

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4126

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

GENTRY ANNEXATION

APPROXIMATELY 8.46 ACRES

**LOCATED AT 805 22 ROAD INCLUDING A PORTION OF THE 22 ROAD
RIGHT-OF-WAY**

WHEREAS, on the 5th day of September, 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 17th day of October, 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:

GENTRY ANNEXATION

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 25 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of (SE 1/4 SE 1/4) of said Section 25 and assuming the South line of said SE 1/4 SE 1/4 to bear N89°53'09"W with all bearings contained herein relative thereto; thence S00°05'29"W along the East line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE1/4) of Section 36 a distance of 30.00 feet; thence N89°53'09"W along the South line of H Road a distance of 670.00 feet; thence N00°03'11"E along the West line of that certain parcel of land as described in Book 4131, Page 526, Public Records of Mesa County, Colorado, a distance of 550.10 feet to the Northwest corner of said parcel; thence S89°53'09"E along the North

line of said parcel a distance of 670.00 feet to a point on the East line of said SE 1/4 SE 1/4; thence S00°03'11"W along said East line a distance of 520.10 feet, more or less, to the Point of Beginning.

Said parcel contains 8.46 acres (368,565 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 5th day of September, 2007 and ordered published.

ADOPTED this 17th day of October, 2007.

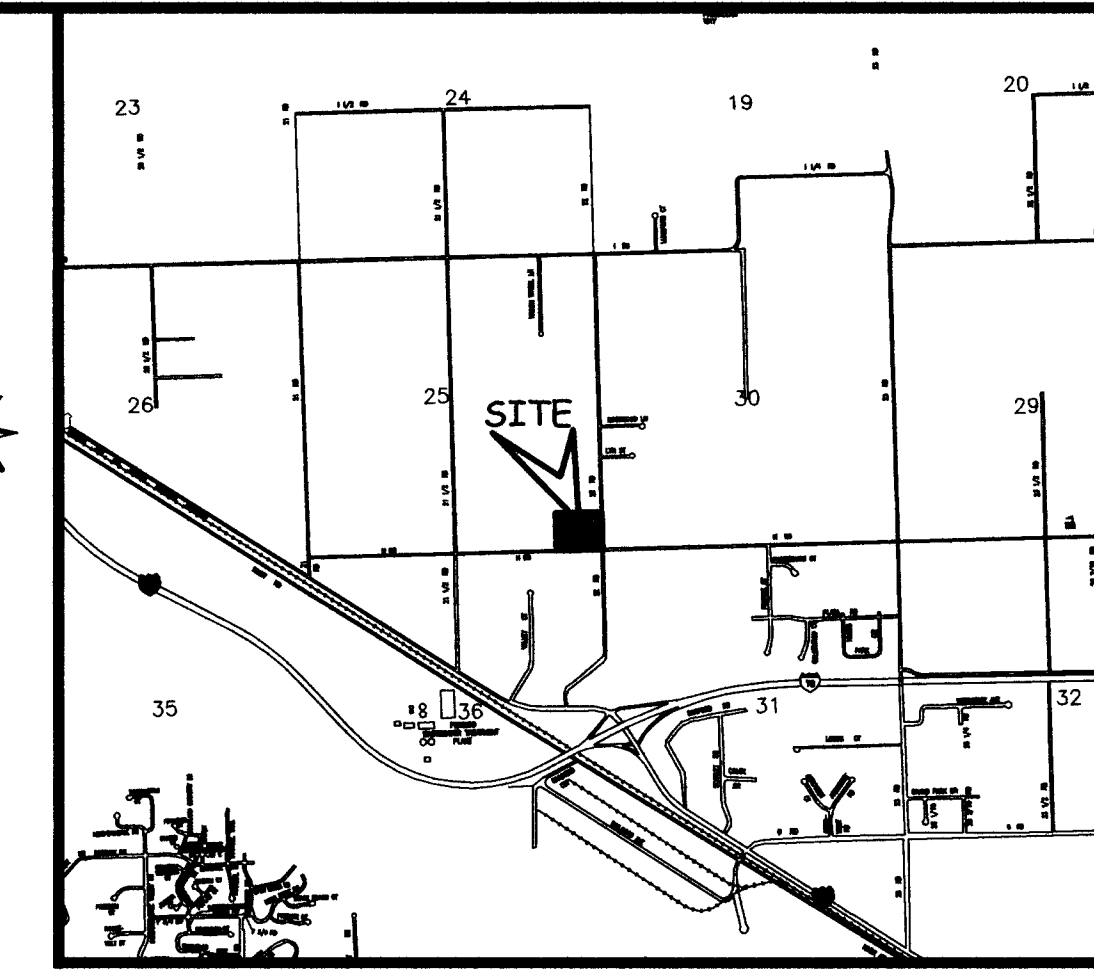
Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

