

ORDINANCE NO. 4085

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

PAGE ANNEXATION NO. 4

APPROXIMATELY 17.52 ACRES

**LOCATED AT 2074 BROADWAY AND 2076 FERREE DRIVE
INCLUDING PORTIONS OF THE BROADWAY AND
FERREE DRIVE 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:

PAGE ANNEXATION NO. 4

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 that certain parcel of land as described in Book 2670, Page 173, Public Records of Mesa County, Colorado, and assuming the East line of said parcel to bear S00°03'46"E with all bearings contained herein relative thereto; thence S00°03'46"E along the East line of said parcel a distance of 1099.91 feet to the Northeast corner of that certain parcel of land as described in Book 3751, Page 481, Public Records of Mesa County, Colorado; thence S00°00'08"E along the East line of said parcel a distance of 664.50 feet to a point on the North line of South Broadway; thence along said North line 51.44 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of 04°21'29" and a chord bearing N80°01'35"W a distance of 51.43

feet; thence $S11^{\circ}59'00''W$ a distance of 37.38 feet; thence Northwesterly along and through the paving of said South Broadway the following (3) three courses: (1) 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 $N57^{\circ}19'49''W$ a distance of 497.52 feet; (2) $N37^{\circ}06'43''W$ a distance of 602.18 feet (3) 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 $N51^{\circ}05'08''W$ a distance of 712.83 feet to a point on a line being 2.00 feet East of and parallel with the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 15; thence $N01^{\circ}00'33''E$ along said parallel line a distance of 52.40 feet; thence $S65^{\circ}48'46''E$ a distance of 2.18 feet; thence $S01^{\circ}00'33''W$ along a line being 4.00 feet East of parallel with the West line of said SW 1/4 SE 1/4 a distance of 50.23 feet; thence Southeasterly along and through the paving of said South Broadway the following (3) three courses: (1) 720.24 feet along the arc of a 1421.00 foot radius curve concave Southwest, having a central angle of $29^{\circ}02'26''$ and a chord bearing $S51^{\circ}03'34''E$ a distance of 712.55 feet; (2) $S37^{\circ}06'43''E$ a distance of 602.17 feet (3) 504.62 feet along the arc of a 716.00 foot radius curve concave Northeast, having a central angle of $40^{\circ}22'50''$ and a chord bearing $S57^{\circ}14'59''E$ a distance of 494.24 feet; thence $N11^{\circ}59'00''E$ a distance of 35.36 feet to a point on the North line of said South Broadway; thence along said North line 312.61 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of $26^{\circ}28'35''$ and a chord bearing $N64^{\circ}26'03''W$ a distance of 309.83 feet to a point on the Northerly line of Ferree Drive; thence $N47^{\circ}11'55''W$ a distance of 49.89 feet to a point on the Westerly line of Ferree Drive; thence along said Westerly line the following (3) three courses: (1) $N36^{\circ}29'20''E$ a distance of 69.91 feet (2) 158.32 feet along the arc of a 115.00 foot radius curve concave West, having a central angle of $78^{\circ}52'49''$ and a chord bearing $N02^{\circ}57'04''W$ a distance of 146.11 feet (3) $N42^{\circ}23'28''W$ a distance of 51.11 feet; thence $N47^{\circ}36'32''E$ a distance of 50.78 feet to a point on the North line of said Ferree Drive; thence 172.31 feet along the arc of a 289.64 foot radius curve concave Northwest, having a central angle of $34^{\circ}05'09''$ and a chord bearing $N30^{\circ}59'48''E$ a distance of 169.78 feet to a point on the North line of Ellie Heights, as same is recorded in Plat Book 9, Page 52, Public Records, Mesa County, Colorado; thence $N32^{\circ}06'14''W$ along said North line a distance of 353.57 feet; thence $N49^{\circ}21'35''W$ along said North line a distance of 338.79 feet to a point on the East line of that certain parcel of land as described in Book 3468, Pages 491-492, Public Records of Mesa County, Colorado; thence $N26^{\circ}52'37''E$ along said East line a distance of 471.33 feet; thence $N16^{\circ}37'18''W$ along said East line a distance of 100.27 feet; thence $N67^{\circ}28'16''W$ along said East line a distance of 93.80 feet; thence $N64^{\circ}08'52''E$ along the North line of said parcel as described in said Book 2670, Page 173, a distance of 264.72 feet; thence $S86^{\circ}43'03''E$ along said North line a distance of 352.53 feet, more or less, to the Point of Beginning.

Said parcel contains 17.52 acres (763,330 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.

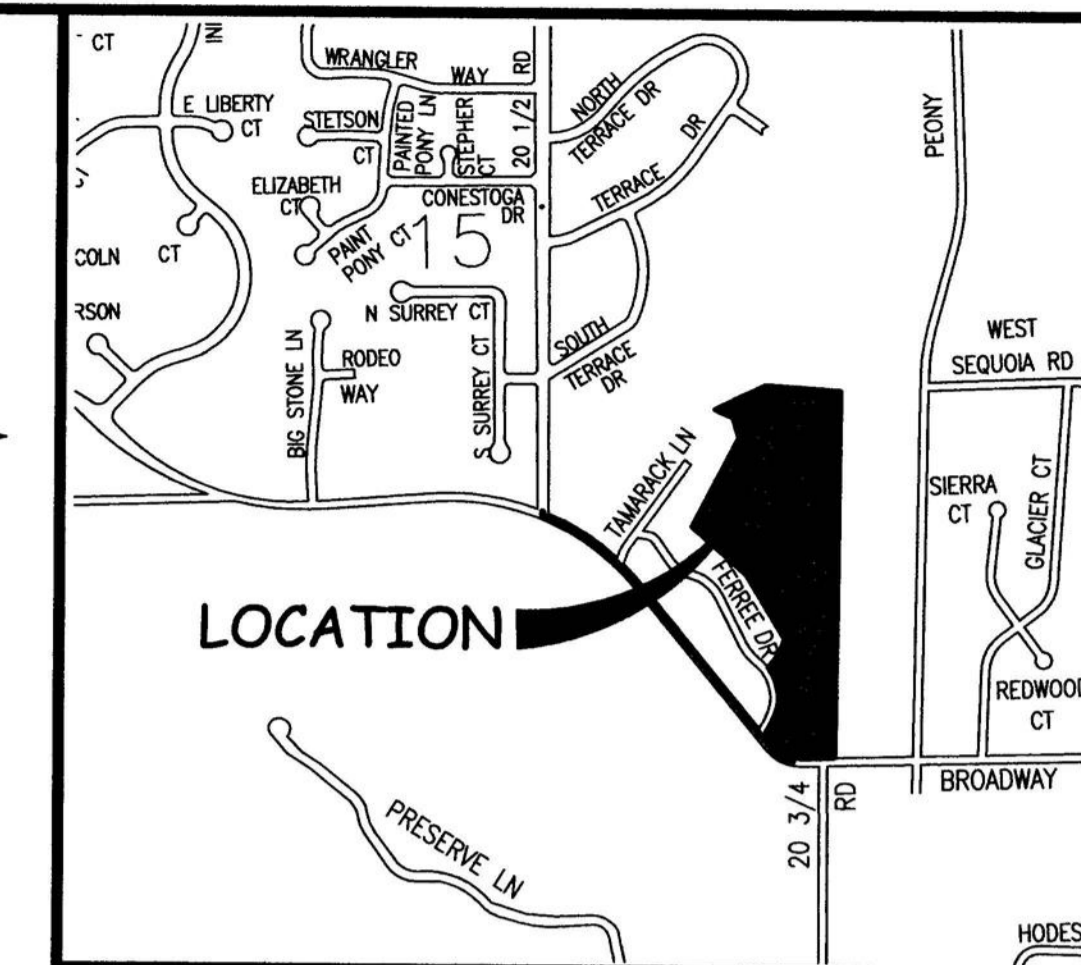
Attest:

