

ORDINANCE NO. 4087

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

THREE SISTERS ANNEXATION

APPROXIMATELY 128.92 ACRES

**LOCATED AT 2431 MONUMENT ROAD
INCLUDING PORTIONS OF THE MONUMENT ROAD RIGHT-OF-WAY**

WHEREAS, on the 2nd day of May, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
THREE SISTERS ANNEXATION
2945-214-00-071**

A certain parcel of land lying in the South Half of the Northeast Quarter (S 1/2 NE 1/4) and the West Half of the Southeast Quarter (W 1/2 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 21, 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 Northwest corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 21 and assuming the North line of said NW 1/4 SE 1/4 bears S89°13'42"W with all other bearings contained herein being relative thereto; thence N00°21'32"E along the East line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 21 a distance of 44.94 feet; thence N44°28'32"E a distance of 120.31 feet; thence N64°12'32"E a distance of 722.26 feet; thence N70°57'32"E a distance of 660.76 feet; thence

S19°02'28"E a distance of 29.45 feet; thence S26°07'09"W a distance of 42.43 feet; thence S18°52'51"E a distance of 128.01 feet; thence 224.26 feet along the arc of a 156.50 foot radius curve concave Northwest, having a central angle of 82°06'13" and a chord bearing S22°10'12"W a distance of 205.56 feet; thence 56.86 feet along the arc of a 128.00 foot radius curve concave Southeast, having a central angle of 25°27'01" and a chord bearing S50°29'46"W a distance of 56.39 feet; thence 183.03 feet along the arc of a 417.00 foot radius curve concave Northwest, having a central angle of 25°08'52" and a chord bearing S50°20'43"W a distance of 181.56 feet; thence S62°55'09"W a distance of 241.04 feet; thence 18.92 feet along the arc of a 158.00 foot radius curve concave Southeast, having a central angle of 06°51'41" and a chord bearing S59°29'16"W a distance of 18.91 feet to a point on the North line of said NW 1/4 SE 1/4; thence S89°13'42"W along said North line a distance of 900.16, more or less, to the Point of Beginning.

TOGETHER WITH the West Half of the Southeast Quarter (W 1/2 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 21

Said parcel contains 128.92 acres (5,615,559 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 2nd day of May, 2007 and ordered published.

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

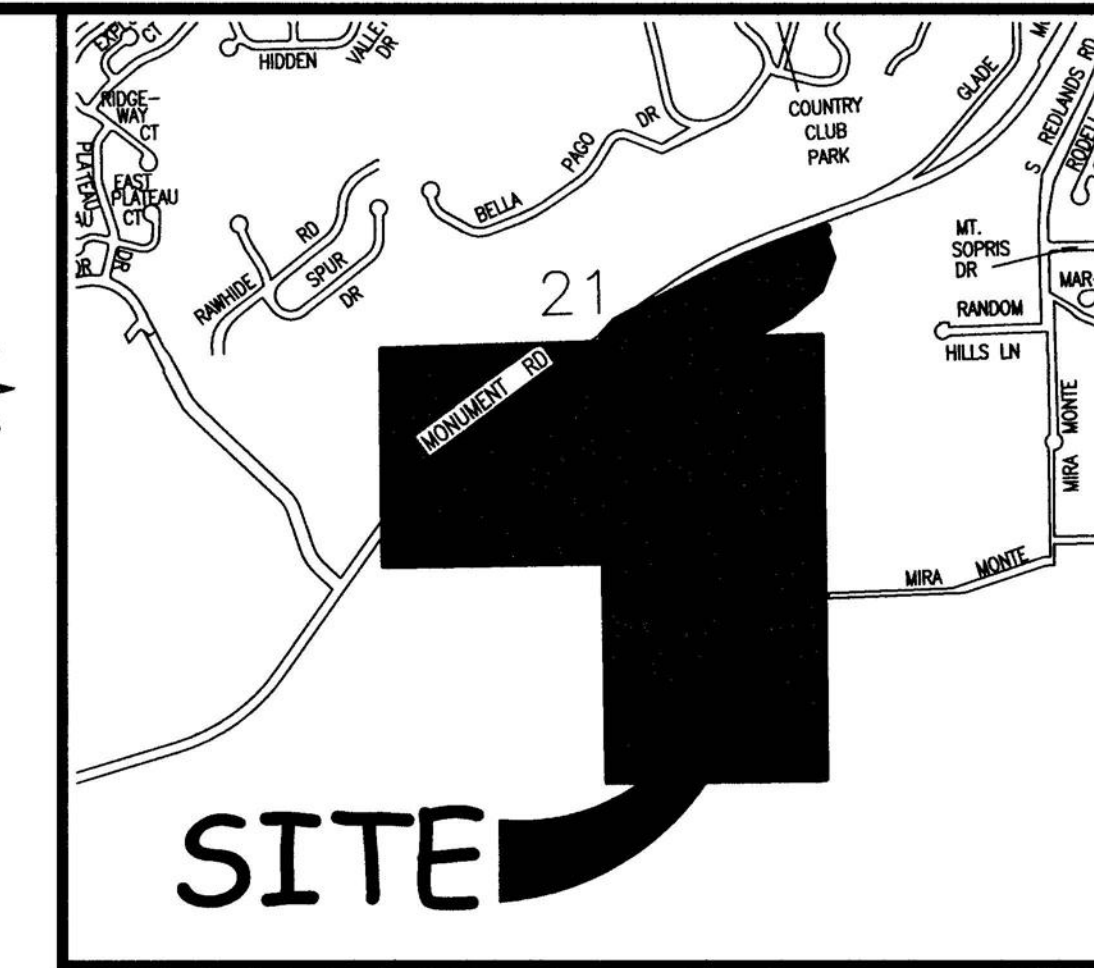
Attest:

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

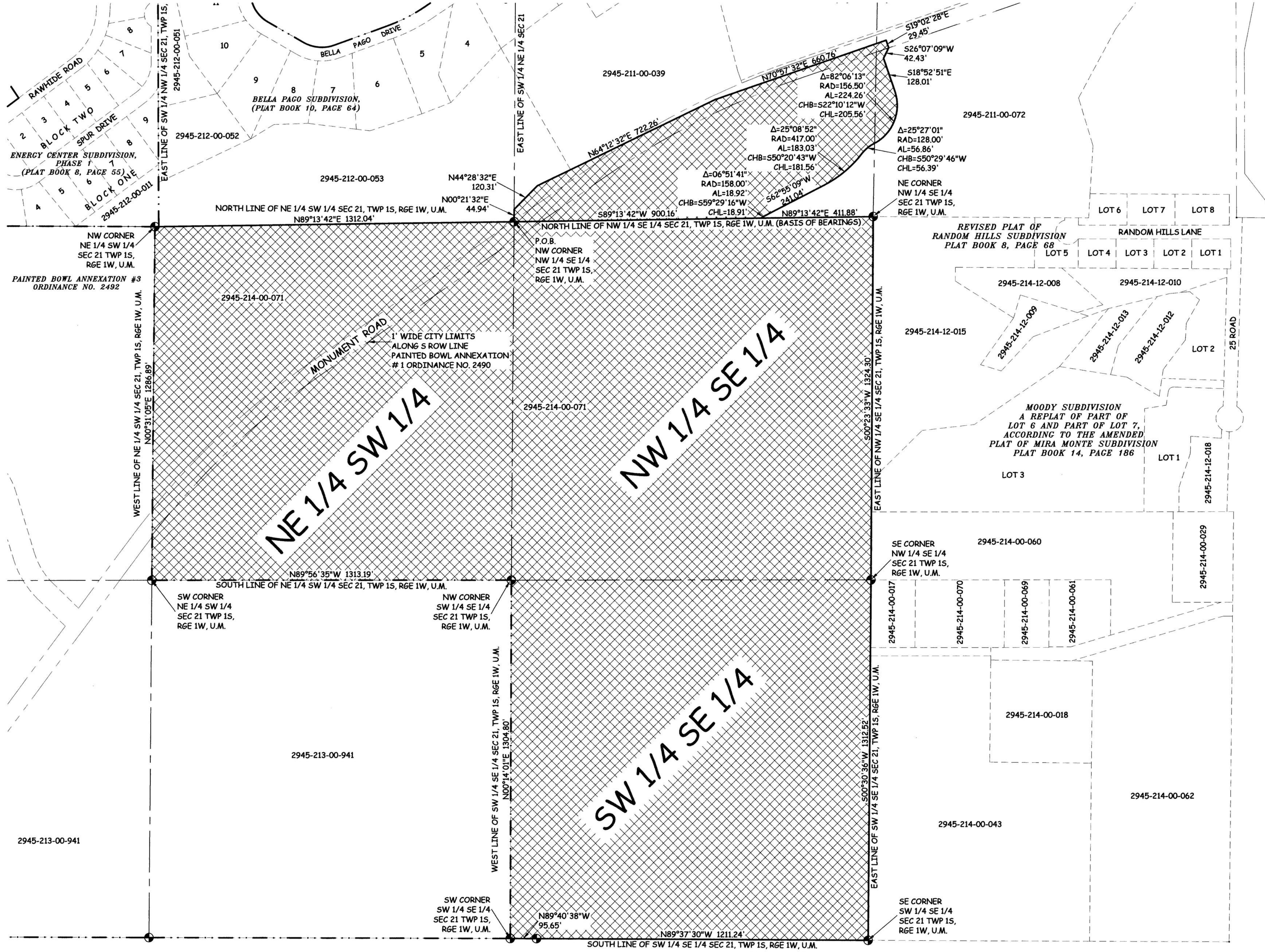
/s/: Stephanie Tuin
City Clerk

THREE SISTERS ANNEXATION

SITUATE IN THE S 1/2 OF THE NE 1/4, THE W 1/2 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4
OF SECTION 21, T1S, R1W, U.M. COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



LEGAL DESCRIPTION

A certain parcel of land lying in the South Half of the Northeast Quarter (S 1/2 NE 1/4) and the West Half of the Southeast Quarter (W 1/2 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 21, 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 Northwest corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 21 and assuming the North line of said NW 1/4 SE 1/4 bears S89°13'42"W with all other bearings contained herein being relative thereto; thence N00°21'32"E along the East line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 21 a distance of 44.94 feet; thence N44°28'32"E a distance of 120.31 feet; thence N64°12'32"E a distance of 722.26 feet; thence N70°57'32"E a distance of 660.76 feet; thence S19°02'28"E a distance of 29.45 feet; thence S26°07'09"W a distance of 42.43 feet; thence S18°52'51"E a distance of 128.01 feet; thence 224.26 feet along the arc of a 156.50 foot radius curve concave Northwest, having a central angle of 82°06'13" and a chord bearing S22°10'12"W a distance of 205.56 feet; thence 56.86 feet along the arc of a 128.00 foot radius curve concave Southeast, having a central angle of 25°27'01" and a chord bearing S50°29'46"W a distance of 56.39 feet; thence 183.03 feet along the arc of a 417.00 