

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4107**

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

**MESA AYR SUBDIVISION ANNEXATION**

**APPROXIMATELY 5.03 ACRES**

**LOCATED AT 3139 D ½ ROAD**

**WHEREAS**, on the 20<sup>th</sup> 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 1st day of August, 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:

**MESA AYR SUBDIVISION ANNEXATION**

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 15 and assuming the North line of the NE 1/4 SW 1/4 of said Section 15 bears N89°57'40"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°57'40"W along the North line of the NE 1/4 SW 1/4 of said Section 15, a distance of 491.32 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S00°07'50"E along the agreed boundary line per Book 4349, Page 357 – 5 pages (also being the West boundary line of Replat of Brookdale as recorded in Book 13, Pages 262-263

and the Third Replat of Brookdale Subdivision as recorded in Book 13, Page 411) both of the Mesa County, Colorado Public Records, a distance of 1319.94 feet to a point on the South line of the NE 1/4 SW 1/4 of said Section 15; thence N89°56'36"W along said South line, a distance of 167.26 feet to a point on the East line of Carpenter Annexation No. 2, City of Grand Junction Ordinance No. 3922 and Carpenter Annexation No. 1, City of Grand Junction Ordinance No. 3921; thence N00°19'12"W along said Annexation lines a distance of 1319.91 feet to the Northeast corner of said Carpenter Annexation No. 1, said corner also being a point on the North line of the NE 1/4 SW 1/4 of said Section 15; said line also being the Southerly line of Summit View Meadows Annexation No. 3, City of Grand Junction Ordinance No. 3460; thence S89°57'40"E along said North line a distance of 171.62 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 5.03 acres (218,923 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 20<sup>th</sup> day of June, 2007 and ordered published.

