

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4093

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

SENATORE ANNEXATION NO. 1

APPROXIMATELY 0.72 ACRES OF 23 ROAD RIGHT-OF-WAY

LOCATED AT 2302 E ROAD

WHEREAS, on the 16th 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 20th 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 properties situate in Mesa County, Colorado, and described to wit:

Senatore Annexation No. 1
2945-083-00-099

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 8, the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17, the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 18, and the (SE 1/4 SE 1/4) of Section 7, 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 Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 and assuming the West line of said SW 1/4 SW 1/4 bears N00°03'06"E with all other bearings contained herein being relative thereto; thence S89°57'56"E along the North line of said SW 1/4 SW 1/4 a distance of 10.00 feet; thence S00°03'06"W along a line being 10.00 feet East

of and parallel with the West line of said SW 1/4 SW 1/4 a distance of 1319.10 feet to a point on the South line of said SW 1/4 SW 1/4; thence S00°03'13"E along a line being 10.00 feet East of and parallel with the West line Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17 a distance of 248.07 feet; thence S89°56'47"W a distance of 10.00 feet to the West line of said NW 1/4 NW 1/4; thence N00°03'13"W along said West line a distance of 150.00 feet; thence S89°56'47"W a distance of 30.00 feet to the Southeast corner of Lot 1 , Block Two of Columbine Subdivision, as same is recorded in Plat Book 8, Page 72, Public Records, Mesa County, Colorado, said corner also being a point on the West line of 23 Road; thence N00°03'13"W along said West line a distance of 98.03 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 18; thence N00°03'06"E along said West line a distance of 422.17 feet to the Southeast corner of that certain parcel of land as described in Book, 2785, Page 854, Public Records, Mesa County, Colorado; thence N89°57'58"E a distance of 30.00 feet to a point on the West line of said SW 1/4 SW 1/4; thence N00°03'06"E along said West line a distance of 896.99 feet, more or less, to the Point of Beginning.

Said parcel contains 0.72 acres (31,228 square feet), more or less, as described.

INTRODUCED on first reading on the 16th day of May, 2007 and ordered published.

ADOPTED this 20th of June, 2007.

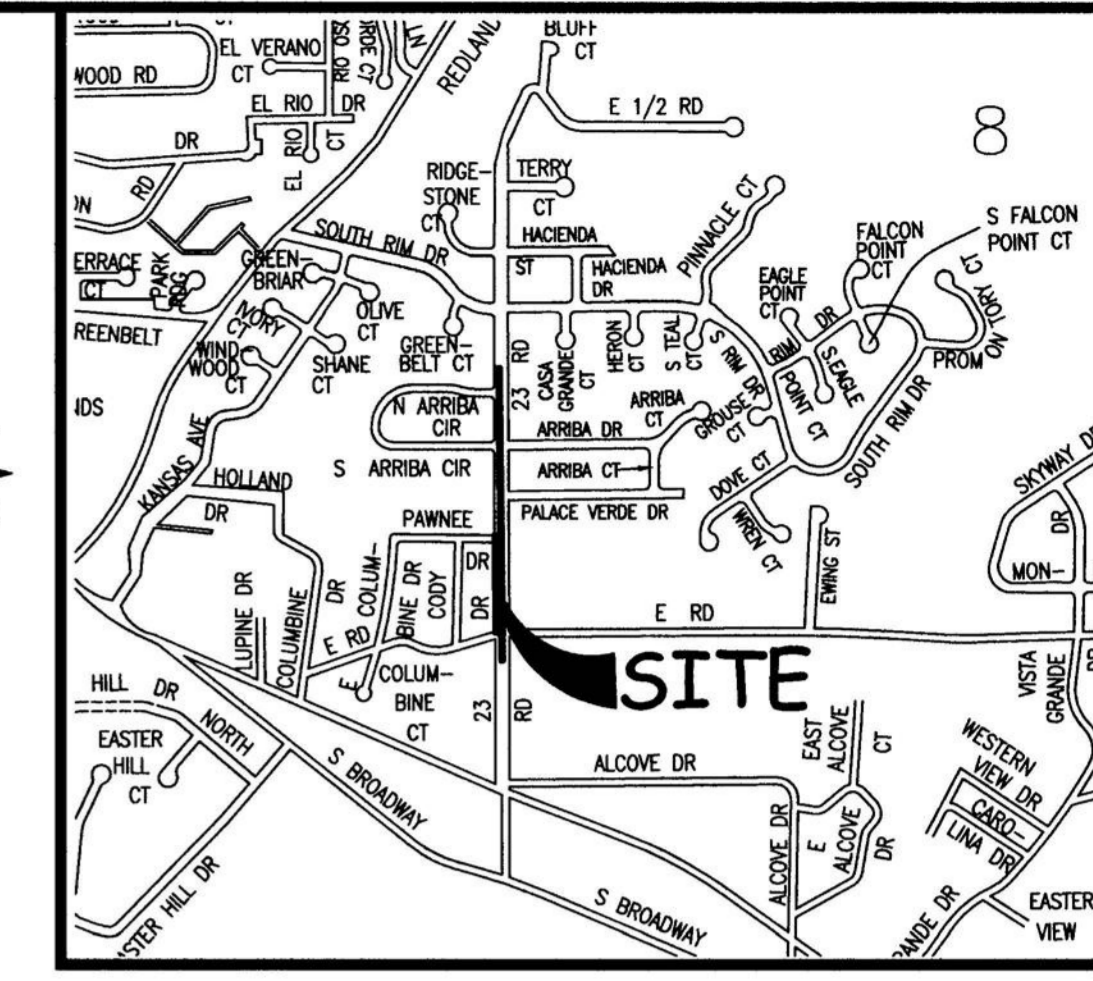
Attest:

