

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4145

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

MESA HEIGHTS ANNEXATION

APPROXIMATELY 3.86 ACRES

**LOCATED AT 2856 B ¾ ROAD AND INCLUDES THE
CLAIRE DRIVE RIGHT-OF-WAY**

WHEREAS, on the 15th day of October, 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 19th day of November, 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 situated in Mesa County, Colorado, and described to wit:

MESA HEIGHTS ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

All of that portion of Kirby Subdivision, as same is recorded in Plat Book 11, Page 28, Public Records of Mesa County, Colorado, lying North of the North right of way for B 3/4 Road as recorded in Plat Book 9, Page 23, Public Records of Mesa County, Colorado; TOGETHER WITH the following; Commencing at the Southwest corner of said NW1/4 NE1/4, and assuming the West line of said NW1/4 NE1/4 bears N00°03'05"E with all other bearings contained herein being relative thereto; thence N00°03'05"E along the said West line a distance of 391.14 feet to the Point of Beginning; thence N00°03'05"E, along said West line a distance of 20.00 feet; thence S89°57'10"E a distance of 20.00 feet to the Northwest corner said Kirby Subdivision; thence S00°03'05"W, along the most westerly line said Kirby Subdivision, a distance of 20.00 feet; thence N89°57'10"W a distance of 20.00 feet, more or less, to the Point of Beginning.

CONTAINING 3.86 Acres, more or less, as described.

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

INTRODUCED on first reading on the 15th day of October, 2007 and ordered published.

ADOPTED the 19th day of November, 2007.

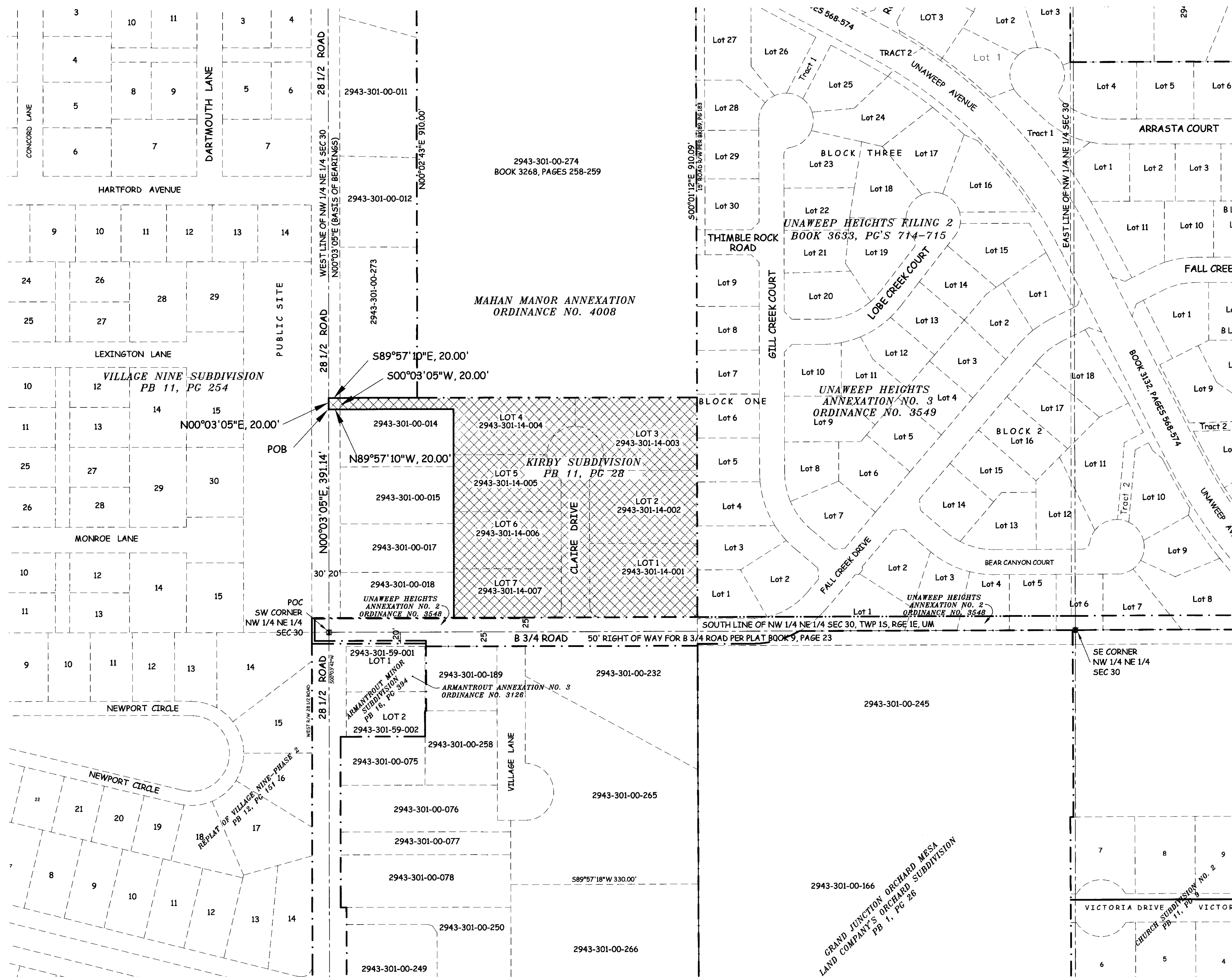
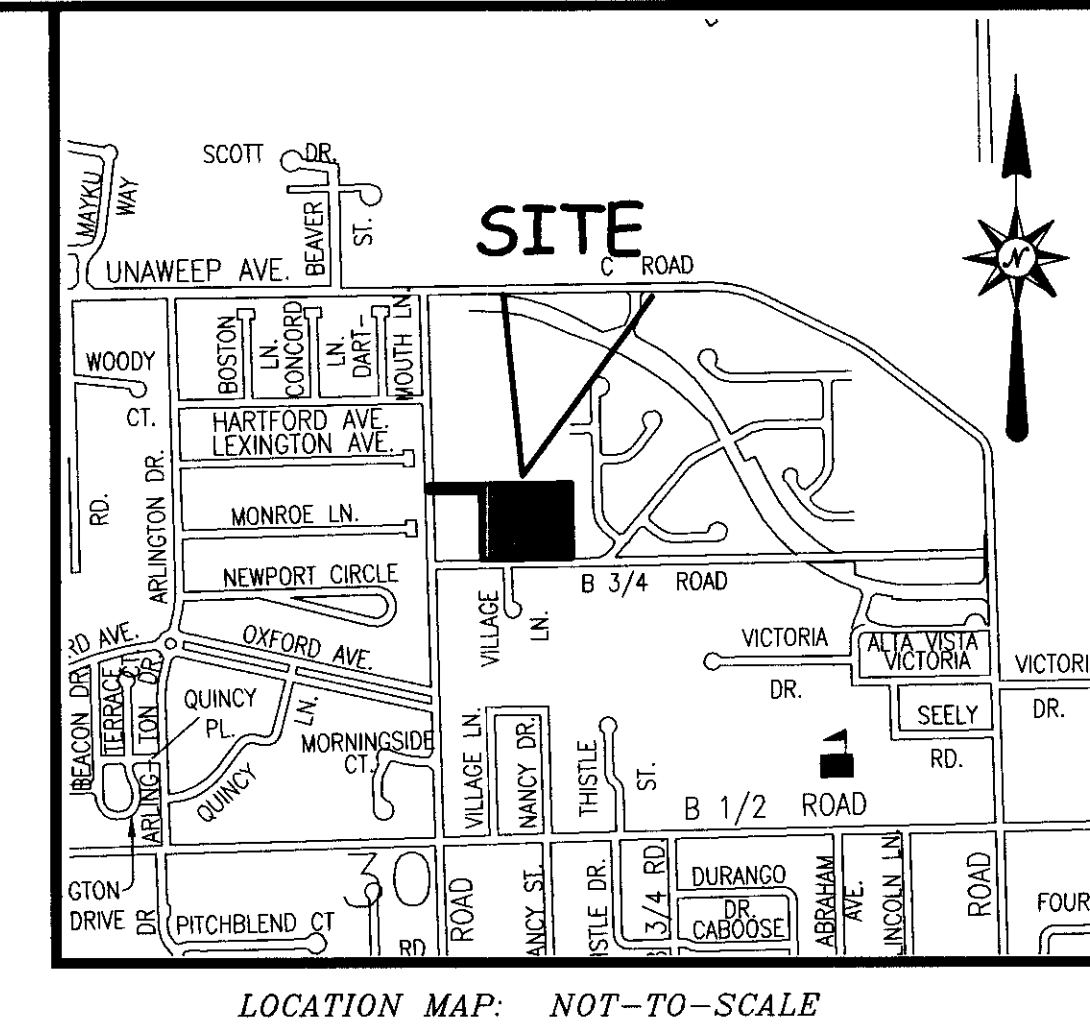
Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

