

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4170**

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

**CUNNINGHAM INVESTMENT ANNEXATION NO. 2**

**APPROXIMATELY 0.14 ACRES**

**INCLUDING A PORTION OF THE  
E ½ ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 21<sup>st</sup> 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 16<sup>th</sup> day of January, 2008; 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:

**CUNNINGHAM INVESTMENT ANNEXATION NO. 2**

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the Northeast Quarter (NE 1/4) of said Section 22 and assuming the South line of the NE 1/4 of said Section 22 bears N 89°30'14" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°30'14" E along the South line of the NE 1/4 of said Section 22 a distance of 50.20 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°30'14" E along the South line of the NE 1/4 of said Section 22, a distance of 79.64 feet; thence N 00°29'46" E a distance of 20.00 feet to a point on the North right of way for E-1/2 Road; thence S 89°30'14" E along said North

right of way, a distance of 268.00 feet; thence S 83°07'13"W a distance of 350.54 feet; thence N 00°29'46" E a distance of 25.00 feet, more or less, to the Point of Beginning.

CONTAINING 6,229 Square Feet or 0.14 Acres, more or less, as described.

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

**INTRODUCED** on first reading on the 21<sup>st</sup> day of November, 2007 and ordered published.

**ADOPTED** on second reading the 16<sup>th</sup> day of January, 2008.

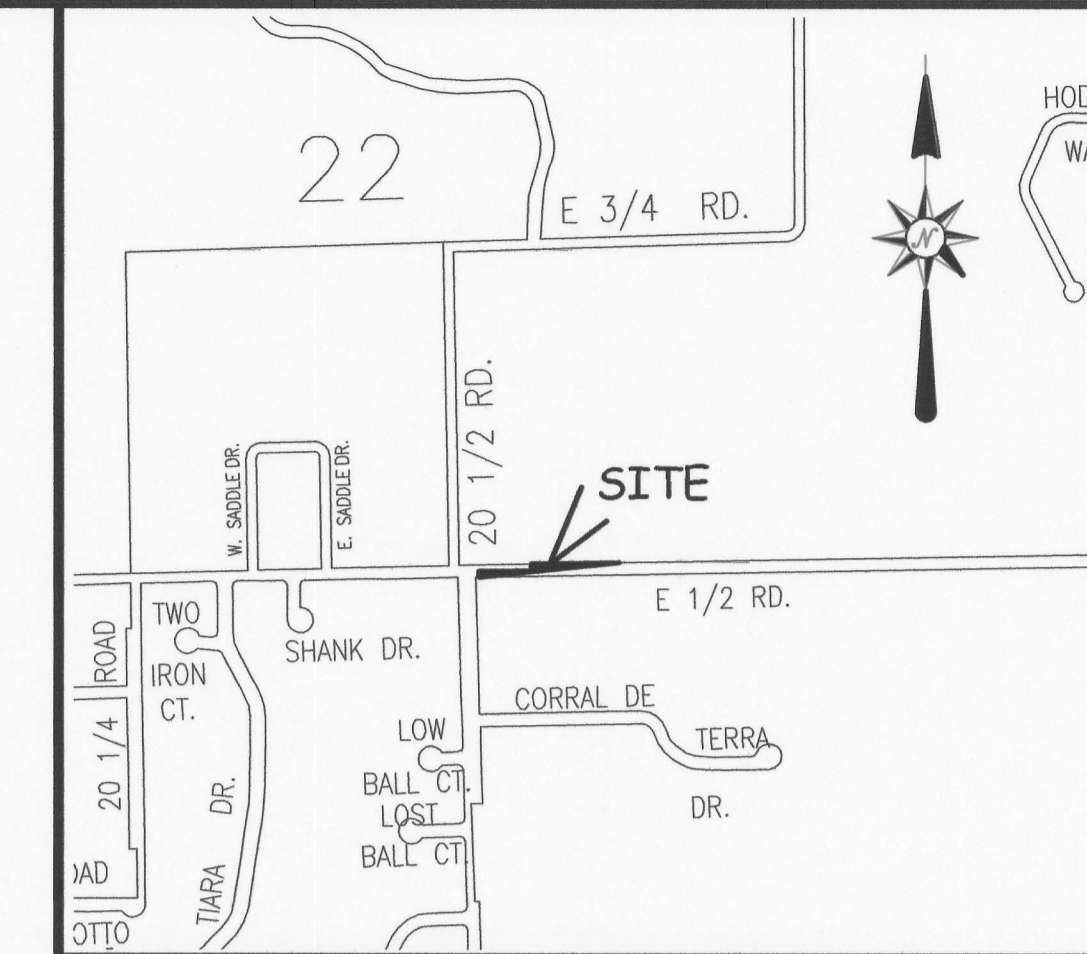
Attest:

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

/s/: Stephanie Tuin  
City Clerk

# CUNNINGHAM INVESTMENT ANNEXATION NO. 2

SITUATE IN THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 22,  
TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6th PRINCIPAL MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO

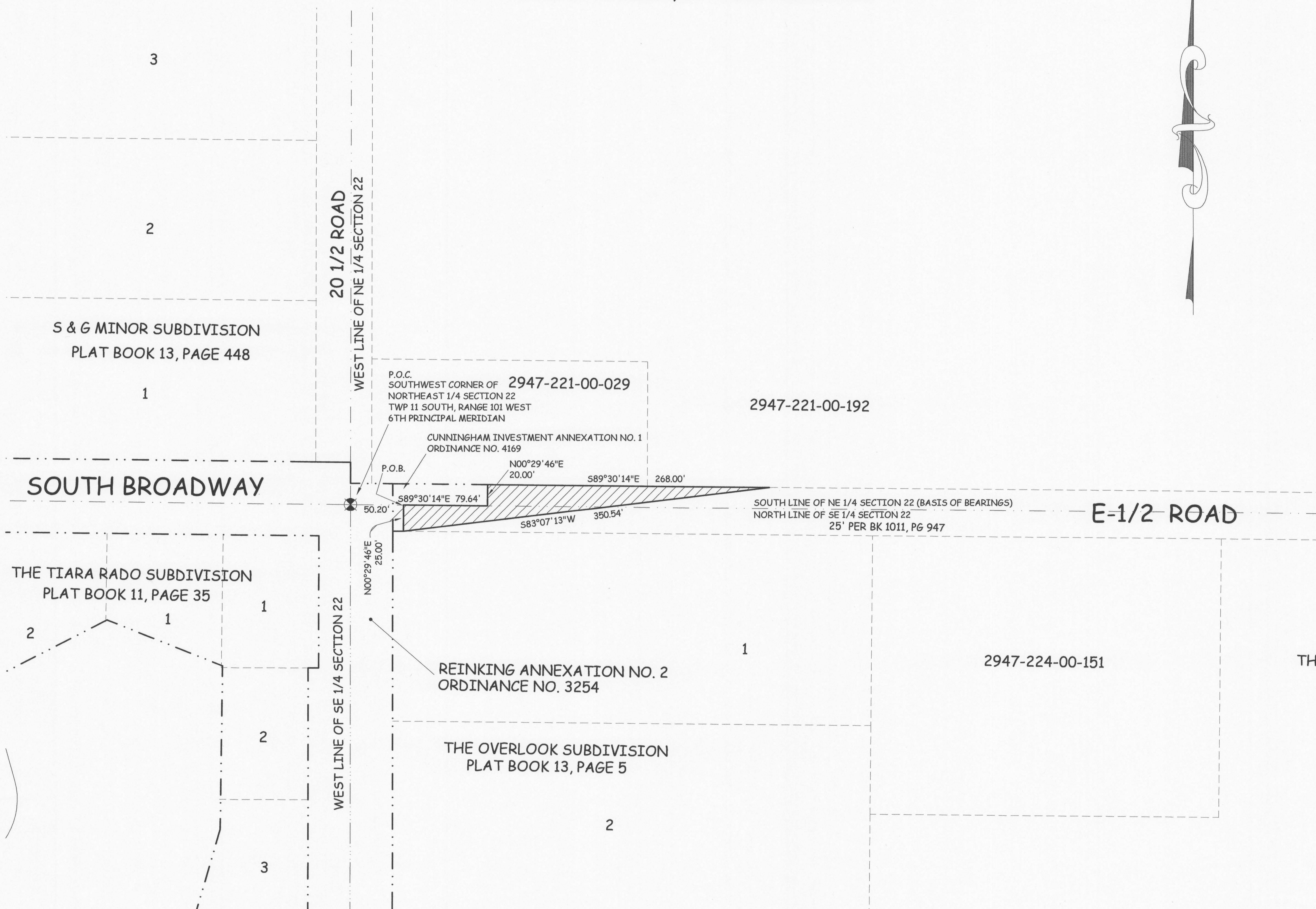


LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the Northeast Quarter (NE 1/4) of said Section 22 and assuming the South line of the NE 1/4 of said Section 22 bears N 89°30'14" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°30'14" E along the South line of the NE 1/4 of said Section 22 a distance of 50.20 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°30'14" E along the South line of the NE 1/4 of said Section 22, a distance of 79.64 feet; thence N 00°29'46" E a distance of 20.00 feet to a point on the North right of way for E-1/2 Road; thence S 89°30'14" E along said North right of way, a distance of 268.00 feet; thence S 83°07'13"W a distance of 350.54 feet; thence N 00°29'46" E a distance of 25.00 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
NQ.	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

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: January 23rd, 2008

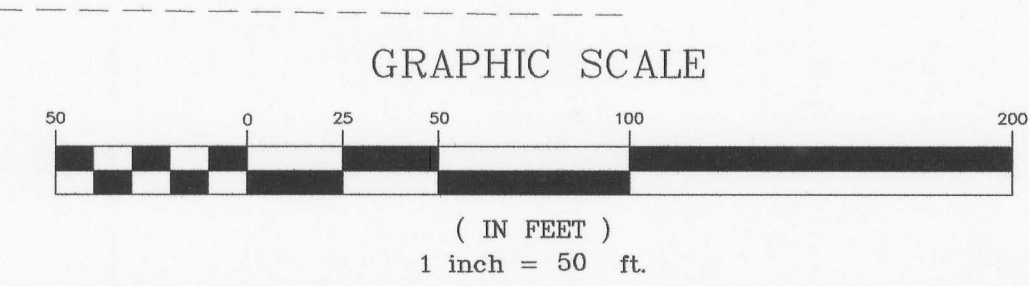
AREA OF ANNEXATION

ANNEXATION PERIMETER	743.18 FT
CONTIGUOUS PERIMETER	124.64 FT.
AREA IN SQUARE FEET	6,229***
AREA IN ACRES	0.14

\*\*\*CONTAINS 6,229 SQ. FT. OF E-1/2 ROAD RIGHT OF WAY.

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	- - - -



ORDINANCE NO. 4170  
EFFECTIVE DATE February 17th, 2008

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	P.T.K.	DATE	09-25-2007
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE  
1" = 50'

PUBLIC WORKS AND UTILITIES  
REAL ESTATE DIVISION

CUNNINGHAM INVESTMENT  
ANNEXATION NO. 2  
13075000.pdf

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