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

/s/: Stephanie Tuin
City Clerk

SENATORE ANNEXATION NO. 1

SITUATE IN THE SW 1/4 OF THE SW 1/4 OF SECTION 8, THE NW 1/4 OF THE NW 1/4 OF SECTION 17, THE NE 1/4 OF THE NE 1/4 OF SECTION 18, AND THE SE 1/4 OF THE SE 1/4 OF SECTION 7, T15, R1W, U.M. COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

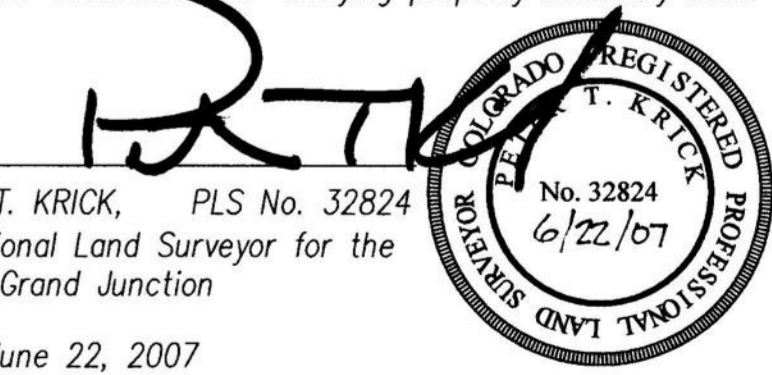
A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 8, the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17, the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 18, and the (SE 1/4 SE 1/4) of Section 7, 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 Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 and assuming the West line of said SW 1/4 SW 1/4 bears N00°03'06"E with all other bearings contained herein being relative thereto; thence S89°57'56"E along the North line of said SW 1/4 SW 1/4 a distance of 10.00 feet; thence S00°03'06"W along a line being 10.00 feet East of and parallel with the West line of said SW 1/4 SW 1/4 a distance of 1319.10 feet to a point on the South line of said SW 1/4 SW 1/4; thence S00°03'13"E along a line being 10.00 feet East of and parallel with the West line Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17 a distance of 248.07 feet; thence S89°56'47"W a distance of 10.00 feet to the West line of said NW 1/4 NW 1/4; thence N00°03'13"W along said West line a distance of 150.00 feet; thence S89°56'47"W a distance of 30.00 feet to the Southeast corner of Lot 1, Block Two of Columbine Subdivision, as same is recorded in Plat Book 8, Page 72, Public Records, Mesa County, Colorado, said corner also being a point on the West line of 23 Road; thence N00°03'13"W along said West line a distance of 98.03 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 18; thence N00°03'06"E along said West line a distance of 422.17 feet to the Southeast corner of that certain parcel of land as described in Book, 2785, Page 854, Public Records, Mesa County, Colorado; thence N89°57'58"E a distance of 30.00 feet to a point on the West line of said SW 1/4 SW 1/4; thence N00°03'06"E along said West line a distance of 896.99 feet, more or less, to the Point of Beginning.

