

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4096

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

JONES ANNEXATION

APPROXIMATELY 3.42 ACRES

**LOCATED AT 2858 C ½ ROAD AND A PORTION OF
THE FLORIDA STREET 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 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 property situate in Mesa County, Colorado, and described to wit:

Jones Annexation

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 1 of Jensen Subdivision A Replat of A portion of Lots 4-6, Bevier Subdivision, as same is recorded in Book 4369, Page 169, Public Records of Mesa County Colorado, and assuming the South line of said Lot 1 bears S64°37'01"W with all other bearings contained herein being relative thereto; thence S64°37'01"W along said South line a distance of 350.78 feet to a point on the East line of White Willows, Filing Two as same is recorded in Book 3855, Pages 821-823, Public Records of Mesa County

Colorado; thence N00°01'58"E along said East line a distance of 546.82 feet to a point on the North line of Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 19; thence S89°32'05"E along said North line a distance of 316.15 feet; thence S00°04'07"E along the East line of said Lot 1, a distance of 393.92 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 3.42 acres (148,885 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 this 20th day of June, 2007.

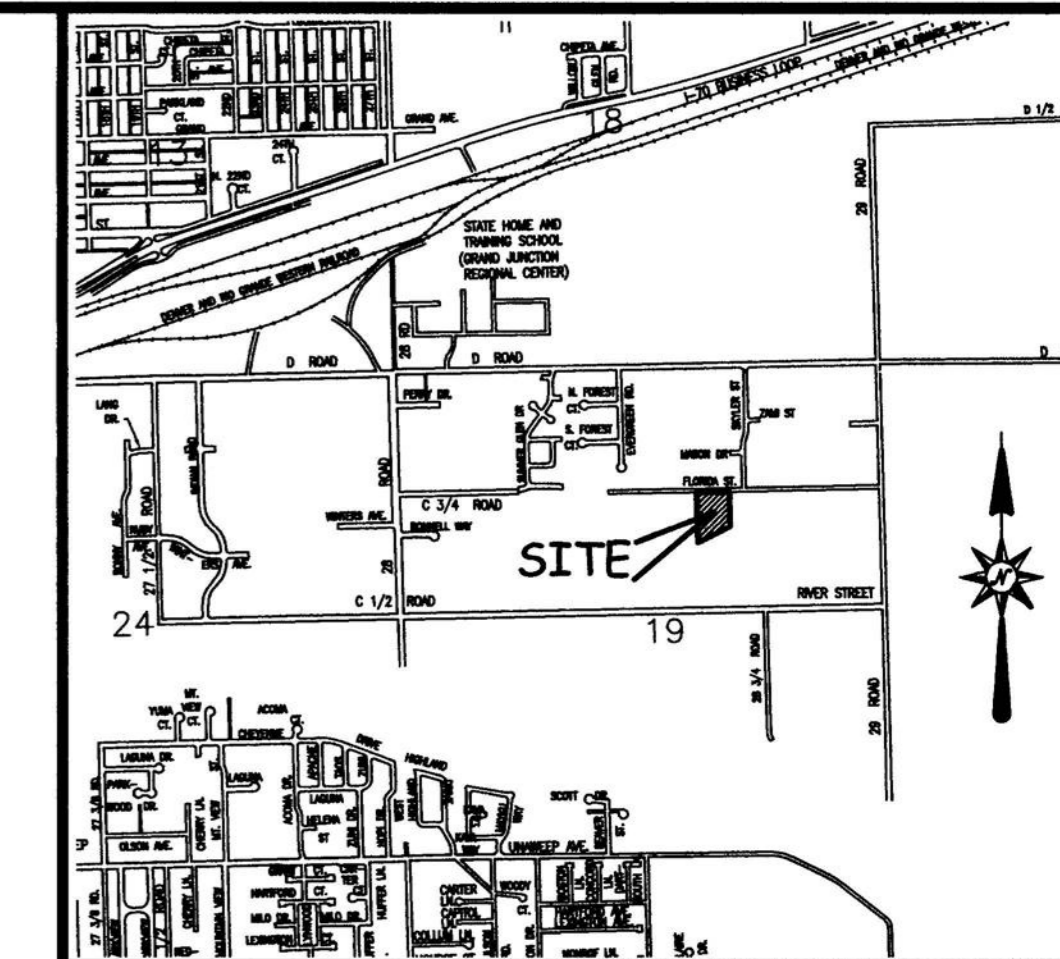
Attest:

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

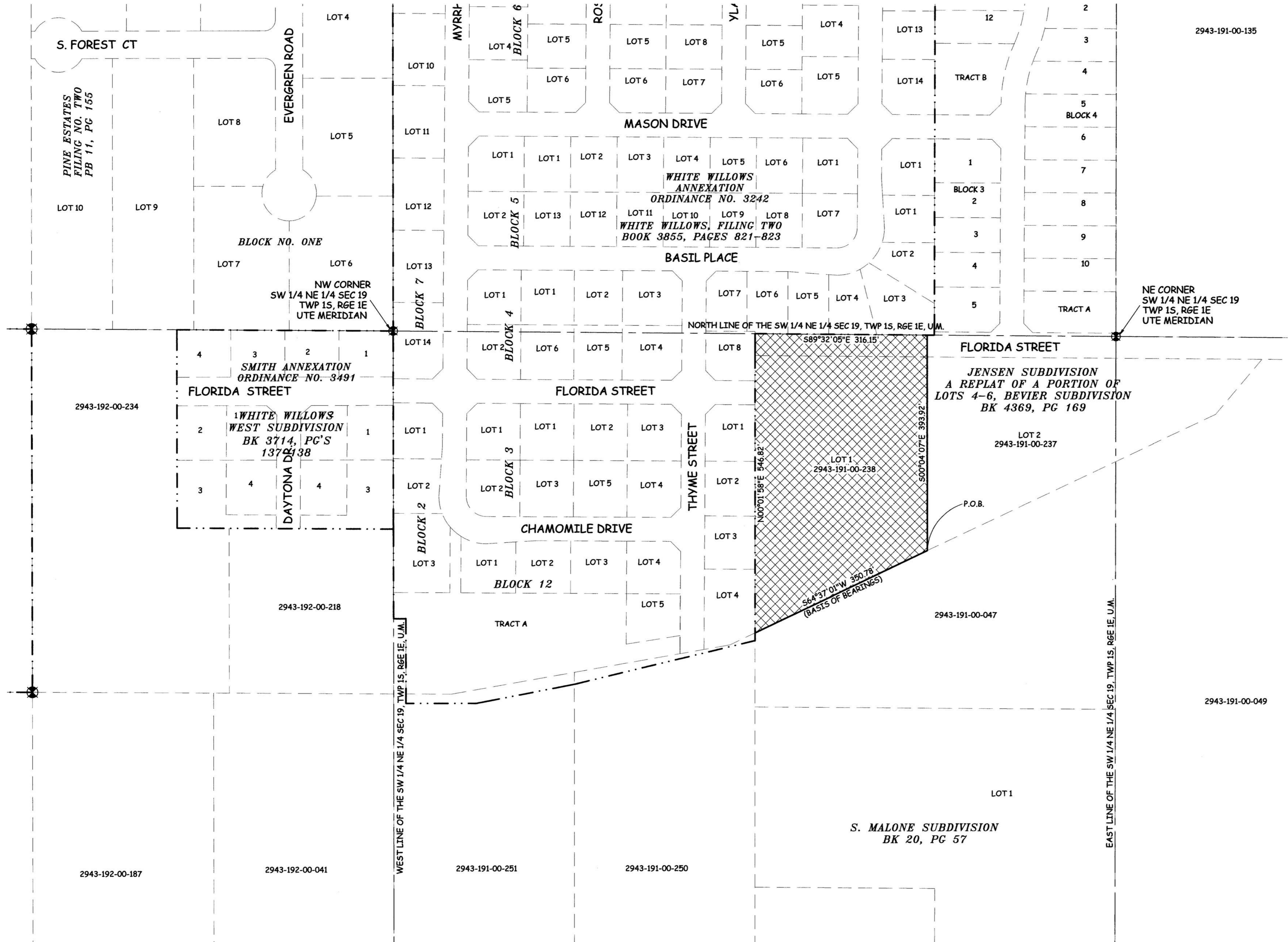
/s/: Stephanie Tuin
City Clerk

JONES ANNEXATION

SITUATE IN THE SW 1/4 OF THE NE 1/4 OF SECTION 19, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



LEGAL DESCRIPTION

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 1 of Jensen Subdivision A Replat of A portion of Lots 4-6, Bevier Subdivision, as same is recorded in Book 4369, Page 169, Public Records of Mesa County Colorado, and assuming the South line of said Lot 1 bears S64°37'01"W with all other bearings contained herein being relative thereto; thence S64°37'01"W along said South line a distance of 350.78 feet to a point on the East line of White Willows, Filing Two as same is recorded in Book 3855, Pages 821-823, Public Records of Mesa County Colorado; thence N00°01'58"E along said East line a distance of 546.82 feet to a point on the North line of Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 19; thence S89°32'05"E along said North line a distance of 316.15 feet; thence S00°04'07"E along the East line of said Lot 1, a distance of 393.92 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

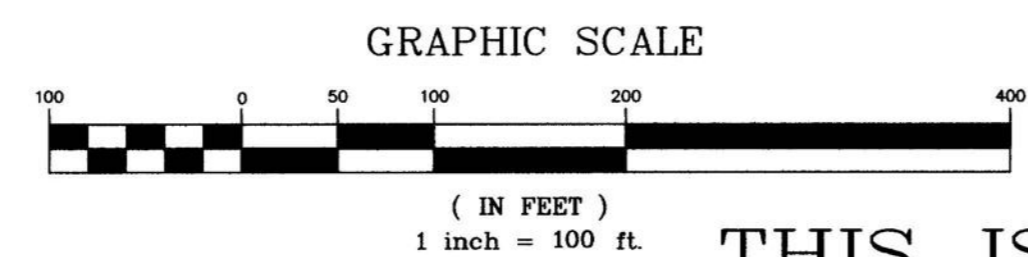
DATE: June 22, 2007

AREA OF ANNEXATION

CONTIGUOUS PERIMETER	862.97 FT.
ANNEXATION PERIMETER	1,607.63 FT.
AREA IN SQUARE FEET	148,885***
AREA IN ACRES	3.42

LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -



ORDINANCE NO.
4096

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 herein.

DRAWN BY	CM	DATE	3/23/07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

JONES ANNEXATION
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