

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4102

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

YOUNGER ANNEXATION

APPROXIMATELY 44.87 ACRES

**LOCATED AT 2172 AND 2176 H ROAD INCLUDING A PORTION OF THE H
ROAD RIGHT-OF-WAY**

WHEREAS, on the 18th day of April, 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:

YOUNGER ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of the Southeast Quarter SW 1/4 SE 1/4 of said Section 25 and assuming the South line of said SW 1/4 SE 1/4 to bear S89°53'09"E with all bearings contained herein relative thereto; thence S89°53'09"E along said South line a distance of 284.00 feet to the Southwest corner of that certain parcel of land as described in Book 1815, Page 513, Public Records of Mesa County, Colorado, and also being the POINT OF BEGINNING ; thence N22°18'06"E along the West line of said

parcel a distance of 991.40 feet; thence N00°00'21"E along said West line a distance of 402.66' to the Northwest corner of said parcel; thence S89°52'11"E along the North line of said parcel a distance of 1311.38 feet to the Northeast corner of that certain parcel of land as described in Book 1816, Page 747, Public Records of Mesa County, Colorado, thence S00°03'11"W along the East line and its continuation of said parcel a distance of 1350.28 feet to a point on the Persigo Annexation No. 2, City of Grand Junction, Ordinance No. 2556; thence N89°53'09"W along said Annexation line a distance of 1686.44 feet; thence N00°06'51"E a distance of 30.00 feet, more or less, to the Point of Beginning.

Said parcel contains 44.87 acres (1,954,345 square feet), more or less, as described.

INTRODUCED on first reading on the 18th day of April, 2007 and ordered published.

ADOPTED on second reading the 20th day of June, 2007.

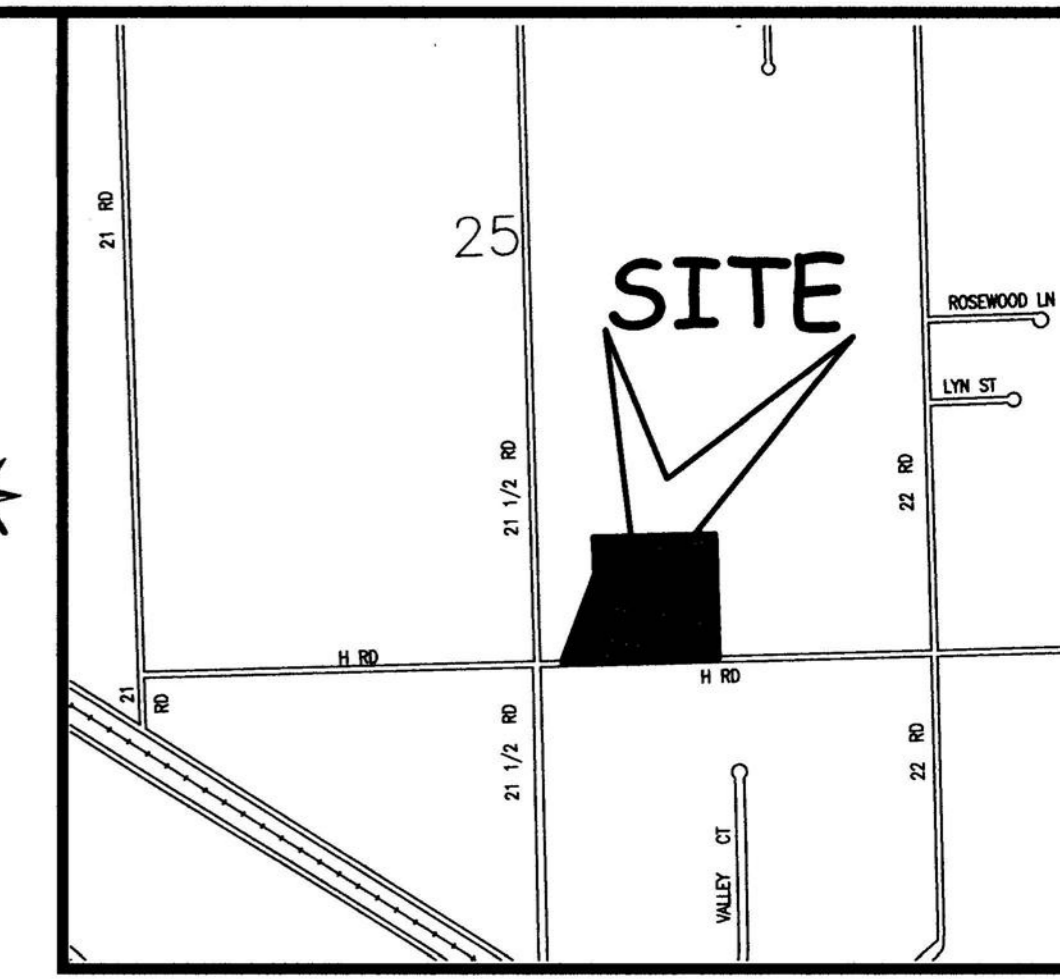
Attest:

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

/s/: Stephanie Tuin
City Clerk

YOUNGER ANNEXATION

SITUATE IN THE S 1/2 OF THE SE 1/4 OF SECTION 25,
TWP 1N, RGE 2W, U.M., COUNTY OF MESA, STATE OF COLORADO



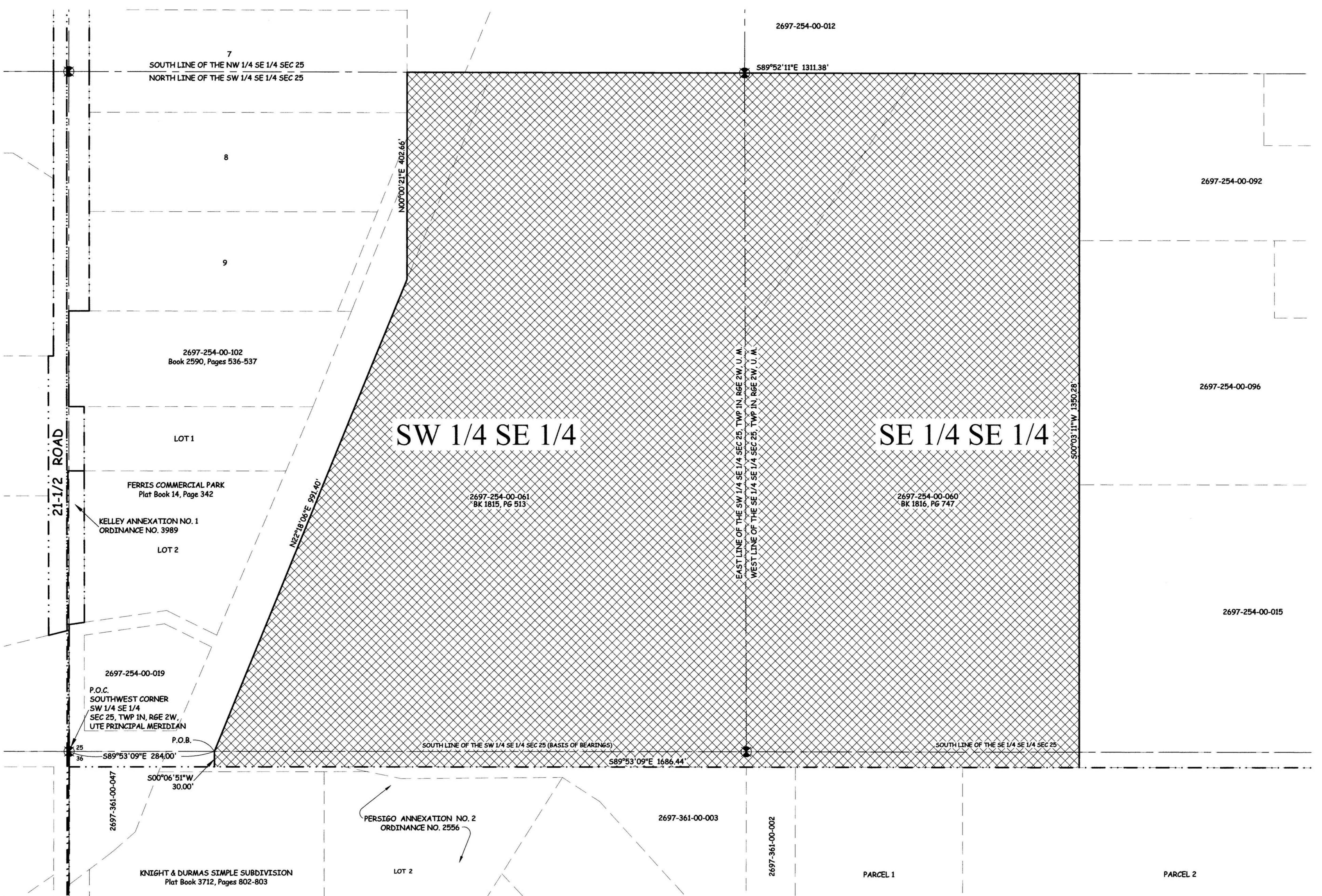
LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of the Southeast Quarter SW 1/4 SE 1/4 of said Section 25 and assuming the South line of said SW 1/4 SE 1/4 to bear S89°53'09"E with all bearings contained herein relative thereto; thence S89°53'09"E along said South line a distance of 284.00 feet to the Southwest corner of that certain parcel of land as described in Book 1815, Page 513, Public Records of Mesa County, Colorado, and also being the POINT OF BEGINNING; thence N22°18'06"E along the West line of said parcel a distance of 991.40 feet; thence N00°00'21"E along said West line a distance of 402.66' to the Northwest corner of said parcel; thence S89°52'11"E along the North line of said parcel a distance of 1311.38 feet to the Northeast corner of that certain parcel of land as described in Book 1816, Page 747, Public Records of Mesa County, Colorado, thence S00°03'11"W along the East line and its continuation of said parcel a distance of 1350.28 feet to a point on the Persigo Annexation No. 2, City of Grand Junction, Ordinance No. 2556; thence N89°53'09"W along said Annexation line a distance of 1686.44 feet; thence N00°06'51"E a distance of 30.00 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