/s/: Stephanie Tuin
City Clerk

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

PAGE ANNEXATION NO. 4

SITUATE IN THE W 1/2 OF THE SE 1/4 SECTION 15, T11S, R101W, 6th P.M.
COUNTY OF MESA, STATE OF COLORADO

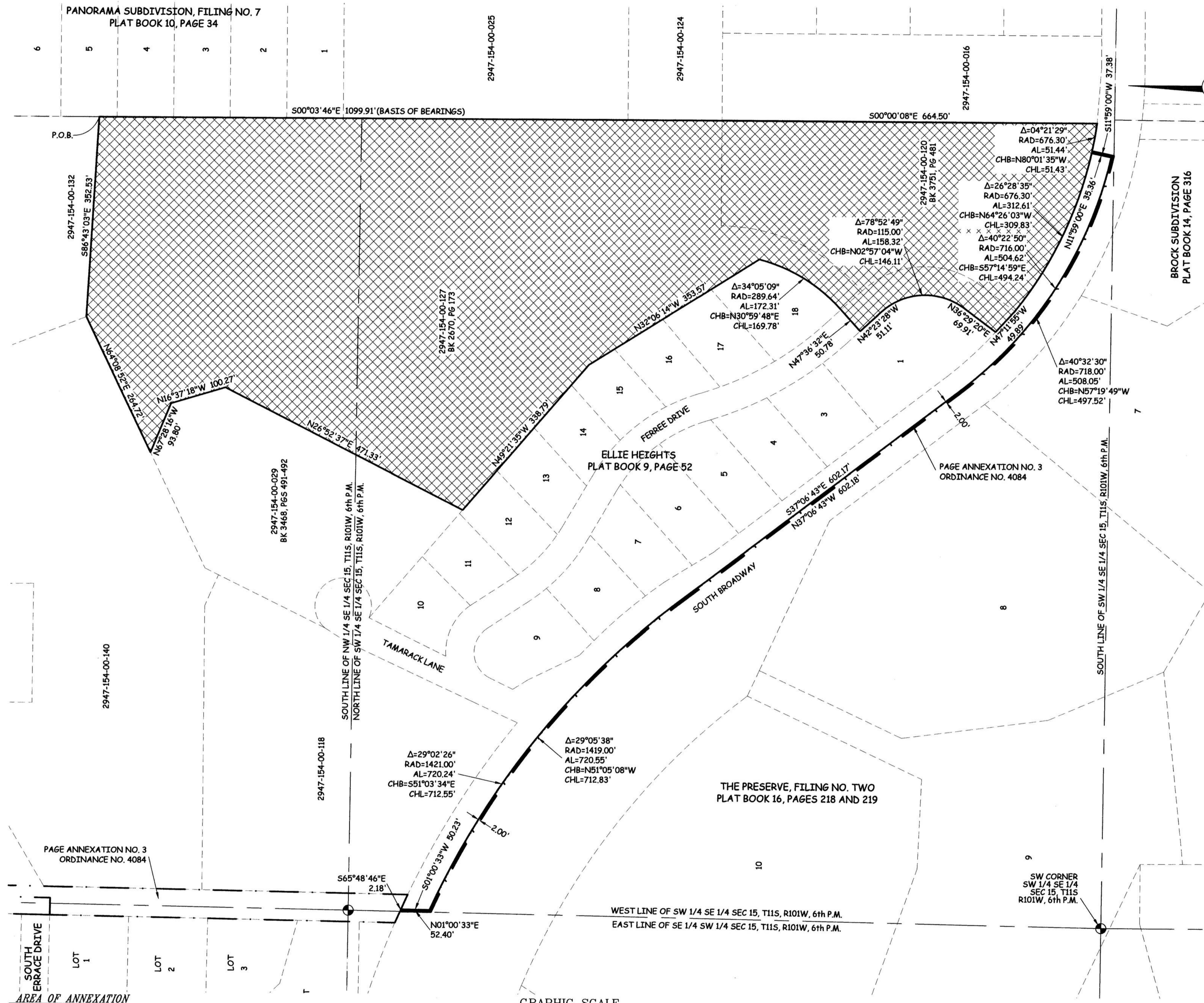


LOCATION MAP: NOT-TO-SCALE

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 that certain parcel of land as described in Book 2670, Page 173, Public Records of Mesa County, Colorado, and assuming the East line of said parcel to bear 500°03'46"E with all bearings contained herein relative thereto; thence 500°03'46"E along the East line of said parcel a distance of 1099.91 feet to the Northeast corner of that certain parcel of land as described in Book 3751, Page 481, Public Records of Mesa County, Colorado; thence 500°00'08"E along the East line of said parcel a distance of 664.50 feet to a point on the North line of South Broadway; thence along said North line 51.44 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of 04°21'29" and a chord bearing N80°01'35"W a distance of 51.43 feet; thence 511°59'00"W a distance of 37.38 feet; thence Northwesterly along and through the paving of said South Broadway the following (3) three courses: (1) 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 N57°19'49"W a distance of 497.52 feet; (2) N37°06'43"W a distance of 602.18 feet (3) 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 N51°05'08"W a distance of 712.83 feet to a point on a line being 2.00 feet East of and parallel with the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 15; thence N01°00'33"E along said parallel line a distance of 52.40 feet; thence S65°48'46"E a distance of 2.18 feet; thence S01°00'33"W along a line being 4.00 feet East of parallel with the West line of said SW 1/4 SE 1/4 a distance of 50.23 feet; thence Southeasterly along and through the paving of said South Broadway the following (3) three courses: (1) 720.24 feet along the arc of a 1421.00 foot radius curve concave Southwest, having a central angle of 29°02'26" and a chord bearing S51°03'34"E a distance of 712.55 feet; (2) S37°06'43"E a distance of 602.17 feet (3) 504.62 feet along the arc of a 716.00 foot radius curve concave Northeast, having a central angle of 40°22'50" and a chord bearing S57°14'59"E a