

ORDINANCE NO. 4084

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

PAGE ANNEXATION NO. 3

APPROXIMATELY 1.39 ACRES

**LOCATED IN PORTIONS OF THE 20 ½ ROAD
AND BROADWAY RIGHTS-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:

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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 S89°01'04"E a distance of 30.00 feet to a point on a line being 10.00 feet East of and parallel with the West line of the Northwest Quarter of the Southeast Quarter(NW 1/4 SE 1/4) of said Section 15; thence N00°58'56"E along said parallel line a distance of 804.59 feet to a point on the North line of said NW 1/4 SE 1/4; thence N00°58'54"E along a line being 10.00 feet East of and parallel with the West line of the Southwest Quarter of the Northeast Quarter(SW 1/4 NE 1/4) of said Section 15 a distance of 471.06 feet; thence S89°54'35"E a distance

of 20.00 feet to a point on the East line of 20 1/2 Road; thence S00°58'54"W along said East line a distance of 471.22 feet to a point on the South line of said SW 1/4 NE 1/4; thence S00°58'56"W along said East line of 20 1/2 Road a distance of 1332.35 feet to a point on the North line of the Southwest Quarter of the Southeast Quarter(SW 1/4 SE 1/4); thence S01°00'33"W along said East line of 20 1/2 Road a distance of 104.63 feet to a point on the North line of South Broadway; thence N65°48'46"W a distance of 30.51 feet to a point on a line being 2.00 feet East of and parallel with the West line of said SW 1/4 SE 1/4; thence S01°00'33"W along said parallel line a distance of 52.40 feet; thence Southeasterly along and through the paving of said South Broadway the following (3) three courses: (1) 720.55 feet along the arc of a 1419.00 foot radius curve concave Southwest, having a central angle of 29°05'38" and a chord bearing S51°05'08"E a distance of 712.83 feet (2) S37°06'43"E a distance of 602.18 feet (3) 508.05 feet along the arc of a 718.00 foot radius curve concave Northeast, having a central angle of 40°32'30" and a chord bearing S57°19'49"E a distance of 497.52 feet; thence N11°59'00"E a distance of 37.38 feet to a point on the North line of said South Broadway; thence 2.00 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of 00°10'10" and a chord bearing S77°55'55"E a distance of 2.00 feet; thence S11°59'00"W a distance of 39.39 feet to a point on the South line of said SW 1/4 SE 1/4; thence Northwesterly along and through the paving of said South Broadway the following (3) three courses: (1) 511.48 feet along the arc of a 720.00 foot radius curve concave Northeast, having a central angle of 40°42'08" and a chord bearing N57°24'38"W a distance of 500.79 feet (2) N37°06'43"W a distance of 602.19 feet (3) 720.86 feet along the arc of a 1417.00 foot radius curve concave Southwest, having a central angle of 29°08'51" and a chord bearing N51°06'43"W a distance of 713.11 feet to a point on the West line of said SW 1/4 SE 1/4; thence N01°00'33"E along said West line a distance of 54.57 feet; thence N65°48'46"W a distance of 21.71 feet to a point on the West line of said 22 1/2 Road; thence N01°00'33"E along said West line a distance of 82.85 feet to a point on the North line of said SW 1/4 SE 1/4; thence N00°58'56"W along said West line a distance of 527.96 feet, more or less, to the Point of Beginning.

Said parcel contains 1.39 acres (60,439 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.

