

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4171

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

CUNNINGHAM INVESTMENT ANNEXATION NO. 3

APPROXIMATELY 0.49 ACRES

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

WHEREAS, on the 21st 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 16th 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. 3

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 243.33 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 83°07'13" E a distance of 155.79 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 678.35 feet; thence S 00°29'46" W, a distance of 20.00 feet to a point on the South line

of the NE 1/4 of said Section 22; thence N 89°30'14" W along said South line, a distance of 678.35 feet; thence S 00°29'46" W, a distance of 25.00 feet to a point on the South right of way for said E-1/2 Road; thence N 89°30'14" W along said South right of way, a distance of 347.64 feet; thence N 83°07'13" E a distance of 194.74 feet, more or less, to the Point of Beginning.

CONTAINING 21,389 Square Feet or 0.49 Acres, more or less, as described.

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

INTRODUCED on first reading on the 21st day of November, 2007 and ordered published.

ADOPTED on second reading the 16th day of January, 2008.

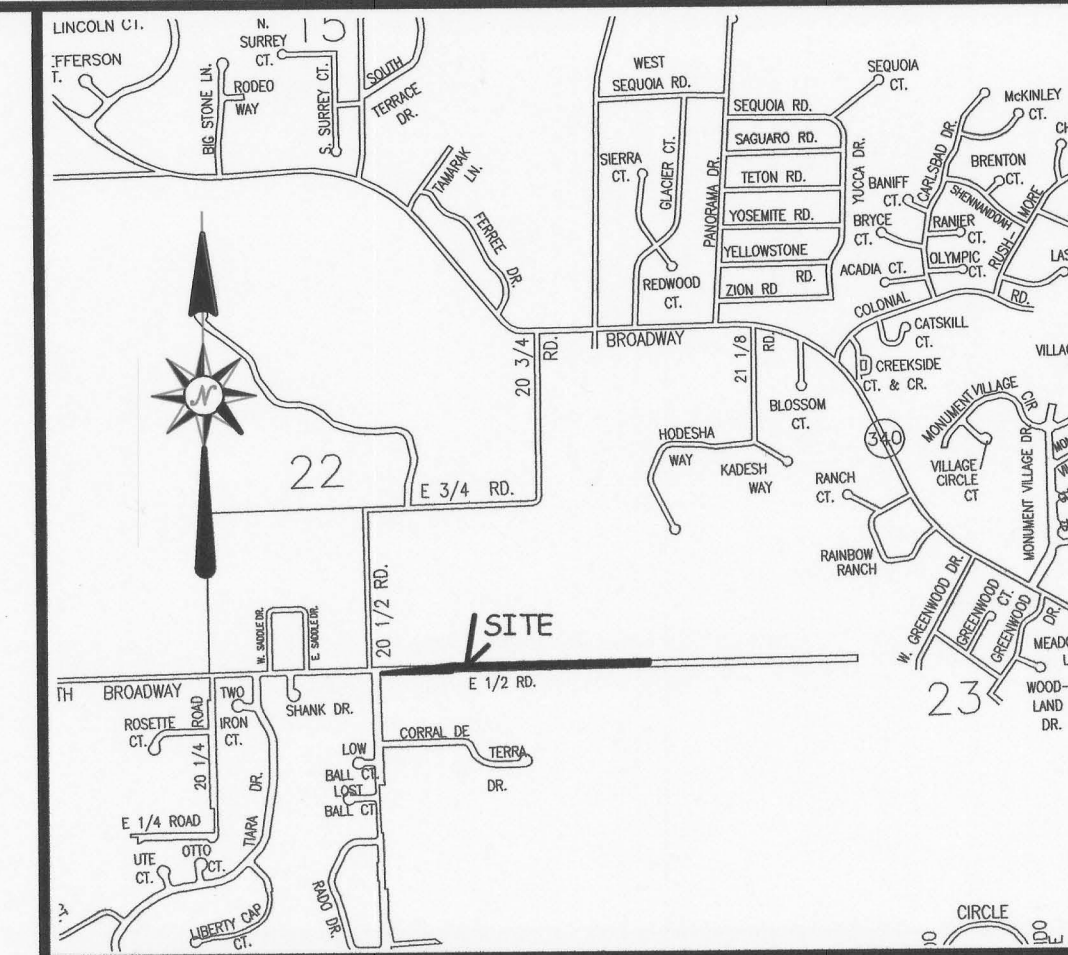
Attest:

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

/s/: Stephanie Tuin
City Clerk

CUNNINGHAM INVESTMENT ANNEXATION NO. 3

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

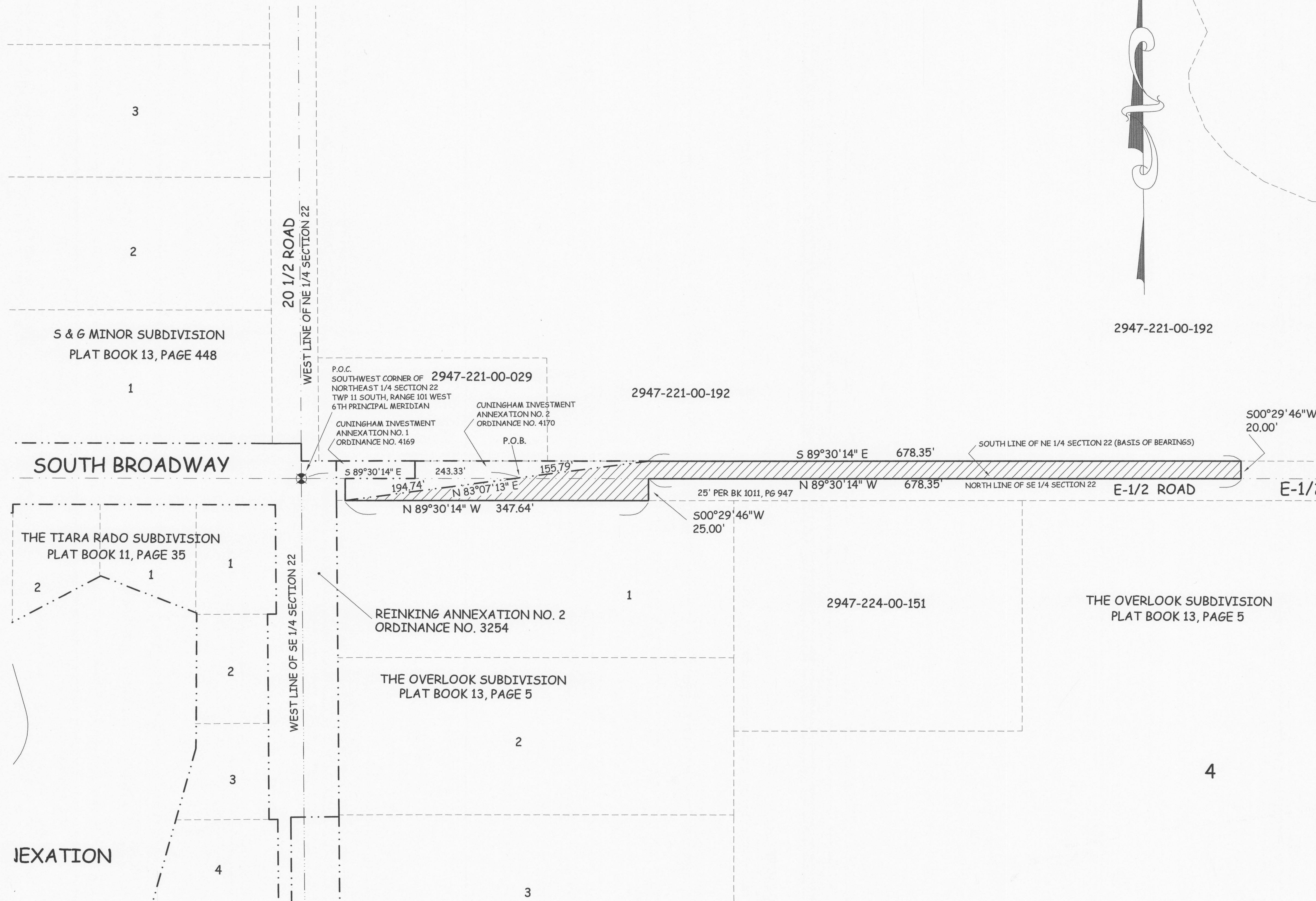


LOCATION MAP: NOT-TO-SCALE

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 243.33 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 83°07'13" E a distance of 155.79 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 678.35 feet; thence S 00°29'46" W, a distance of 20.00 feet to a point on the South line of the NE 1/4 of said Section 22; thence N 89°30'14" W along said South line, a distance of 678.35 feet; thence S 00°29'46" W, a distance of 25.00 feet to a point on the South right of way for said E-1/2 Road; thence N 89°30'14" W along said South right of way, a distance of 347.64 feet; thence N 83°07'13" E a distance of 194.74 feet, more or less, to the Point of Beginning.

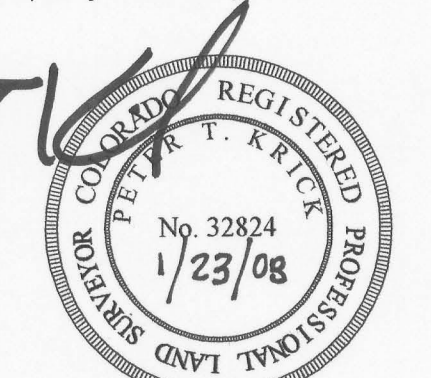


ABBREVIATIONS

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

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



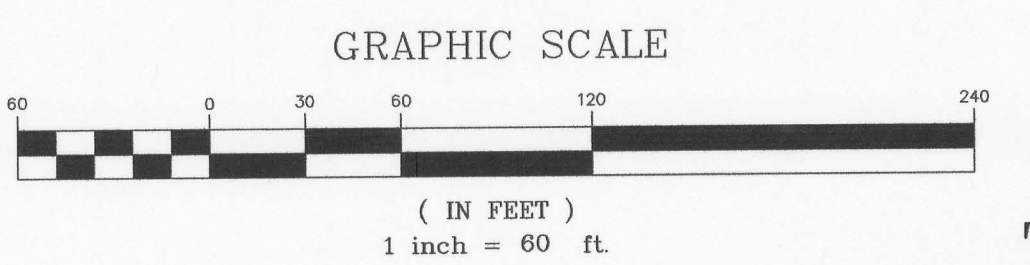
AREA OF ANNEXATION

ANNEXATION PERIMETER	2,099.87 FT
CONTIGUOUS PERIMETER	350.54 FT.
AREA IN SQUARE FEET	21,389***
AREA IN ACRES	0.49

***CONTAINS 21,389 SQ. FT. OF E-1/2 ROAD RIGHT OF WAY

LEGEND

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



ORDINANCE NO. 4171
EFFECTIVE DATE February 17th, 2008

THIS IS NOT A BOUNDARY SURVEY

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



PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

CUNNINGHAM INVESTMENT
ANNEXATION NO. 3
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