GENTRY ANNEXATION

SITUATE IN THE SE 1/4 OF THE SE 1/4 OF SECTION 25 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 36,
TWP 1N, RGE 2W, U.M., COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 25 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

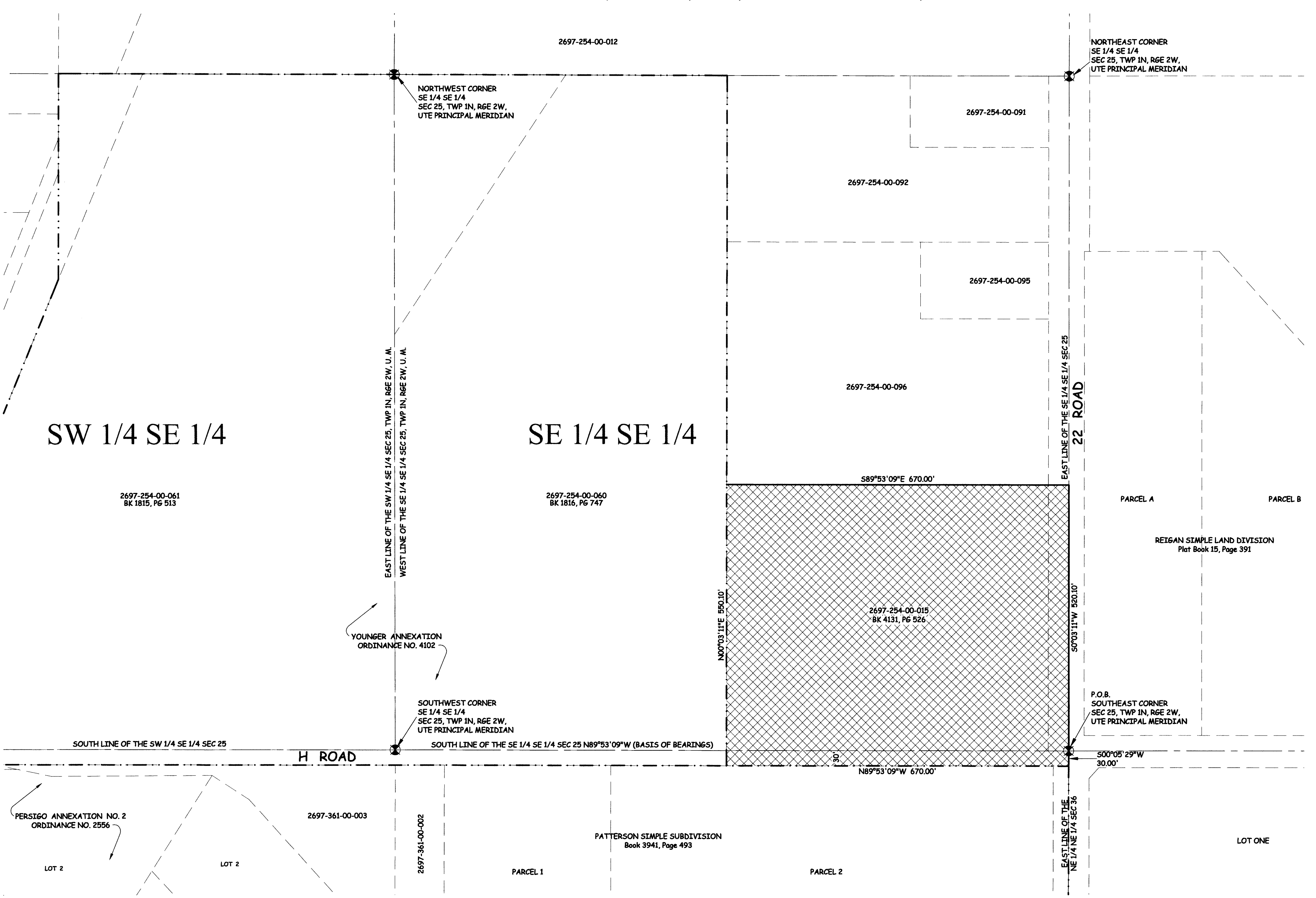
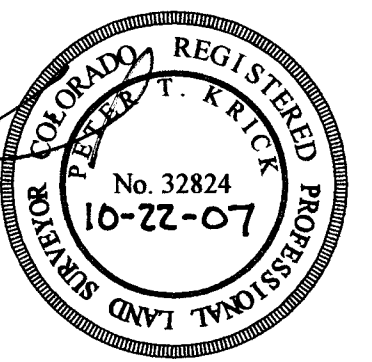
BEGINNING at the Southeast corner of (SE 1/4 SE 1/4) of said Section 25 and assuming the South line of said SE 1/4 SE 1/4 to bear N89°53'09"W with all bearings contained herein relative thereto; thence S00°05'29"W along the East line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36 a distance of 30.00 feet; thence N89°53'09"W along the South line of H Road a distance of 670.00 feet; thence N00°03'11"E along the West line of that certain parcel of land as described in Book 4131, Page 526, Public Records of Mesa County, Colorado, a distance of 550.10 feet to the Northwest corner of said parcel; thence S89°53'09"E along the North line of said parcel a distance of 670.00 feet to a point on the East line of said SE 1/4 SE 1/4; thence S00°03'11"W along said East line a distance of 520.10 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: October 22, 2007