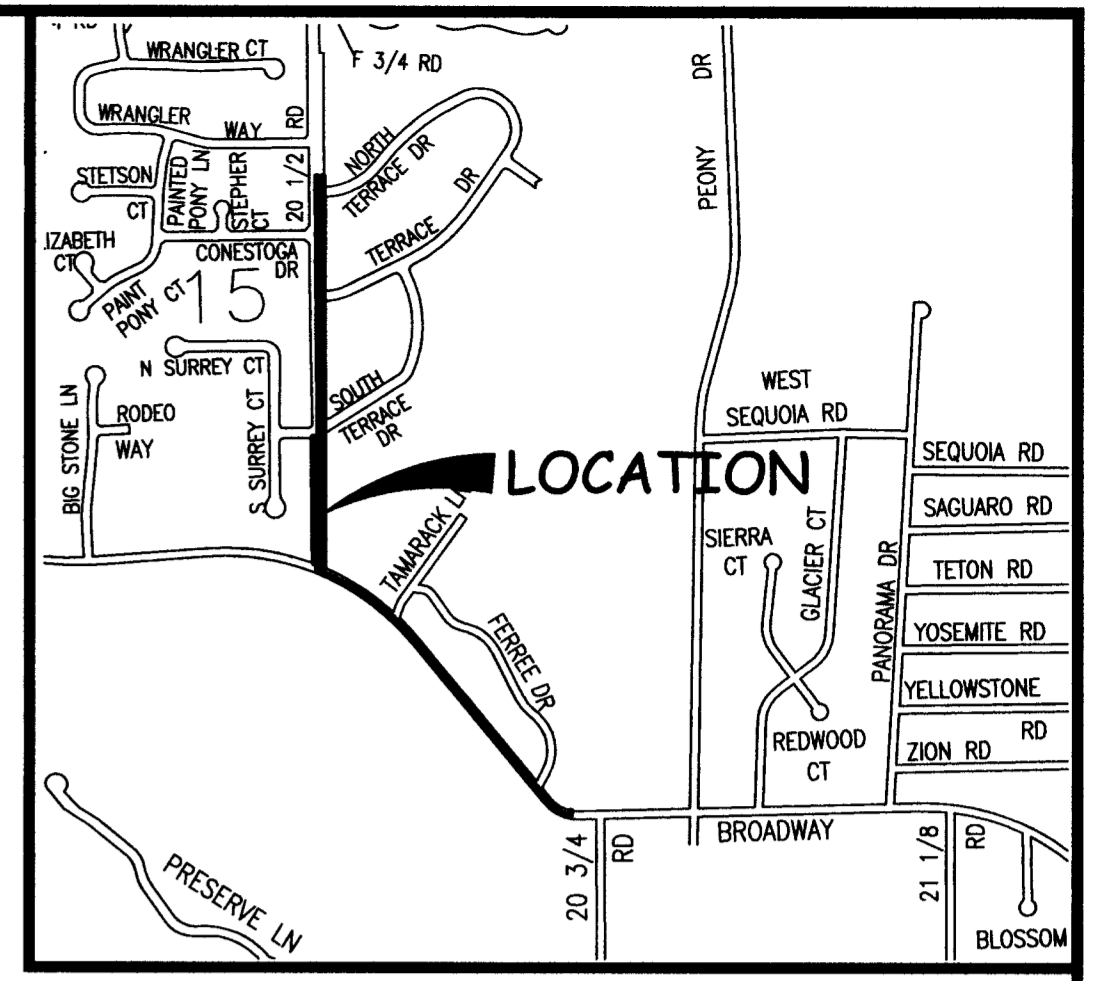
Attest:

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

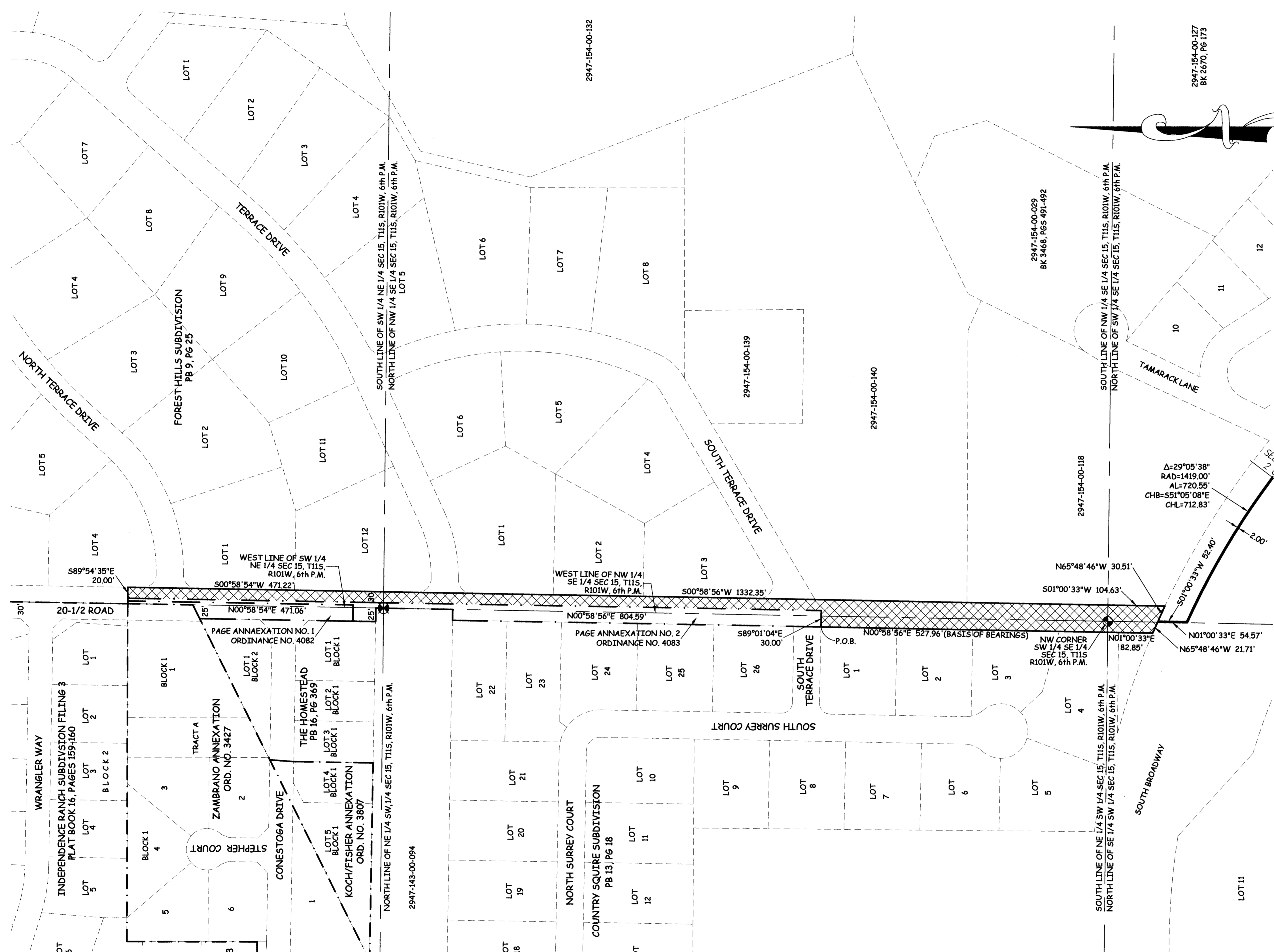
/s/: Stephanie Tuin
City Clerk

PAGE ANNEXATION NO. 3

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:

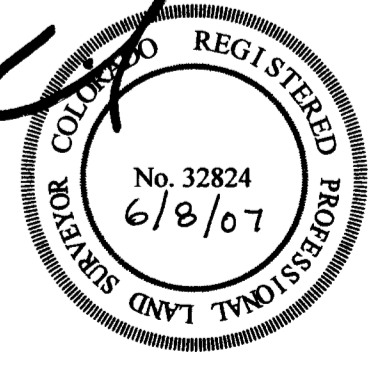
BEGINNING at the Northeast corner of Lot 1 of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, Public Records of Mesa County, Colorado, and assuming the East line of said Country Squire Subdivision to bear $N00^{\circ}58'56''E$ with all bearings contained herein relative thereto; thence $S89^{\circ}01'04''E$ a distance of 30.00 feet to a point on a line being 10.00 feet East of and parallel with the West line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 15; thence $N00^{\circ}58'56''E$ along said parallel line a distance of 804.59 feet to a point on the North line of said NW 1/4 SE 1/4; thence $N00^{\circ}58'54''E$ along a line being 10.00 feet East of and parallel with the West line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 15 a distance of 471.06 feet; thence $S89^{\circ}54'35''E$ a distance of 20.00 feet to a point on the East line of 20 1/2 Road; thence $S00^{\circ}58'54''W$ along said East line a distance of 471.22 feet to a point on the South line of said SW 1/4 NE 1/4; thence $S00^{\circ}58'56''W$ along said East line of 20 1/2 Road a distance of 1332.35 feet to a point on the North line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4); thence $S01^{\circ}00'33''W$ along said East line of 20 1/2 Road a distance of 104.63 feet to a point on the North line of South Broadway; thence $N65^{\circ}48'46''W$ a distance of 30.51 feet to a point on a line being 2.00 feet East of and parallel with the West line of said SW 1/4 SE 1/4; thence $S01^{\circ}00'33''W$ along said parallel line a distance of 52.40 feet; thence Southeast along and through the paving of said South Broadway the following (3) three courses: (1) 720.55 feet along the arc of a 1419.00 foot radius curve concave Southwest, having a central angle of $29^{\circ}05'38''$ and a chord bearing $S51^{\circ}05'08''E$ a distance of 712.83 feet (2) $S37^{\circ}06'43''E$ a distance of 602.18 feet (3) 508.05 feet along the arc of a 718.00 foot radius curve concave Northeast, having a central angle of $40^{\circ}32'30''$ and a chord bearing $S57^{\circ}19'49''E$ a distance of 497.52 feet; thence $N11^{\circ}59'00''E$ a distance of 37.38 feet to a point on the North line of said South Broadway; thence 2.00 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of $00^{\circ}10'10''$ and a chord bearing $S77^{\circ}55'55''E$ a distance of 2.00 feet; thence $S11^{\circ}59'00''W$ a distance of 39.39 feet to a point on the South line of said SW 1/4 SE 1/4; thence Northwest along and through the paving of said South Broadway the following (3) three courses: (1) 511.48 feet along the arc of a 720.00 foot radius curve concave Northeast, having a central angle of $40^{\circ}42'08''$ and a chord bearing $N57^{\circ}24'38''W$ a distance of 500.79 feet (2) $N37^{\circ}06'43''W$ a distance of 602.19 feet (3) 720.86 feet along the arc of a 1417.00 foot radius curve concave Southwest, having a central angle of $29^{\circ}08'51''$ and a chord bearing $N51^{\circ}06'43''W$ a distance of 713.11 feet to a point on the West line of said SW 1/4 SE 1/4; thence $N01^{\circ}00'33''E$ along said West line a distance of 54.57 feet; thence $N65^{\circ}48'46''W$ a distance of 21.71 feet to a point on the West line of said 20 1/2 Road; thence $N01^{\circ}00'33''E$ along said West line a distance of 82.85 feet to a point on the North line of said SW 1/4 SE 1/4; thence $N00^{\circ}58'56''W$ along said West line a distance of 527.96 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 I. Krick
PETER I. KRICK, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
DATE: June 8, 2007

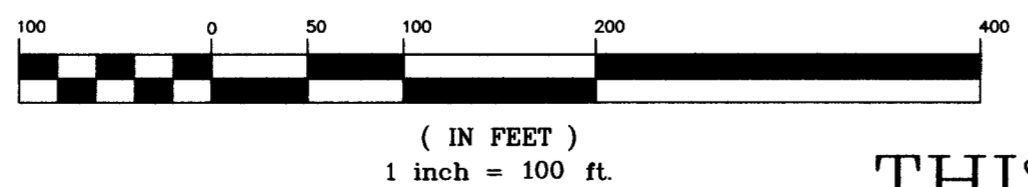


AREA OF ANNEXATION

CONTIGUOUS PERIMETER	1305.65 FT.
ANNEXATION PERIMETER	7,747.98 FT.
AREA IN SQUARE FEET	60,439.33
AREA IN ACRES	1.39

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO.
4084

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'