foot radius curve concave Northwest, having a central angle of 25°08'52" and a chord bearing S50°20'43"W a distance of 181.56 feet; thence S62°55'09"W a distance of 241.04 feet; thence 18.92 feet along the arc of a 158.00 foot radius curve concave Southeast, having a central angle of 06°51'41" and a chord bearing S59°29'16"W a distance of 18.91 feet to a point on the North line of said NW 1/4 SE 1/4; thence S89°13'42"W along said North line a distance of 900.16, more or less, to the Point of Beginning.

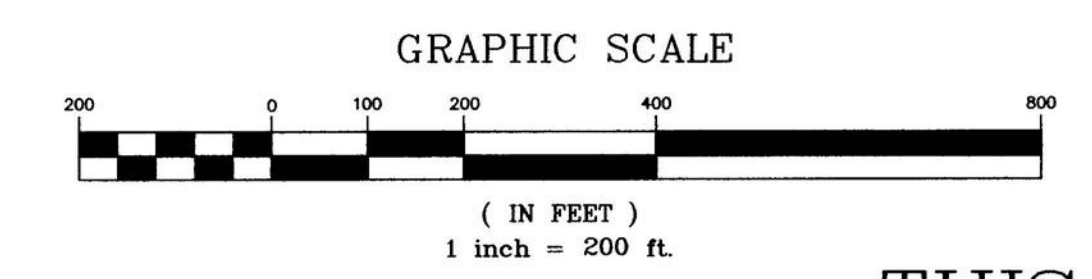
TOGETHER WITH the West Half of the Southeast Quarter (W 1/2 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 21

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

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|---|---------------|
| AREA OF ANNEXATION | |
| CONTIGUOUS PERIMETER | 7,162.52 FT. |
| ANNEXATION PERIMETER | 12,044.78 FT. |
| AREA IN SQUARE FEET | 5,615,559*** |
| AREA IN ACRES | 128.92 |
| ***CONTAINS 171,755 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY | |



ORDINANCE NO.
4087

EFFECTIVE DATE
JULY 8, 2007

THIS IS NOT A BOUNDARY SURVEY

| | | |
|--|---|--------------------------------------|
| <p>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.</p> | <p>DRAWN BY CM DATE 4-10-2007</p> <p>DESIGNED BY DATE _____</p> <p>CHECKED BY P.T.K. DATE _____</p> <p>APPROVED BY DATE _____</p> | <p>SCALE</p> <p>1" = 200'</p> |
|--|---|--------------------------------------|



**PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION**

THREE SISTERS ANNEXATION
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