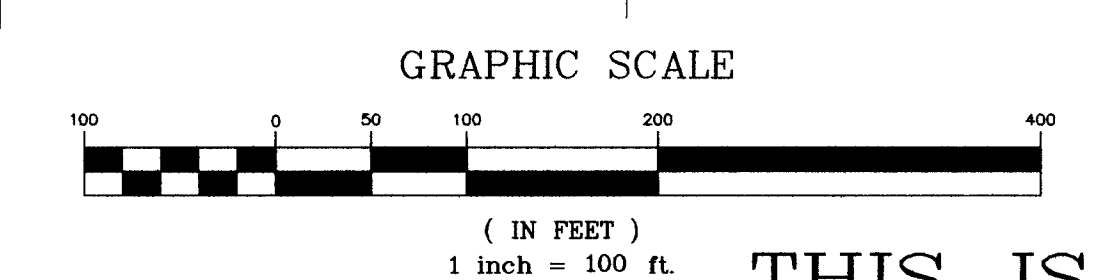


AREA OF ANNEXATION	
CONTIGUOUS PERIMETER	1,220.08 FT.
ANNEXATION PERIMETER	2,440.17 FT
AREA IN SQUARE FEET	368,565***
AREA IN ACRES	8.46

***CONTAINS 40,904 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY

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.

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



ORDINANCE NO. 4126
EFFECTIVE DATE November 18th, 2007

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY	CM	DATE	8-1-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'

PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

GENTRY ANNEXATION
13073200.pdf