

ORDINANCE NO. 4083

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

PAGE ANNEXATION NO. 2

APPROXIMATELY 0.58 ACRES

LOCATED IN A PORTION OF THE 20 ½ ROAD RIGHT-OF-WAY

WHEREAS, on the 18th day of April, 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 6th day of June, 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:

PAGE ANNEXATION NO. 2

A certain parcel of land located in Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, Public Records of Mesa County, Colorado, and assuming the East line of said Country Squire Subdivision to bear N00°58'56"E with all bearings contained herein relative thereto; thence N00°58'56"E along said East line a distance of 677.48 feet to the Northeast corner of Lot 22 of said Country Squire Subdivision; thence S89°08'54"E a distance of 20.00 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 15; thence N00°58'56"E along said East line a distance of 126.99 feet to a point on South line of said NE 1/4 SW 1/4; thence N00°58'54"E along the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 15 a distance of 14.16 feet; thence N89°01'03"W a distance of 25.00 to the Southeast corner of Lot 1,

Block 1 of The Homestead, as same is recorded in Plat Book 16, Page 369, Public Records of Mesa County, Colorado, thence N00°58'54"E along said East line a distance of 41.90 feet; thence S89°01'03"E a distance of 30.00 feet to a point on a line being 5.00 feet East of and parallel with said SE 1/4 NW 1/4; thence N00°58'54"E a distance of 415.00 feet; thence S89°54'35"E a distance of 5.00 feet to a point on a line being 10.00 feet East of and parallel with said SE 1/4 NW 1/4; thence S00°58'54"W along said parallel line a distance of 471.06 feet to a point on the South line of said SE 1/4 NW 1/4; thence S00°58'56"W along a line being 10.00 feet East of and parallel with said NE 1/4 SW 1/4 a distance of 804.59 feet; thence N89°01'04"W a distance of 30.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.58 acres (25,267 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 18th day of April, 2007 and ordered published.

ADOPTED on second reading the 6th day of June, 2007.

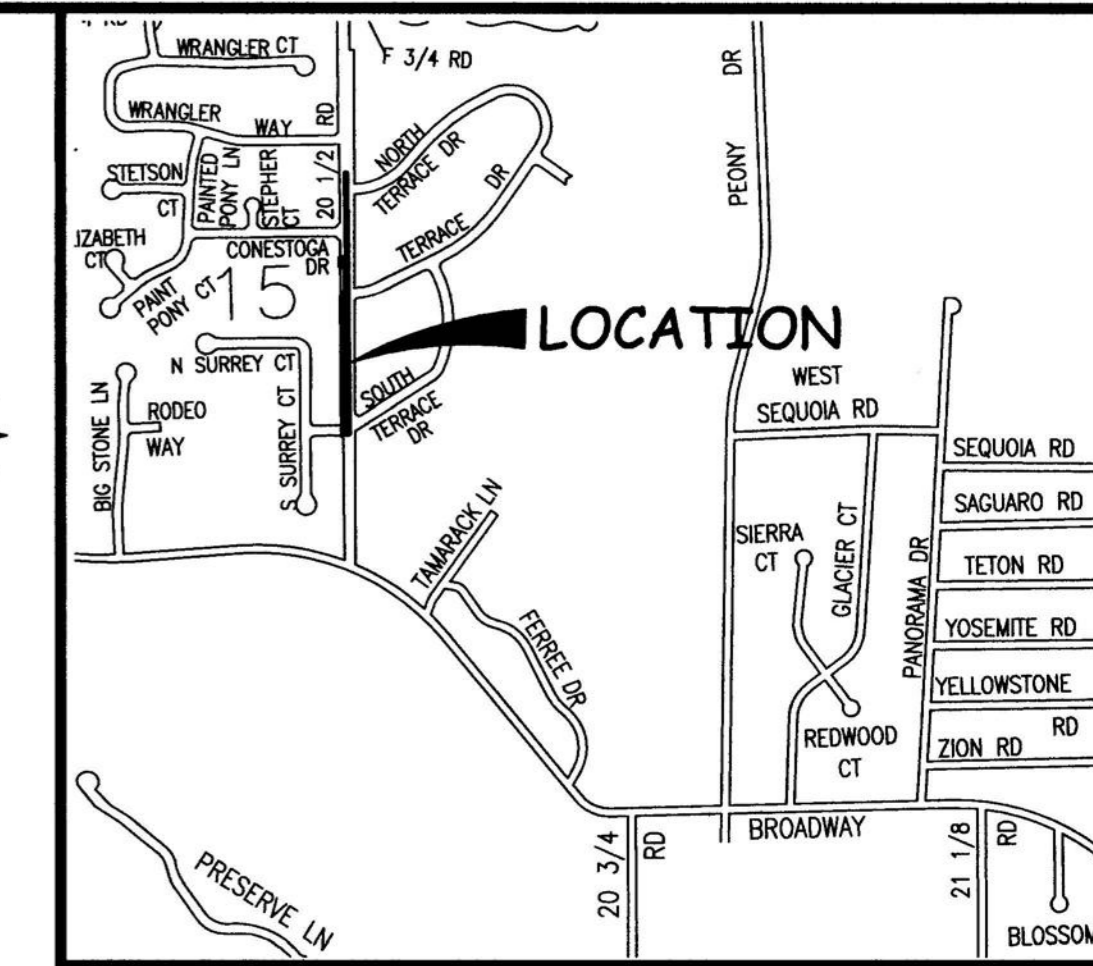
Attest:

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

/s/: Stephanie Tuin
City Clerk

PAGE ANNEXATION NO. 2

SITUATE IN SECTION 15, T11S, R101W, 6th P.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



LEGAL DESCRIPTION

A certain parcel of land located in Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, Public Records of Mesa County, Colorado, and assuming the East line of said Country Squire Subdivision to bear N00°58'56"E with all bearings contained herein relative thereto; thence N00°58'56"E along said East line a distance of 677.48 feet to the Northeast corner of Lot 22 of said Country Squire Subdivision; thence S89°08'54"E a distance of 20.00 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 15; thence N00°58'56"E along said East line a distance of 126.99 feet to a point on South line of said NE 1/4 SW 1/4; thence N00°58'54"E along the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 15 a distance of 14.16 feet; thence N89°01'03"W a distance of 25.00 to the Southeast corner of Lot 1, Block 1 of The Homestead, as same is recorded in Plat Book 16, Page 369, Public Records of Mesa County, Colorado, thence N00°58'54"E along said East line a distance of 41.90 feet; thence S89°01'03"E a distance of 30.00 feet to a point on a line being 5.00 feet East of and parallel with said SE 1/4 NW 1/4; thence N00°58'54"E a distance of 415.00 feet; thence S89°54'35"E a distance of 5.00 feet to a point on a line being 10.00 feet East of and parallel with said SE 1/4 NW 1/4; thence S00°58'54"W along said parallel line a distance of 471.06 feet to a point on the South line of said SE 1/4 NW 1/4; thence S00°58'56"W along a line being 10.00 feet East of and parallel with said NE 1/4 SW 1/4 a distance of 804.59 feet; thence N89°01'04"W a distance of 30.00 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

Notice:
This drawing has been determined to be of sufficient clarity and legibility for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of the Mesa County Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document.

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: June, 8 2007

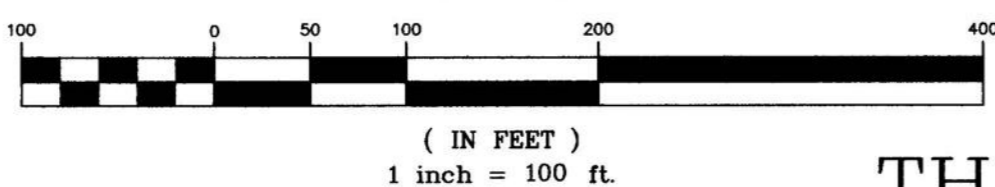


AREA OF ANNEXATION

CONTIGUOUS PERIMETER	445.00 FT.
ANNEXATION PERIMETER	2,661.18 FT
AREA IN SQUARE FEET	25,267***
AREA IN ACRES	0.58

LEGEND

	ANNEXATION BOUNDARY
	EXISTING CITY LIMITS



ORDINANCE NO.
4083

EFFECTIVE DATE
JULY 8, 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	3-16-07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION