

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4147

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

INDIAN WASH RENTALS ANNEXATION

APPROXIMATELY 1.999 ACRES

**LOCATED AT 378 27 ½ ROAD AND INCLUDING A PORTION OF THE 27 ½ ROAD
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 situate in Mesa County, Colorado, and described to wit:

INDIAN WASH RENTALS ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Southwest corner of said NW1/4 NE1/4, and considering the West line of the said NW1/4 NE1/4 to bear N00°08'44"E with all bearings herein being relative thereto; thence N00°08'44"E, along said West line, a distance of 263.49 feet; thence S89°59'19"E a distance of 330.00 feet to a point on Indian Road Industrial Subdivision Annexation No. 2, City Ordinance No. 3677; thence along the said Indian Road Industrial Subdivision Annexation No. 2 the following two courses: 1) S00°08'44"W a distance of 264.15 feet to the South line of said NW1/4 NE1/4; 2) N89°52'24"W, along said South line a distance of 330.00 feet, more or less, to the Point of Beginning.

CONTAINING 1.999 Acres (87,076.44 Sq. Ft.), 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 on second reading the 19th day of November, 2007.

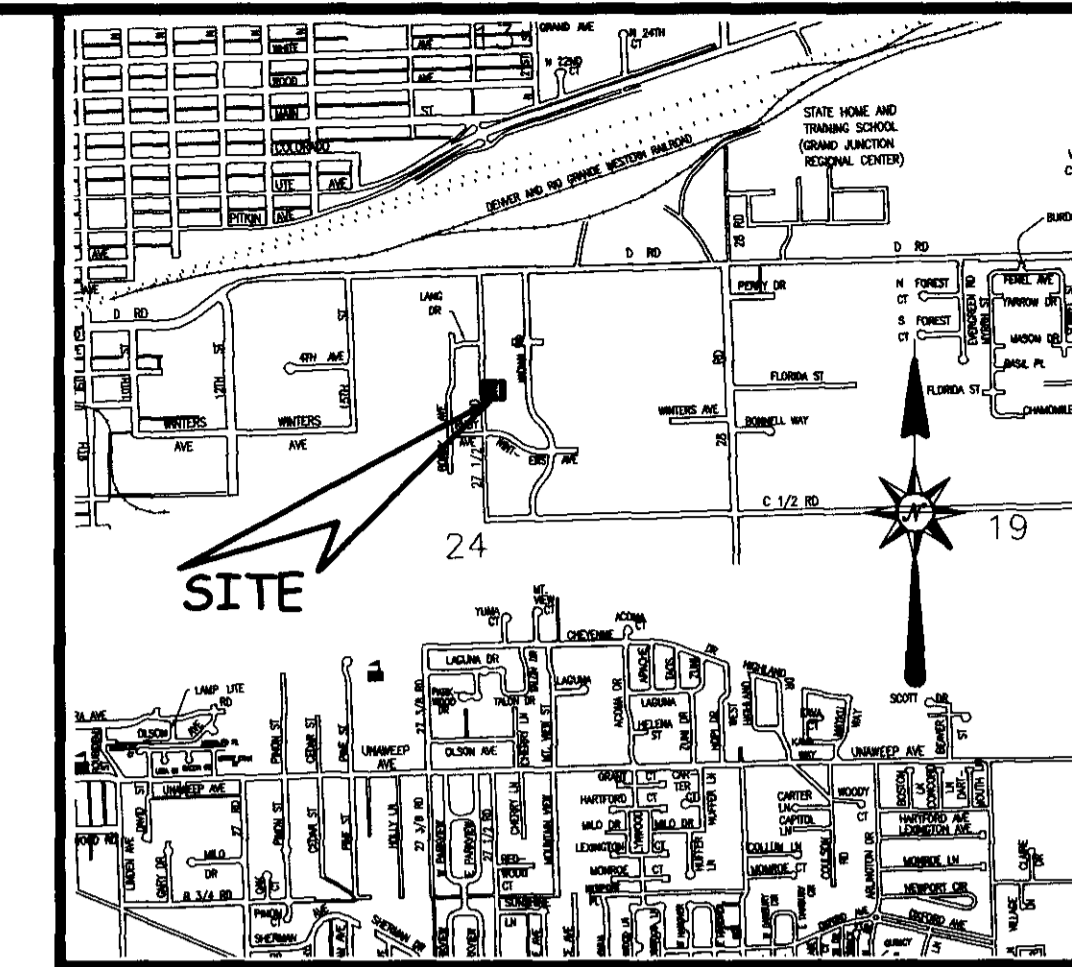
Attest:

/s/ James J. Doody
President of the Council

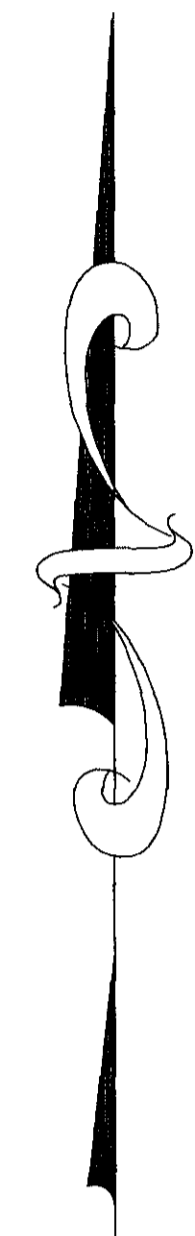
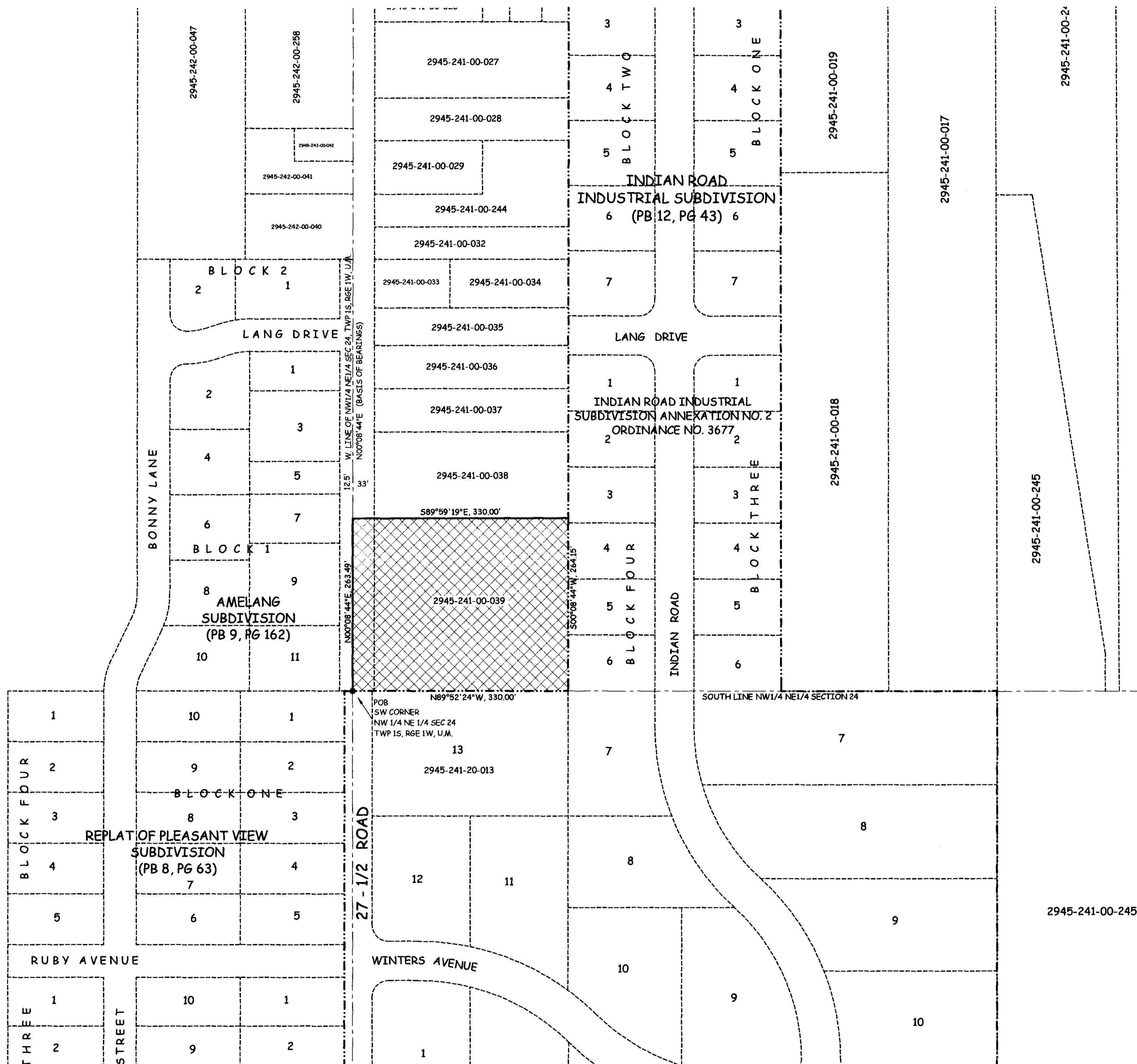
/s/ Stephanie Tuin
City Clerk

INDIAN WASH RENTALS ANNEXATION

SITUATE IN THE NW1/4 NE1/4 OF SECTION 24, T1S, R1W, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Southwest corner of said NW1/4 NE1/4, and considering the West line of the said NW1/4 NE1/4 to bear N00°08'44"E with all bearings herein being relative thereto; thence N00°08'44"E, along said West line, a distance of 263.49 feet; thence S89°59'19"E a distance of 330.00 feet to a point on Indian Road Industrial Subdivision Annexation No. 2, City Ordinance No. 3677; thence along the said Indian Road Industrial Subdivision Annexation No. 2 the following two courses: 1) S00°08'44"W a distance of 264.15 feet to the South line of said NW1/4 NE1/4; 2) N89°52'24"W, along said South line a distance of 330.00 feet, more or less, to the Point of Beginning.

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.

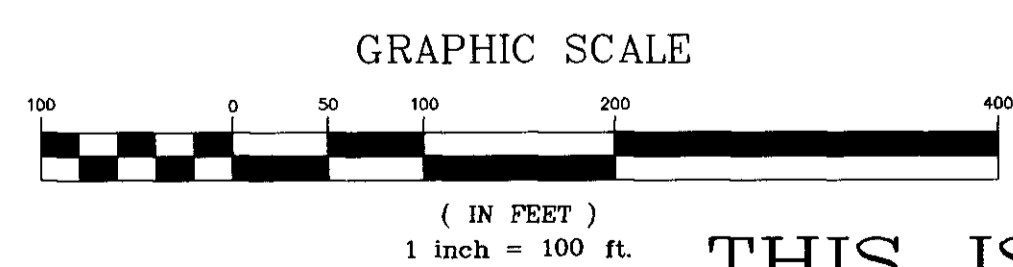
ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
∠	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

2945-241-00-245

AREA OF ANNEXATION

ANNEXATION PERIMETER	1,187.64 FT
CONTIGUOUS PERIMETER	594.15 FT.
AREA IN SQUARE FEET	87,060***
AREA IN ACRES	1.999

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



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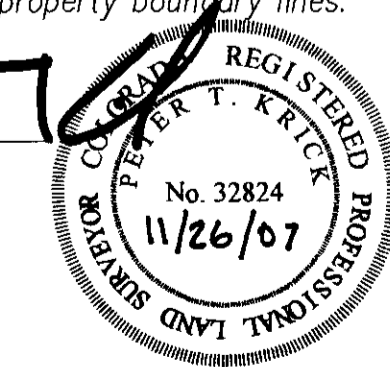
EFFECTIVE DATE
December 21, 2007

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: November 26, 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 hereon.

DRAWN BY	MG	DATE	09-24-2007
DESIGNED BY		DATE	
CHECKED BY	PTK	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
AND PLANNING
REAL ESTATE DIVISION

INDIAN WASH RENTALS
ANNEXATION

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