distance of 494.24 feet; thence N11°59'00"E a distance of 35.36 feet to a point on the North line of said South Broadway; thence along said North line 312.61 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of 26°28'35" and a chord bearing N64°26'03"W a distance of 309.83 feet to a point on the Northerly line of Ferree Drive; thence N47°11'55"W a distance of 49.89 feet to a point on the Westerly line of Ferree Drive; thence along said Westerly line the following (3) three courses: (1) N36°29'20"E a distance of 69.91 feet (2) 158.32 feet along the arc of a 115.00 foot radius curve concave West, having a central angle of 78°52'49" and a chord bearing N02°57'04"W a distance of 146.11 feet (3) N42°23'28"W a distance of 51.11 feet; thence N47°36'32"E a distance of 50.78 feet to a point on the North line of said Ferree Drive; thence 172.31 feet along the arc of a 289.64 foot radius curve concave Northwest, having a central angle of 34°05'09" and a chord bearing N30°59'48"E a distance of 169.78 feet to a point on the North line of Ellie Heights, as same is recorded in Plat Book 9, Page 52, Public Records, Mesa County, Colorado; thence N32°06'14"W along said North line a distance of 353.57 feet; thence N49°21'35"W along said North line a distance of 338.79 feet to a point on the East line of that certain parcel of land as described in Book 3468, Pages 491-492, Public Records of Mesa County, Colorado; thence N26°52'37"E along said East line a distance of 471.33 feet; thence N16°37'18"W along said East line a distance of 100.27 feet; thence N67°28'16"W along said East line a distance of 93.80 feet; thence N64°08'52"E along the North line of said parcel as described in said Book 2670, Page 173, a distance of 264.72 feet; thence S86°43'03"E along said North line a distance of 352.53 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.

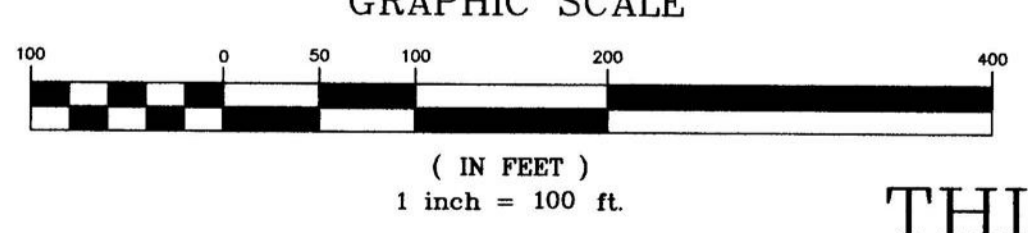
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: June 8, 2007

LEGEND

| | |
|----------------------|--------------|
| CONTIGUOUS PERIMETER | 1,922.73 FT. |
| ANNEXATION PERIMETER | 8,491.11 FT |
| AREA IN SQUARE FEET | 763,330*** |
| AREA IN ACRES | 17.52 |

ANNEXATION BOUNDARY
EXISTING CITY LIMITS



ORDINANCE NO.
 4085
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**