

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4158

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

COOPER-TUCKER ANNEXATION

APPROXIMATELY 11.74 ACRES

**LOCATED AT 2825 D ROAD AND ALSO INCLUDES A PORTION OF THE D ROAD
RIGHT-OF-WAY**

WHEREAS, on the 5th day of November, 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 December, 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:

Cooper-Tucker Annexation

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE 1/4 SW 1/4 SW 1/4) and the Southwest Quarter of the Southeast Quarter of the Southwest Quarter (SW 1/4 SE 1/4 SW 1/4) of Section 18 and the Northeast Quarter of the Northwest Quarter of the Northwest Quarter (NE 1/4 NW 1/4 NW 1/4) and the Northwest Quarter of the Northeast Quarter of the Northwest Quarter (NW 1/4 NE 1/4 NW 1/4) of Section 19, all in Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/) of said Section 19 and assuming the North line of the NW 1/4 NW 1/4 of said Section 19 bears N 89°39'16" W with all other bearings being relative thereto; thence from said Point of Commencement, S 89°39'23" E along the North line

of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 19, a distance of 60.61 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°35'03" E along the East line of the West 60.6 feet of the NW 1/4 NE 1/4 NW 1/4 of said Section 19, a portion of said line being the West line of the Summer Glen Subdivision, as same is recorded in Book 4055, Pages 547 and 548, Public Records of Mesa County, Colorado, a distance of 662.10 feet; thence N 89°38'16" W a distance of 60.61 feet to a point on the East line of the NE 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 89°40'25" W along the South line of the NE 1/4 NW 1/4 NW 1/4 of said Section 19 a distance of 665.65 feet to the Southwest corner of the NE 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 00°24'25" W along the West line of the NE 1/4 NW 1/4 NW 1/4 of said Section 19 a distance of 662.24 feet to the Northwest corner of the NE 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 00°24'25" W a distance of 28.00 feet to a point on the South line of the Darren Davidson Annexation, City of Grand Junction Ordinance No. 3205; thence S 89°39'16" E along the South line of said annexation, a distance of 324.49 feet; thence S 00°20'43" W along the Westerly limits of the Tomkins Annexation, City of Grand Junction Ordinance No. 3602; thence S 89°39'24" E along the South line of said annexation, a distance of 399.66 feet; thence S 00°35'03" E a distance of 26.00 feet, more or less, to the Point of Beginning.

CONTAINING 11.47 Acres or 499,662 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 November, 2007 and ordered published.

ADOPTED this 17th day of December, 2007.

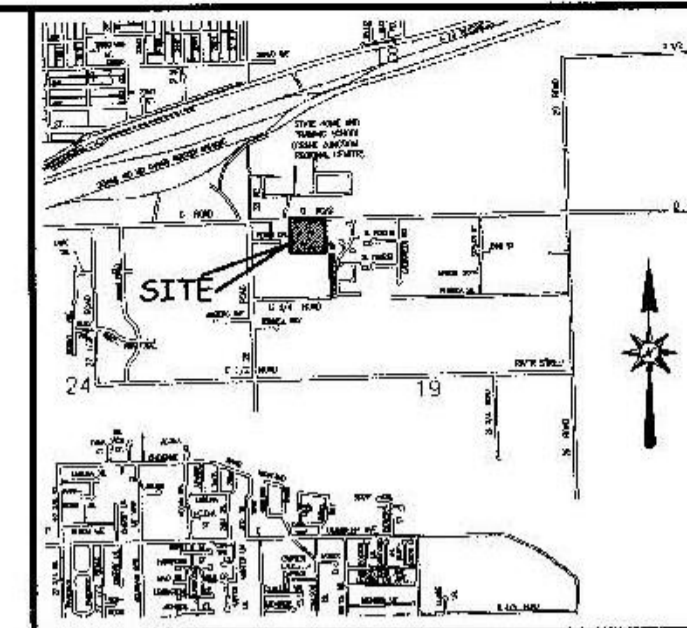
Attest:

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

/s/: Stephanie Tuin
City Clerk

COOPER-TUCKER ANNEXATION

SITUATE IN THE SW 1/4 OF SECTION 18 AND THE NW 1/4 OF SECTION 19,
TWP 15, RGE 1E, U.M., COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP NOT TO SCALE