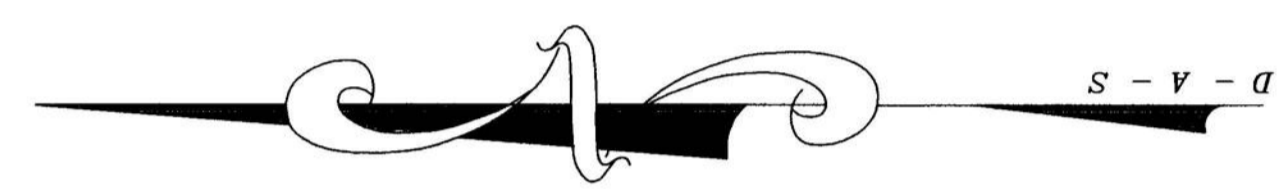
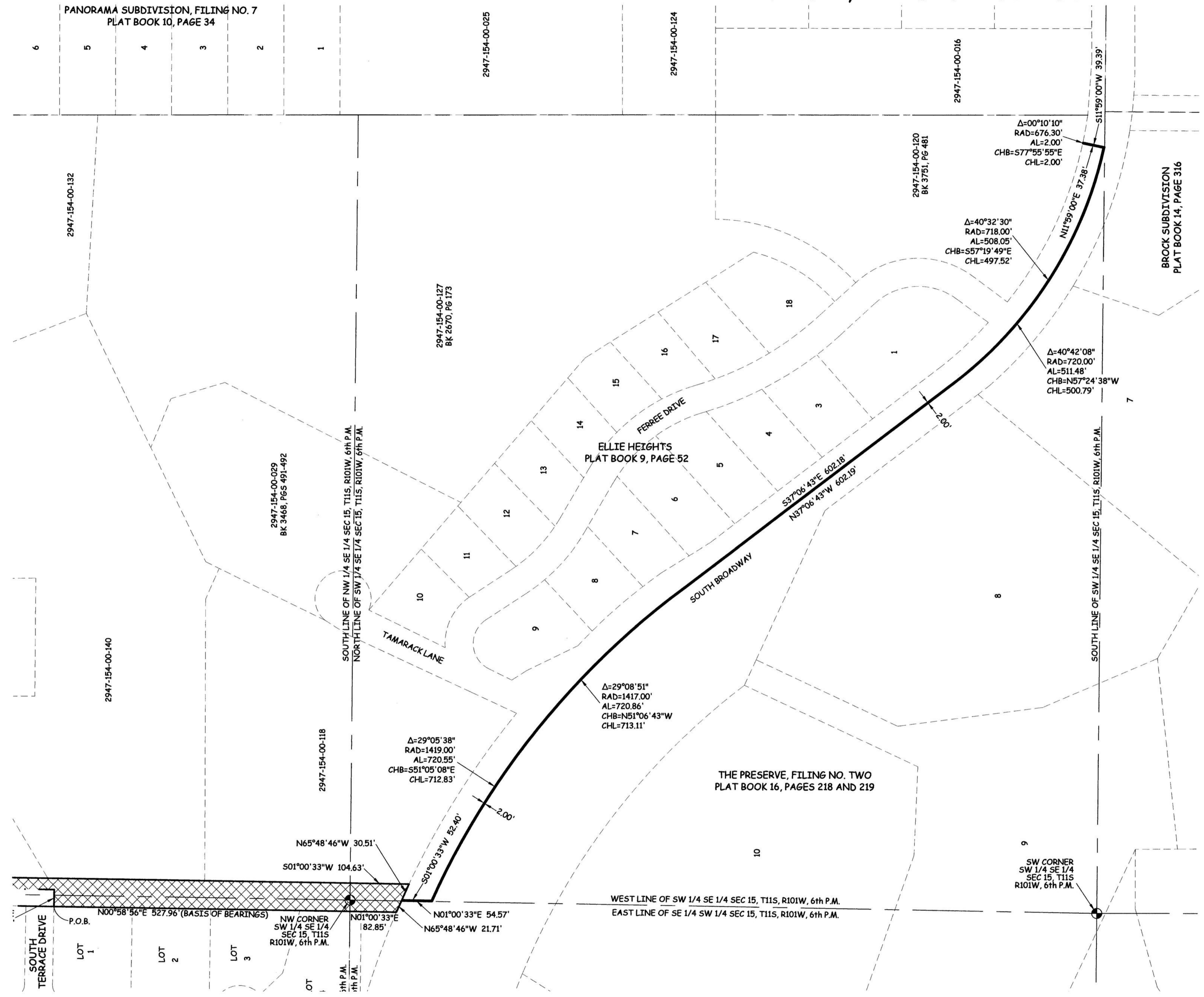
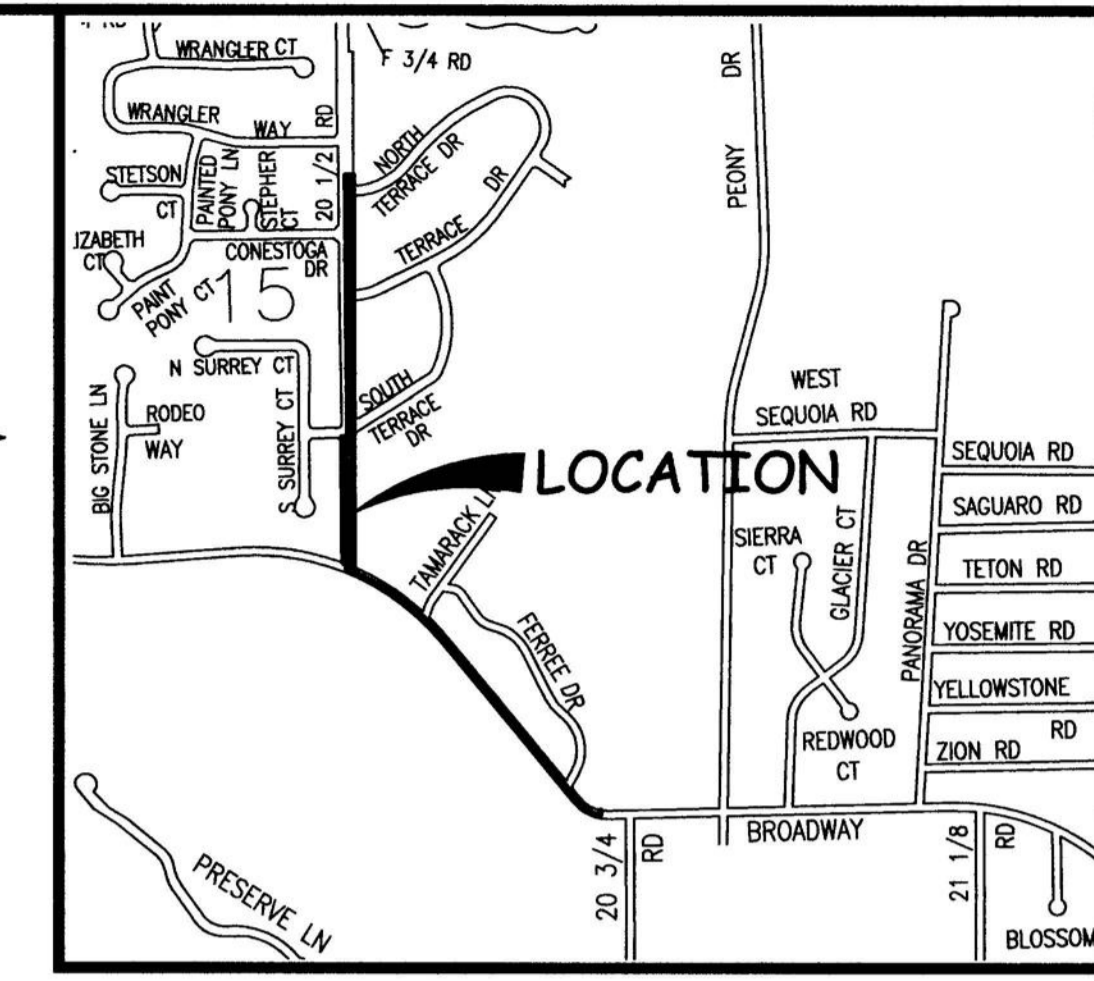


PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

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



LEGAL DESCRIPTION

See sheet 1 of 2 for Legal Description

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RCE.	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

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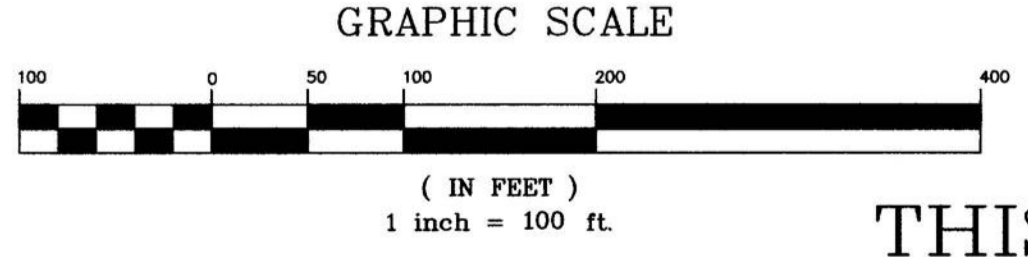
Peter T. Krick
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
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ANNEXATION BOUNDARY	—————
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PUBLIC WORKS
AND UTILITIES
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