

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4098

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

SKY VIEW ANNEXATION

APPROXIMATELY 13.89 ACRES

**LOCATED AT 2881 D ROAD AND ALSO INCLUDES A
PORTION OF THE D ROAD AND FLORIDA STREET RIGHTS-OF-WAY**

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 property situate in Mesa County, Colorado, and described to wit:

Sky View Annexation

A certain parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 18, 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 Northwest corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 18 and assuming the North line of said NE 1/4 SE 1/4 bears S89°40'49"E with all other bearings contained herein being relative thereto; thence S89°40'49"E along said North line a distance of 481.58 feet; thence S00°01'06"E along the East line of that certain parcel of land as recorded in Book 3887, Page 295, Public Records of Mesa County Colorado, a distance of 817.68 feet to the Southeast corner of said parcel; thence

Southwesterly along the South line of said parcel the following 4 courses: (1) S25°14'54"W a distance of 119.31 feet, (2) S18°17'54"W a distance of 228.33 feet, (3) S09°38'54"W a distance of 129.02 feet; thence S34°24'54"W a distance of 68.32 feet to a point on the North line of Florida Street; thence S00°27'27"W a distance of 40.00 feet to a point on the South line of said Florida Street; thence N89°32'33"W along said South line a distance of 301.46 feet to a point on the West line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 18; thence N00°06'50"E along said West line a distance of 40.00 feet to the Southwest corner of said NE 1/4 SE 1/4; thence N00°06'55"E along the West line of said NE 1/4 SE 1/4, said West line also being the East line of the Darren Davidson Annexation, City of Grand Junction, Ordinance NO. 3205, a distance of 1326.21 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 13.89 acres (605,162 square feet), more or less, as described.