**ADOPTED** on second reading the 1<sup>st</sup> day of August, 2007.

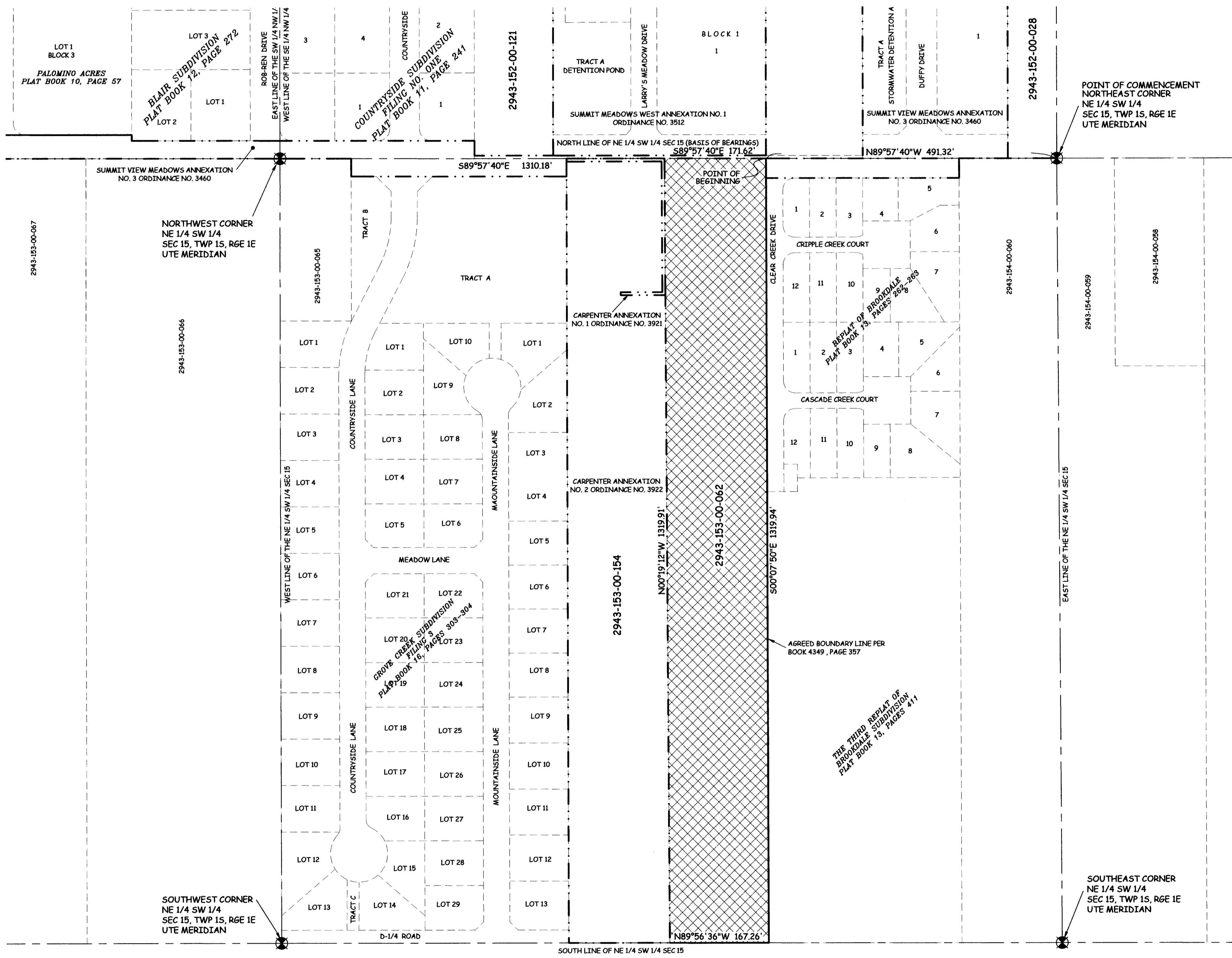
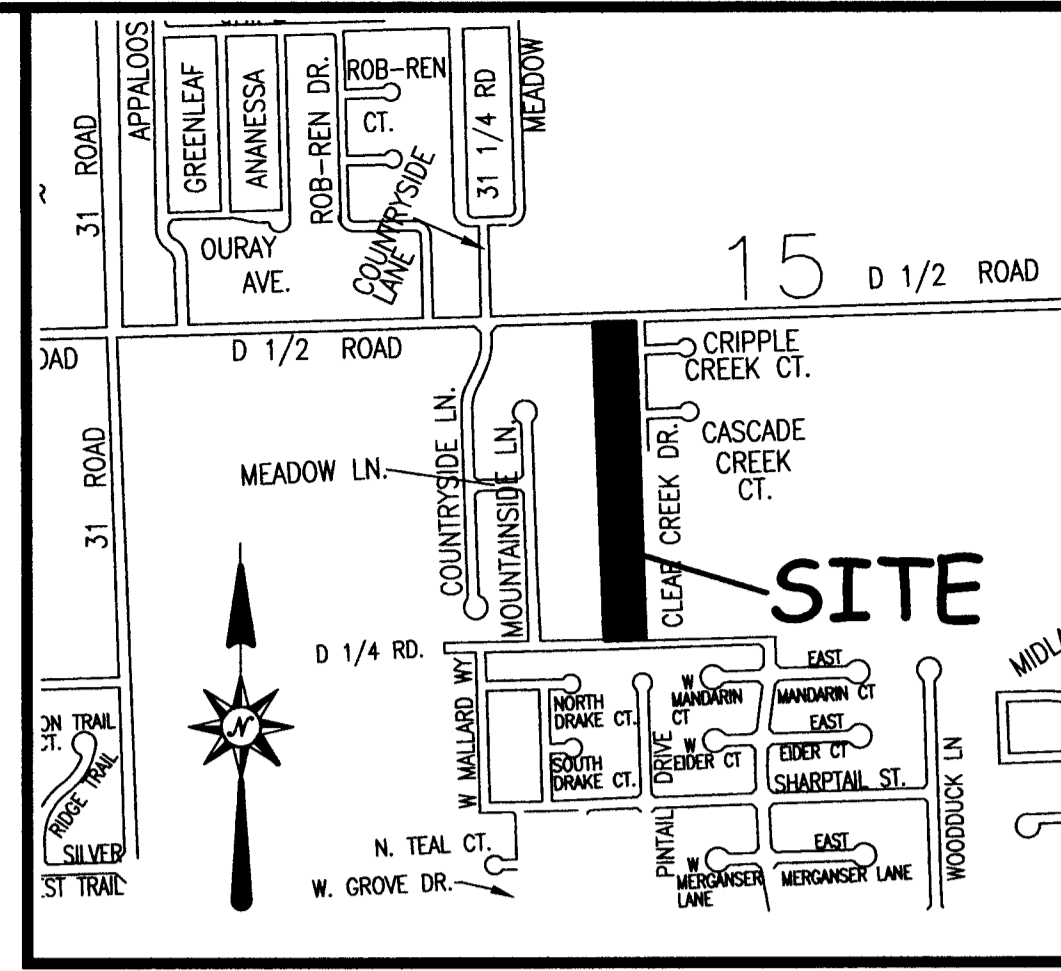
Attest:

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

/s/: Stephanie Tuin  
City Clerk

# MESA AYR ANNEXATION

SITUATE IN THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TWP 1S, RGE 1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



## LEGAL DESCRIPTION

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

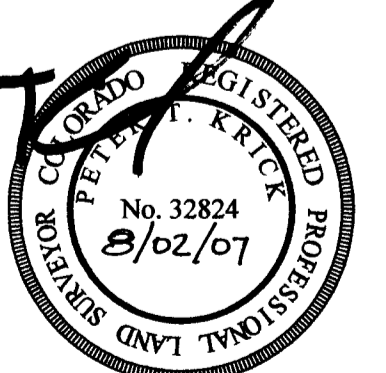
COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 15 and assuming the North line of the NE 1/4 SW 1/4 of said Section 15 bears N89°57'40"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°57'40"W along the North line of the NE 1/4 SW 1/4 of said Section 15, a distance of 491.32 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S00°07'50"E along the agreed boundary line per Book 4349, Page 357 - 5 pages (also being the West boundary line of Replat of Brookdale as recorded in Book 13, Pages 262-263 and the Third Replat of Brookdale Subdivision as recorded in Book 13, Page 411) both of the Mesa County, Colorado Public Records, a distance of 1319.94 feet to a point on the South line of the NE 1/4 SW 1/4 of said Section 15; thence N89°56'36"W along said South line, a distance of 167.26 feet to a point on the East line of Carpenter Annexation No. 2, City of Grand Junction Ordinance No. 3922 and Carpenter Annexation No. 1, City of Grand Junction Ordinance No. 3921; thence N00°19'12"W along said Annexation lines a distance of 1319.91 feet to the Northeast corner of said Carpenter Annexation No. 1, said corner also being a point on the North line of the NE 1/4 SW 1/4 of said Section 15; said line also being the Southerly line of Summit View Meadows Annexation No. 3, City of Grand Junction Ordinance No. 3460; thence S89°57'40"E along said North line a distance of 171.62 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

**Notice:**  
This drawing has been determined to be of sufficient clarity and legibility for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of the Mesa County Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document.

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: August 2, 2007

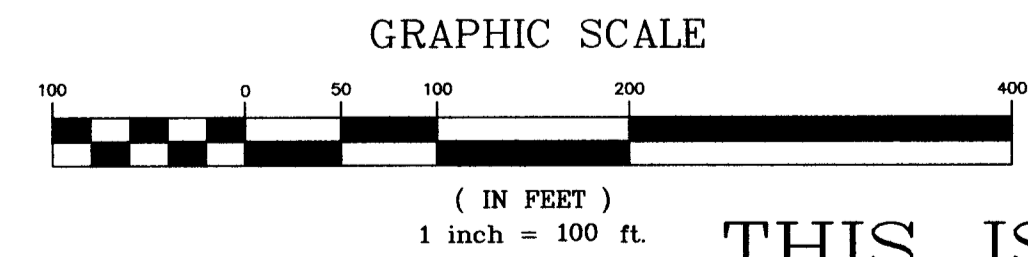


**AREA OF ANNEXATION**

ANNEXATION PERIMETER	2,971.56 FT
CONTIGUOUS PERIMETER	1,520.95 FT
AREA IN SQUARE FEET	218,923
AREA IN ACRES	5.03

**LEGEND**

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	.....



ORDINANCE NO.  
4107

EFFECTIVE DATE  
SEPTEMBER 2, 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	6-1-2007
DESIGNED BY		DATE	
CHECKED BY	PK	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

MESA AYR ANNEXATION