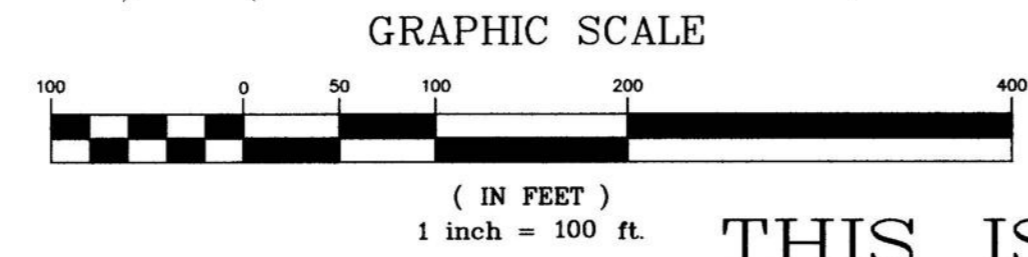


AREA OF ANNEXATION

CONTIGUOUS PERIMETER	1686.44 FT.
ANNEXATION PERIMETER	5,772.37 FT
AREA IN SQUARE FEET	1,954,345**
AREA IN ACRES	44.87

LEGEND

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




ORDINANCE NO.
4102

EFFECTIVE DATE
JULY 22, 2007

THIS IS NOT A BOUNDARY SURVEY

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



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	3-9-07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'

CITY OF Grand Junction COLORADO

PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

YOUNGER ANNEXATION
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