MESA HEIGHTS ANNEXATION

SITUATE IN THE NW 1/4 OF THE NE 1/4 SECTION 30, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

All of that portion of Kirby Subdivision, as same is recorded in Plat Book 11, Page 28, Public Records of Mesa County, Colorado, lying North of the North right of way for B 3/4 Road, as recorded in Plat Book 9, Page 23, Public Records of Mesa County, Colorado; TOGETHER WITH the following: Commencing at the Southwest corner of said NW1/4 NE1/4, and assuming the West line of said NW1/4 NE1/4 bears N00°03'05"E with all other bearings contained herein being relative thereto; thence N00°03'05"E along the said West line a distance of 391.14 feet to the Point of Beginning; thence N00°03'05"E, along said West line a distance of 20.00 feet; thence S89°57'10"E a distance of 20.00 feet to the Northwest corner said Kirby Subdivision; thence S00°03'05"W, along the most westerly line said Kirby Subdivision, a distance of 20.00 feet; thence N89°57'10"W a distance of 20.00 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
∠	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
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 32824
11/26/07
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: November 26, 2007

AREA OF ANNEXATION

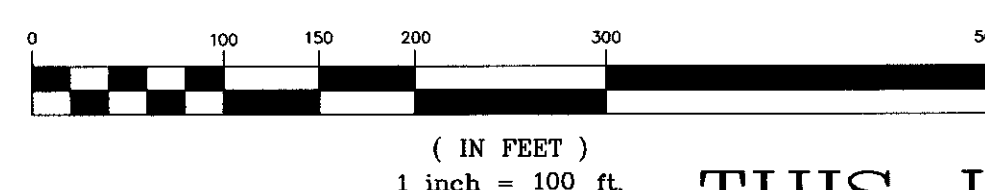
ANNEXATION PERIMETER	2,067.99 FT
CONTIGUOUS PERIMETER	1,308.10 FT.
AREA IN SQUARE FEET	169,935***
AREA IN ACRES	3.901

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

***CONTAINS 20,346 SQ. FT. (0.467 ACRES) WITHIN PUBLIC RIGHTS OF WAY

GRAPHIC SCALE



ORDINANCE NO.
4145

EFFECTIVE DATE
December 21, 2007

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY MG DATE 09-20-07
DESIGNED BY _____ DATE _____
CHECKED BY P.T.K. DATE _____
APPROVED BY _____ DATE _____

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

MESA HEIGHTS ANNEXATION
13074100.pdf

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.