ORDINANCE NO. 4101

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

SUTTON ANNEXATION

APPROXIMATELY 53.69 ACRES

LOCATED AT 413 SOUTH CAMP ROAD AND INCLUDING THE REDLANDS WATER AND POWER COMPANY CANAL PROPERTY

WHEREAS, on the 6th day of June, 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 18th day of July, 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:

Sutton Annexation

A certain parcel of land lying in the South Half (S 1/2) of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL that part of the East-half of the Southeast Quarter of the Southwest Quarter (E 1/2 SE 1/4 SW 1/4) and the West-half (W 1/2) of Lot 4 of said Section 26 lying North of the North line of the plat of Canyon View Phase VIII, as same is recorded in Plat Book 17, Pages 195 through 197, inclusive and the North line of the plat of Canyon View Phase VII, as same is recorded in Plat Book 17, Pages 97 through 99, inclusive and ALL that part of the East-half of Lot 4 of said Section 26 lying West of the West right of way for South Camp Road and North of line 20 feet South of the centerline of the Redlands Water and Power Company Second Lift Ditch and the North line of said Canyon View Phase VII.

Said parcel contains 53.69 acres (2,338,735 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

 $\mbox{INTRODUCED}$ on first reading on the $\mbox{6}^{\mbox{\scriptsize th}}$ day of June, 2007 and ordered published.

ADOPTED this 18th day of July, 2007.

Attest:

/s/: Bonnie Beckstein President of the Council Pro Tem

/s/: Stephanie Tuin City Clerk

SUTTON ANNEXATION SITUATE IN THE S 1/2 OF SECTION 26, T11S, R101W, 6TH P.M. COUNTY OF MESA, STATE OF COLORADO TRACT D AVENAL LANE MONUMENT MEADOWS SUBDIVISION BLOCK 5 (PB 10, PG 25) TRACT "A" NE CORNER SW 1/4 SE 1/4 SEC. 26, T115, R101W, 6th P.M. NORTH LINE SW 1/4 SE 1/4 SEC. 26, T115, R101W, 6th P.M. (BASIS OF BEARINGS) NW CORNER SW 1/4 SE 1/4 SEC. 26, T115, R101W, 6th P.M LOCATION MAP: NOT-TO-SCALE 2945-183-03-00 LEGAL DESCRIPTION A certain parcel of land lying in the South Half (5 1/2) of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: ALL that part of the East-half of the Southeast Quarter of the Southwest SOUTH CAMP ANNEXATION Quarter (E 1/2 SE 1/4 SW 1/4) and the West-half (W 1/2) of Lot 4 of said ORDINANCE NO. 2759 Section 26 lying North of the North line of the plat of Canyon View Phase VIII, as same is recorded in Plat Book 17, Pages 195 through 197, inclusive E 1/2 LOT 4 E 1/2 SE 1/4 SW 1/4 \hat{s} W 1/2 LOT 4 and the North line of the plat of Canyon View Phase VII, as same is recorded in Plat Book 17, Pages 97 through 99, inclusive and ALL that part of the East-half of Lot 4 of said Section 26 lying West of the West right of XX 2945-214-00-071 BOOK 844, PAGE 554 AND way for South Camp Road and North of line 20 feet South of the centerline of the Redlands Water and Power Company Second Lift Ditch and the North BOOK 3772, PAGE 686 line of said Canyon View Phase VII. ×Δ=57°16'21" ×RAD=281.83' ×AL=281.72' xCHB=581°44'37"W ×Δ=18°33'02" imesRAD=230.00 $^{\circ}$ CHL=270.13' POINT OF COMMENCEMENT ×AL=74.47' CHB=S43°49'56"W Lot 1 POINT OF BEGINNING CHL=74.14' RIGHT OF WAY **SECTION** Δ=23°14'27" TWP. **TOWNSHIP** RAD=373.00' AL=151.30' RGE. RANGE CHB=580°22'41"W Block 2 RAD=450.15' U.M. UTE MERIDIAN CHL=150.27' NO. AL=57.00' NUMBER CHB=S60°27'18"W SQUARE FEET Δ=21°14'22" CHL=56.96 CENTRAL ANGLE Δ=37°16'03"< RAD=380.23 Δ=13°30'59" RAD=495.17' Δ=3°45'58" RADIUS Δ=11°33'29" AL=140.95' RAD=301.17' RAD=261.93' AL=322.08' RAD=514.67' ARC LENGTH STANDING ROCK COURT CHB=571°23'27"W× AL=71.05' AL=17.22' AL=103.82' (CHB=585°39'01" CHORD LENGTH CHL=140.14' CHB=S76°24'46"W(CHB=S88°40'36"W CHL=70.88' CHORD BEARING CHL=103.65' 20' SOUTH OF CENTERLINE CANYON VIEW-PHASE VIII BLOCK - SECOND LIFT DITCH OF PLAT BOOK (PB 17, PG'S 195-197) REDLANDS WATER AND POWER B00K Lot 1 PGSW CORNER 2947-264-00-058 PAGE Lot 6 SE CORNER Lot 9 Block 1 Lot 10 SW 1/4 SE 1/4 MONUMENT VALLEY ANNEXATION P.M. PRINCIPAL MERIDIAN SEC. 26, T115, SEC. 26, T115, Tract C ORDINANCE NO. 2850 R101W, 6th P.M. R101W, 6th P.M. CANYON VIEW+PHASE VII The Description(s) contained herein have been derived from (PB 17, PG'S 97-99) Tract A subdivision plats and deed descriptions as they appear in the Tract B office of the Mesa County Clerk and Recorder. This plat does not Block 1 Lot 2 STANDING ROCK DRIVE constitute a legal survey, and is not intended to be used as a VISTA del CANON - PHASE II means for establishing or verifying property boundary lines. (PB 17, PG'S 201-202) VISTA CASCADA Lot 4 AREA OF ANNEXATION GRAPHIC SCALE PETER T. KRICK, PLS No. 32824 EFFECTIVE DATE ORDINANCE NO. 3,044.00 FT ANNEXATION PERIMETER LEGEND Professional Land Surveyor for the AUGUST 19, 2007 CONTIGUOUS PERIMETER 6,590.44 FT. City of Grand Junction AREA IN SQUARE FEET 2,338,735***

NOT A BOUNDARY SURVEY

Grand Junction

COLORADO

PUBLIC WORKS

AND UTILITIES

REAL ESTATE DIVISION

AREA IN ACRES

***(CONTAINS NO AREA WITHIN PUBLIC RIGHTS OF WAY)

date of the certification shown hereon.

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 4-6-2007

SCALE

1" = 100'

CM

P.T.K. DATE

_ DATE _

DESIGNED BY

CHECKED BY

APPROVED BY

13072800.tif

DATE: July 19, 2007

SUTTON ANNEXATION