INTRODUCED on first reading on the 16th 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

REVISED LEGAL DESCRIPTION RECEIVED 8/6/07

Sky View Annexation
2943-191-00-135 & 2943-191-00-158

A certain parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 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:

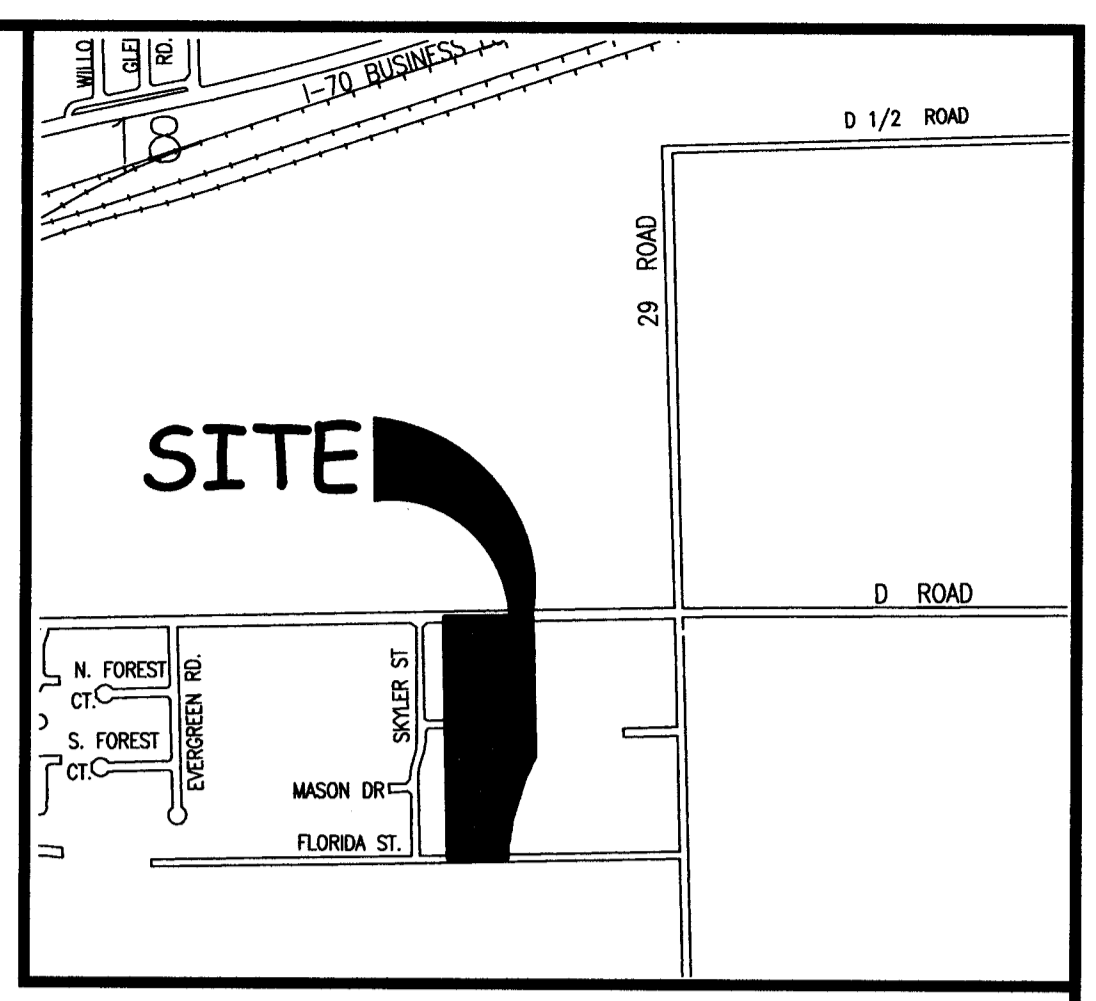
BEGINNING at the Northwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 19 and assuming the North line of said NE 1/4 NE 1/4 bears S89°40'49"E with all other bearings contained herein being relative thereto; thence S89°40'49"E along said North line a distance of 494.51 feet; thence S00°04'53"W along the East line of that certain parcel of land as recorded in Book 3887, Page 295, Public Records of Mesa County Colorado, a distance of 799.47 feet to the Southeast corner of said parcel; thence Southwesterly along the South line of said parcel the following 5 courses: (1) S41°49'00"W a distance of 13.37 feet, (2) S25°16'00"W a distance of 128.84 feet, (3) S18°19'00"W a distance of 228.33 feet, (4) S09°40'00"W a distance of 129.02 feet, (5) S34°26'00"W a distance of 13.53 feet to a point on the East line of that certain parcel of land as recorded in Book 3884, Page 928, Public Records of Mesa County Colorado; thence S00°00'00"E along said East line and its continuation a distance of 85.04 feet to a point on the South line of Florida Street; thence N89°32'33"W along said South line a distance of 331.15 feet to a point on the East line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 19; thence N00°06'50"E along said East line a distance of 40.00 feet to the Southwest corner of said NE 1/4 NE 1/4; thence N00°06'55"E along the West line of said NE 1/4 NE 1/4, said West line also being the East line of the Darren Davidson Annexation, City of Grand Junction, Ordinance NO. 3205, a distance of 1326.21 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 13.89 acres (605,162 square feet), more or less, as described.

Prepared by: Chris Mestas
Real Estate Technician
Date: April 23, 2007,

SKY VIEW ANNEXATION

SITUATE IN THE NE 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 Northeast Quarter of the Northeast Quarter (NE 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:

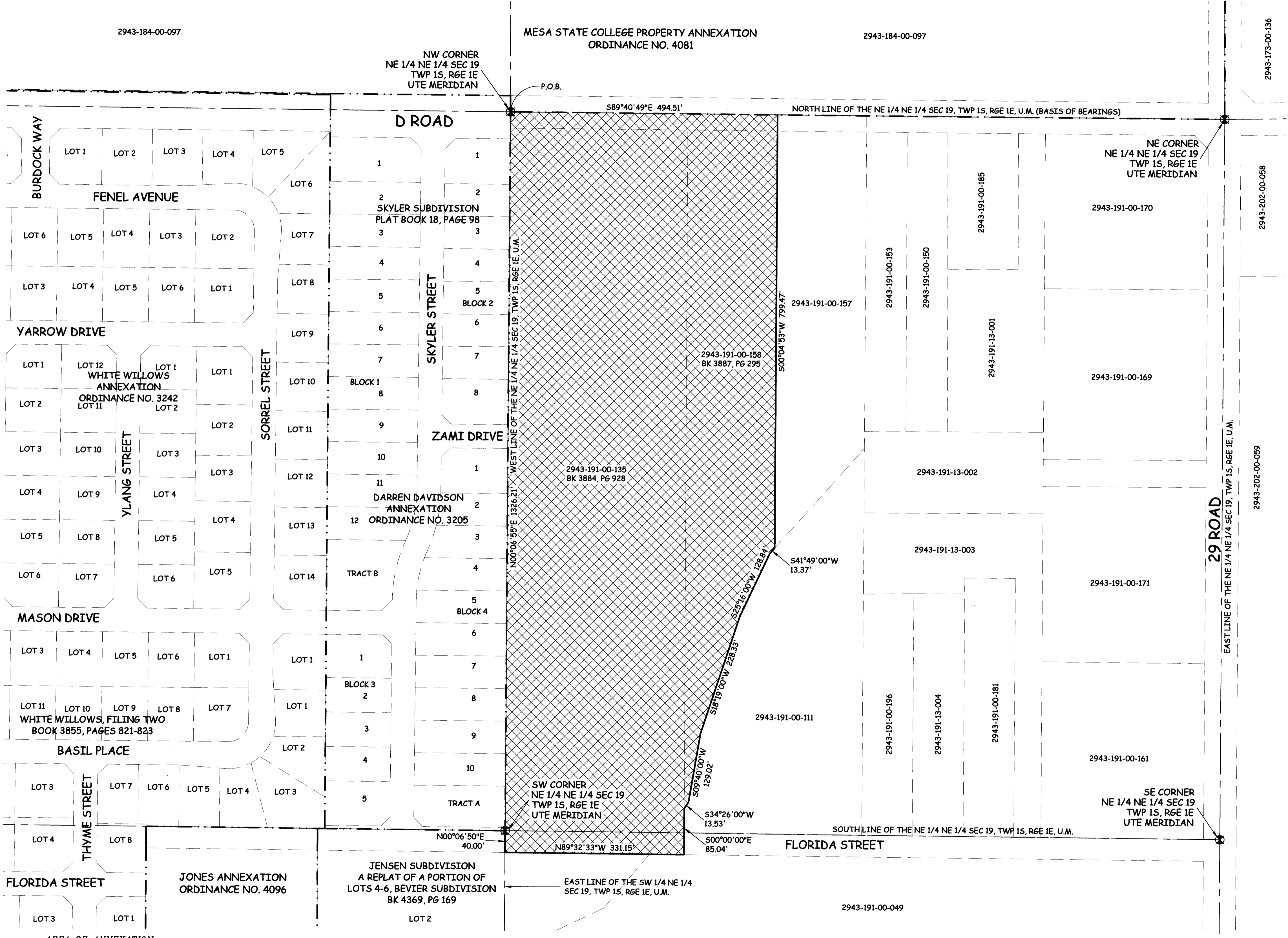
BEGINNING at the Northwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 19 and assuming the North line of said NE 1/4 NE 1/4 bears S89°40'49"E with all other bearings contained herein being relative thereto; thence S89°40'49"E along said North line a distance of 494.51 feet; thence S00°04'53"W along the East line of that certain parcel of land as recorded in Book 3887, Page 295, Public Records of Mesa County Colorado, a distance of 799.47 feet to the Southeast corner of said parcel; thence Southwesterly along the South line of said parcel the following 5 courses: (1) S41°49'00"W a distance of 13.37 feet, (2) S25°16'00"W a distance of 128.84 feet, (3) S18°19'00"W a distance of 228.33 feet, (4) S09°40'00"W a distance of 129.02 feet, (5) S34°26'00"W a distance of 13.53 feet to a point on the East line of that certain parcel of land as recorded in Book 3884, Page 928, Public Records of Mesa County Colorado; thence S00°00'00"E along said East line and its continuation a distance of 85.04 feet to a point on the South line of Florida Street; thence N89°32'33"W along said South line a distance of 331.15 feet to a point on the East line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 19; thence N00°06'50"E along said East line a distance of 40.00 feet to the Southwest corner of said NE 1/4 NE 1/4; thence N00°06'55"E along the West line of said NE 1/4 NE 1/4, said West line also being the East line of the Darren Davidson Annexation, City of Grand Junction, Ordinance NO. 3205, a distance of 1326.21 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



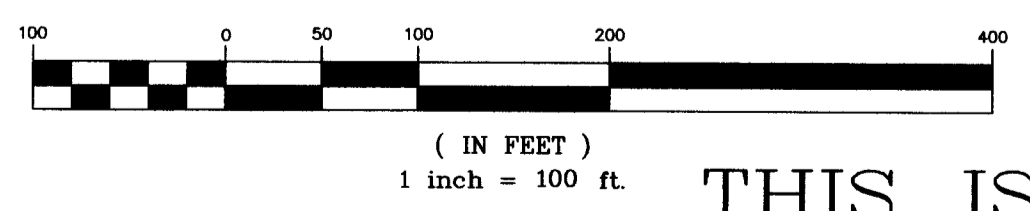
AREA OF ANNEXATION

CONTIGUOUS PERIMETER	1,820.72 FT.
ANNEXATION PERIMETER	3,589.37 FT.
AREA IN SQUARE FEET	616,177***
AREA IN ACRES	14.15

***CONTAINS 28,064 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

LEGEND

ANNEXATION BOUNDARY	—
EXISTING CITY LIMITS	- - -



ORDINANCE NO.
 4098

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	3/30/07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 100'



**PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION**

SKY VIEW ANNEXATION