DESCRIPTION

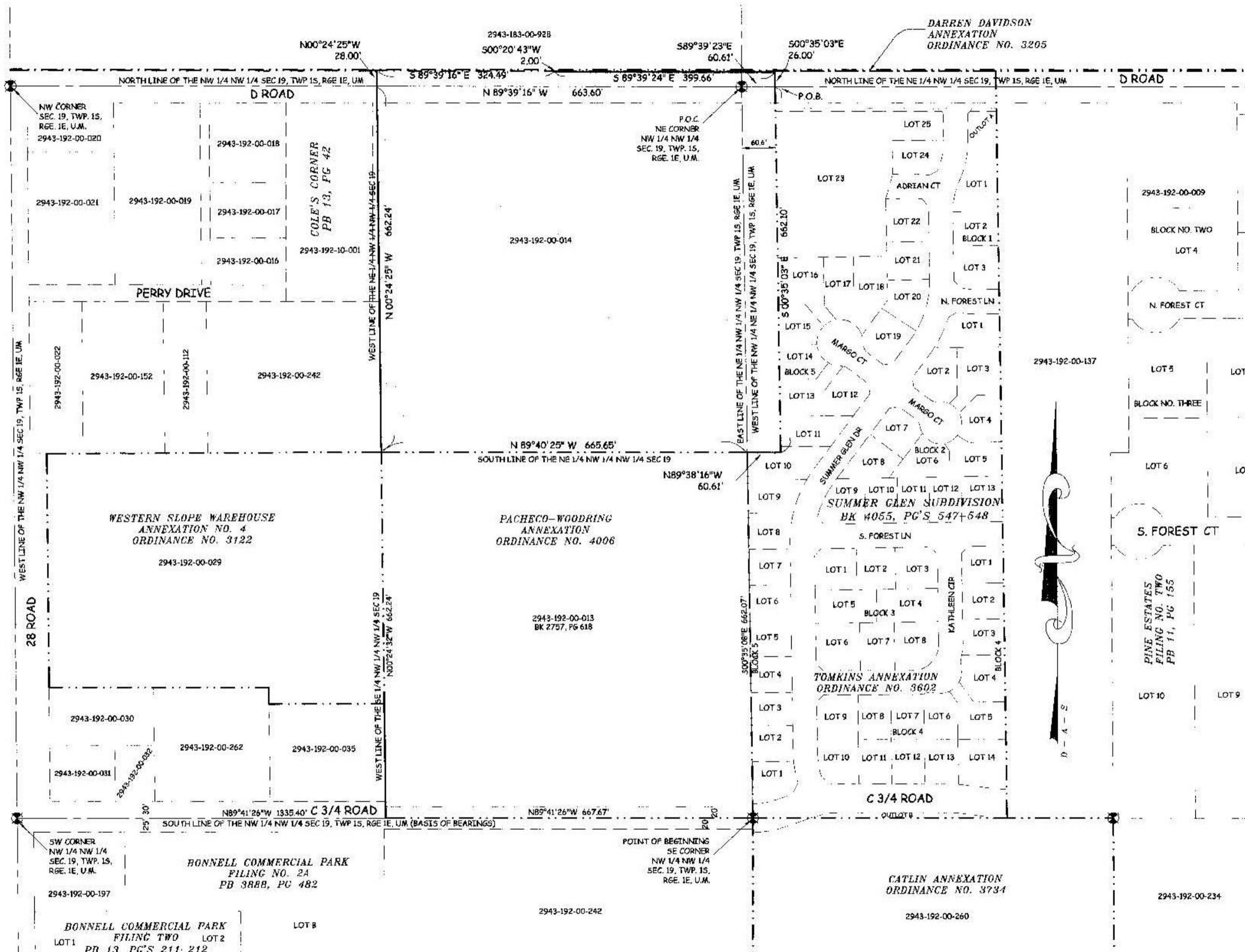
A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE 1/4 SW 1/4 SW 1/4) and the Southwest Quarter of the Southeast Quarter of the Southwest Quarter (SW 1/4 SE 1/4 SW 1/4) of Section 18 and the Northeast Quarter of the Northwest Quarter of the Northwest Quarter (NE 1/4 NW 1/4 NW 1/4) and the Northwest Quarter of the Northeast Quarter of the Northwest Quarter (NW 1/4 NE 1/4 NW 1/4) of Section 19, all in Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 19 and assuming the North line of the NW 1/4 NW 1/4 of said Section 19 bears N 89°39'16" W with all other bearings being relative thereto; thence from said Point of Commencement, S 89°39'23" E along the North line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 19, a distance of 60.61 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°35'03" E along the East line of the West 60.6 feet of the NW 1/4 NE 1/4 NW 1/4 of said Section 19, a portion of said line being the West line of the Summer Glen Subdivision, as same is recorded in Book 4055, Pages 547 and 548, Public Records of Mesa County, Colorado, a distance of 662.10 feet; thence N 89°38'16" W a distance of 60.61 feet to a point on the East line of the NE 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 89°40'25" W along the South line of the NE 1/4 NW 1/4 NW 1/4 of said Section 19 a distance of 665.65 feet to the Southwest corner of the NE 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 00°24'25" W along the West line of the NE 1/4 NW 1/4 NW 1/4 of said Section 19 a distance of 662.24 feet to the Northwest corner of the NE 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 00°24'25" W a distance of 28.00 feet to a point on the South line of the Darren Davidson Annexation, City of Grand Junction Ordinance No. 3205; thence S 89°39'16" E along the South line of said annexation, a distance of 324.49 feet; thence S 00°20'43" W along the Westerly limits of the Tomkins Annexation, City of Grand Junction Ordinance No. 3602; thence S 89°39'24" E along the South line of said annexation, a distance of 399.66 feet; thence S 00°35'03" E a distance of 26.00 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
CH	CHORD LENGTH
CB	CHORD BEARING
BLK	BLOCK
PT. B.	PLAT BOOK
BK	BOOK
PG.	PAGE

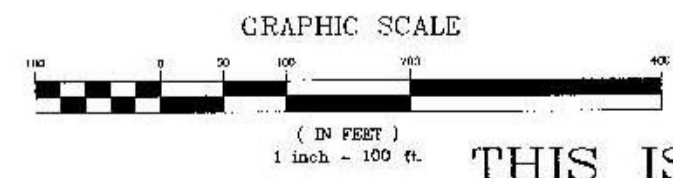
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

P.T.K.
REGISTERED PROFESSIONAL SURVEYOR
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the City of Grand Junction
 DATE: December 19th, 2007



ANNEXATION PERIMETER	2,830.73 FT.
CONTOUR PERIMETER	2,143.49 FT.
AREA IN SQUARE FEET	492,652.00
AREA IN ACRES	11.47

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO. 1158
 EFFECTIVE DATE January 20th, 2008

THIS IS NOT A BOUNDARY SURVEY

N:\Data\Annex by P.T.K.\Cooper-Tucker Annexation.dwg 12/19/07 1:45:45 PM MST

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	P.T.K.	DATE	10-08-07
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE	1" = 100'
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PUBLIC WORKS AND UTILITIES
 REAL ESTATE DIVISION

COOPER-TUCKER ANNEXATION
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