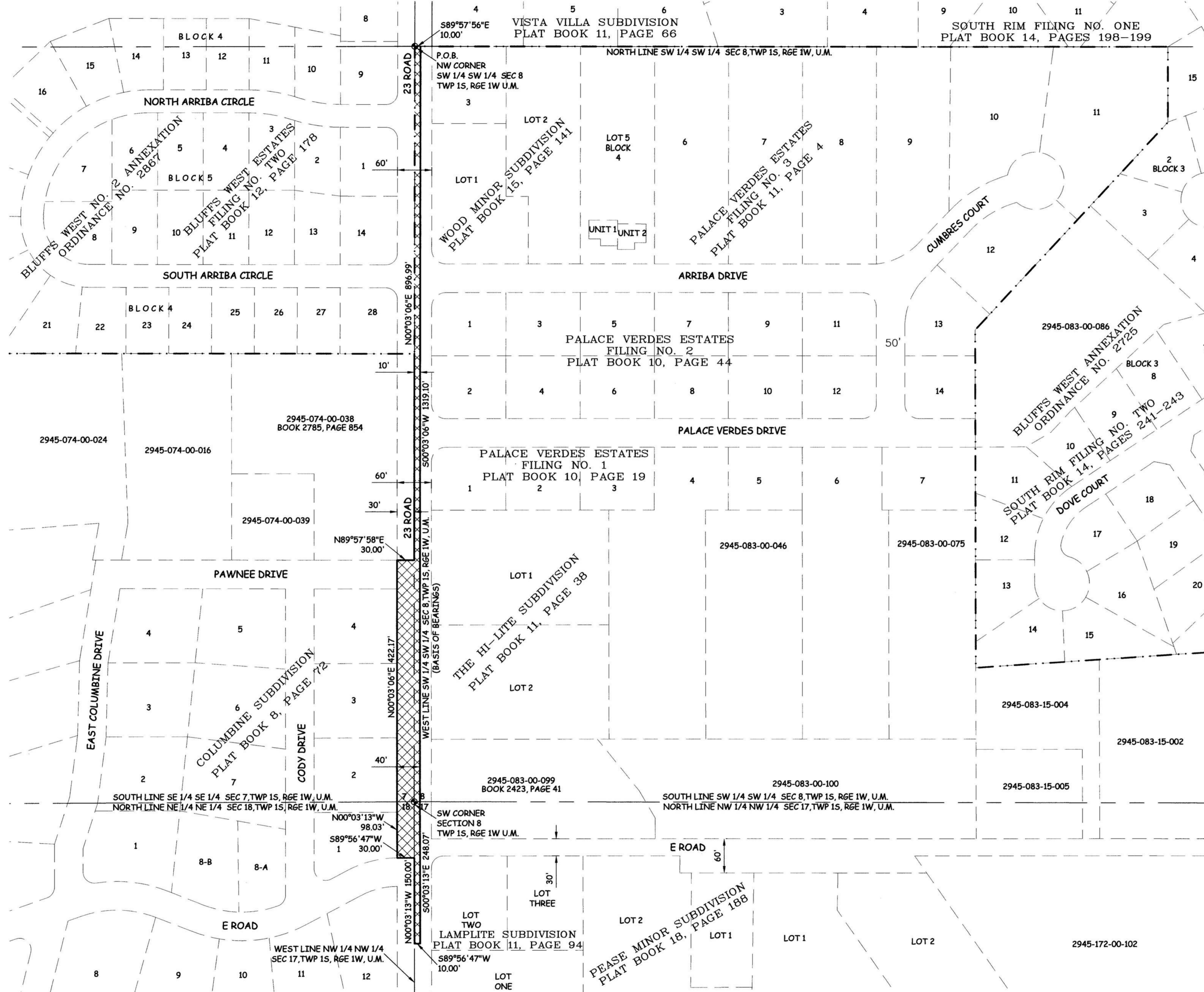
ABBREVIATIONS

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

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 22, 2007

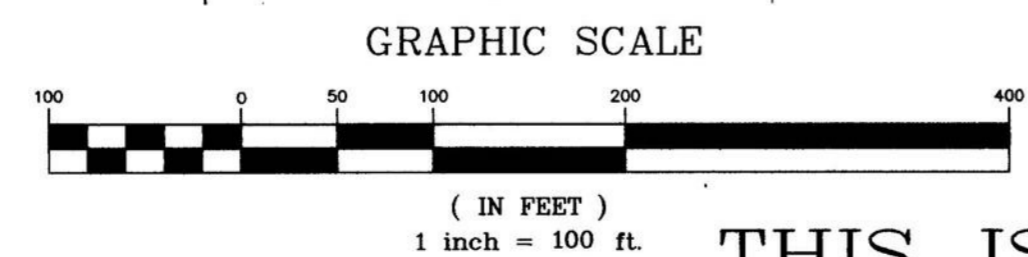


AREA OF ANNEXATION

CONTIGUOUS PERIMETER	546.62 FT.
ANNEXATION PERIMETER	3,214.31 FT.
AREA IN SQUARE FEET	31,228***
AREA IN ACRES	0.72

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO. 4093

EFFECTIVE DATE JULY 22, 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	4-27-07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 100'



PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

SENATORE ANNEXATION NO. 1
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