yampa Way; thence $N89^{\circ}53'44''W$ along said North line a distance of 125.04 feet to the Southwest corner of Lot 9 of Block Three of said River Bend; thence $N00^{\circ}10'56''E$ along the West line of said Lot 9 a distance of 80.00 feet to the Northwest corner of said Lot 9; thence $S89^{\circ}53'44''E$ along the North line of said Lot 9 a distance of 78.00 feet to the Northeast corner of said Lot 9; thence $N00^{\circ}10'56''E$ along the West line of Lot 1 of said Block Three a distance of 80.00 feet to the Northwest corner and a point on the South line of Sweetwater Avenue; thence $S89^{\circ}53'44''E$ along said South line a distance of 204.06 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
P.M.	PRINCIPAL MERIDIAN

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: May 7, 2007

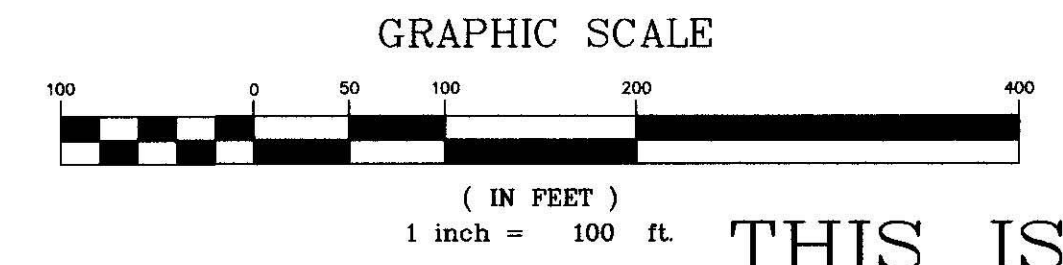


AREA OF ANNEXATION

CONTIGUOUS PERIMETER	160.00 FT.
ANNEXATION PERIMETER	930.56 FT
AREA IN SQUARE FEET	40,298***
AREA IN ACRES	0.93

LEGEND

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



ORDINANCE NO. 4075
 EFFECTIVE DATE JUNE 3, 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 3-2-07
 DESIGNED BY DATE
 CHECKED BY P.T.K. DATE
 APPROVED BY DATE

SCALE
 1" = 100'



PUBLIC WORKS AND UTILITIES
 REAL ESTATE DIVISION

RIVER BEND ANNEXATION NO. 1
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