

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4172

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

CUNNINGHAM INVESTMENT ANNEXATION NO. 4

APPROXIMATELY 0.92 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. 4

A certain parcel of land located in the Northeast Quarter (NE 1/4) and the Southeast Quarter (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:

BEGINNING at the Southwest corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 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 Beginning, S 89°30'14" E along the South line of the NE 1/4 of said Section 22 a distance of 1,195.58 feet; thence S 00°03'13" E a distance of 10.00 feet; thence N 89°30'14" W along a line 10.00 feet South of and parallel with the South line of the NE 1/4 of said Section 22, a distance of 1195.59 feet, more or less, to a point on the West line of the Northeast Quarter of the Southeast Quarter (NE 1/4

SE 1/4) of said Section 22; thence S 00°00'19" E along said West line, a distance of 15.00 feet; thence N 89°30'14" W along a line 25.00 feet South of and parallel with the South line of the NE 1/4 of said Section 22, a distance of 928.95 feet; thence N 00°29'46" E a distance of 25.00 feet; thence S 89°30'14" E along the South line of the NE 1/4 of said Section 22, a distance of 678.35 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 250.18 feet to a point on the East line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 22; thence S 00°04'46" E along said East line, a distance of 20.00 feet, more or less, to the Point of Beginning.

CONTAINING 40,182 Square Feet or 0.92 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.

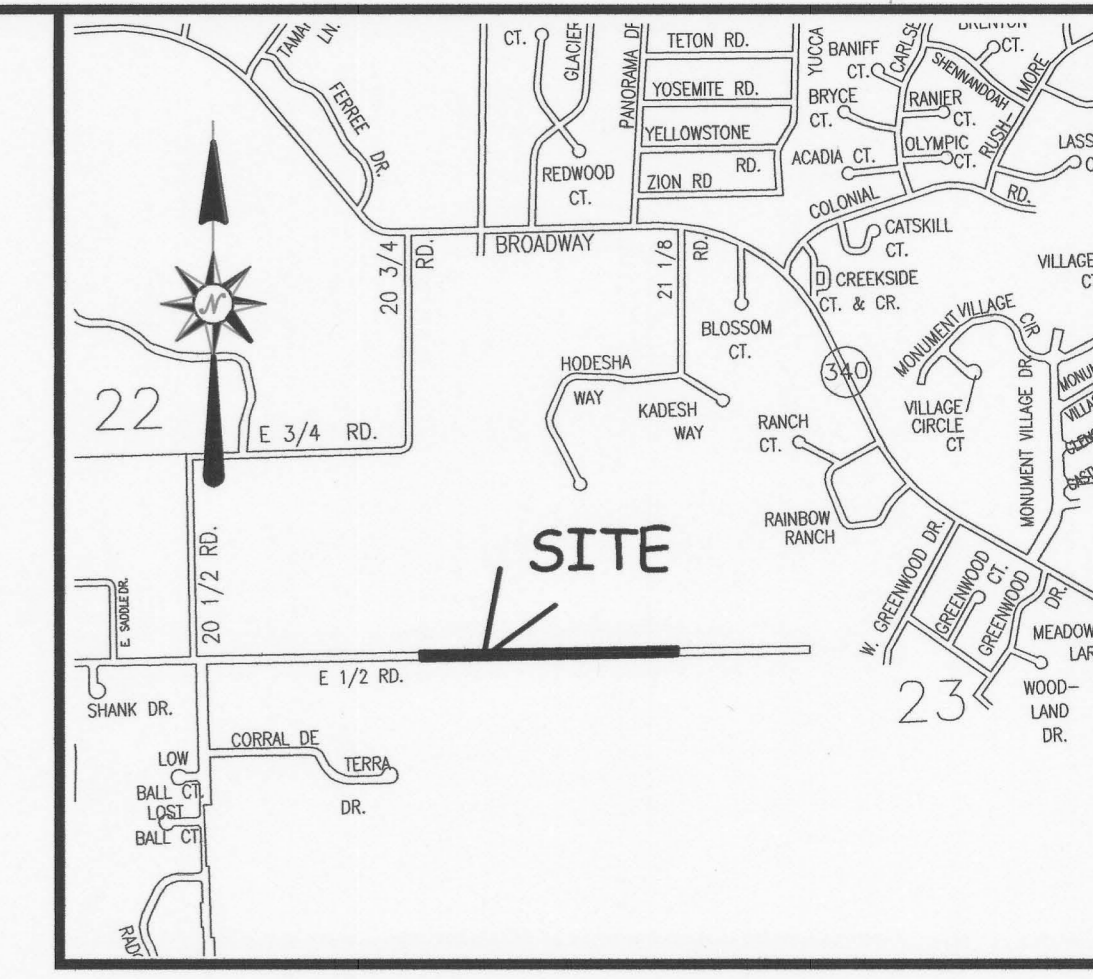
Attest:

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

/s/: Stephanie Tuin
City Clerk

CUNNINGHAM INVESTMENT ANNEXATION NO. 4

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



LEGAL DESCRIPTION

A certain parcel of land located in the Northeast Quarter (NE 1/4) and the Southeast Quarter (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:

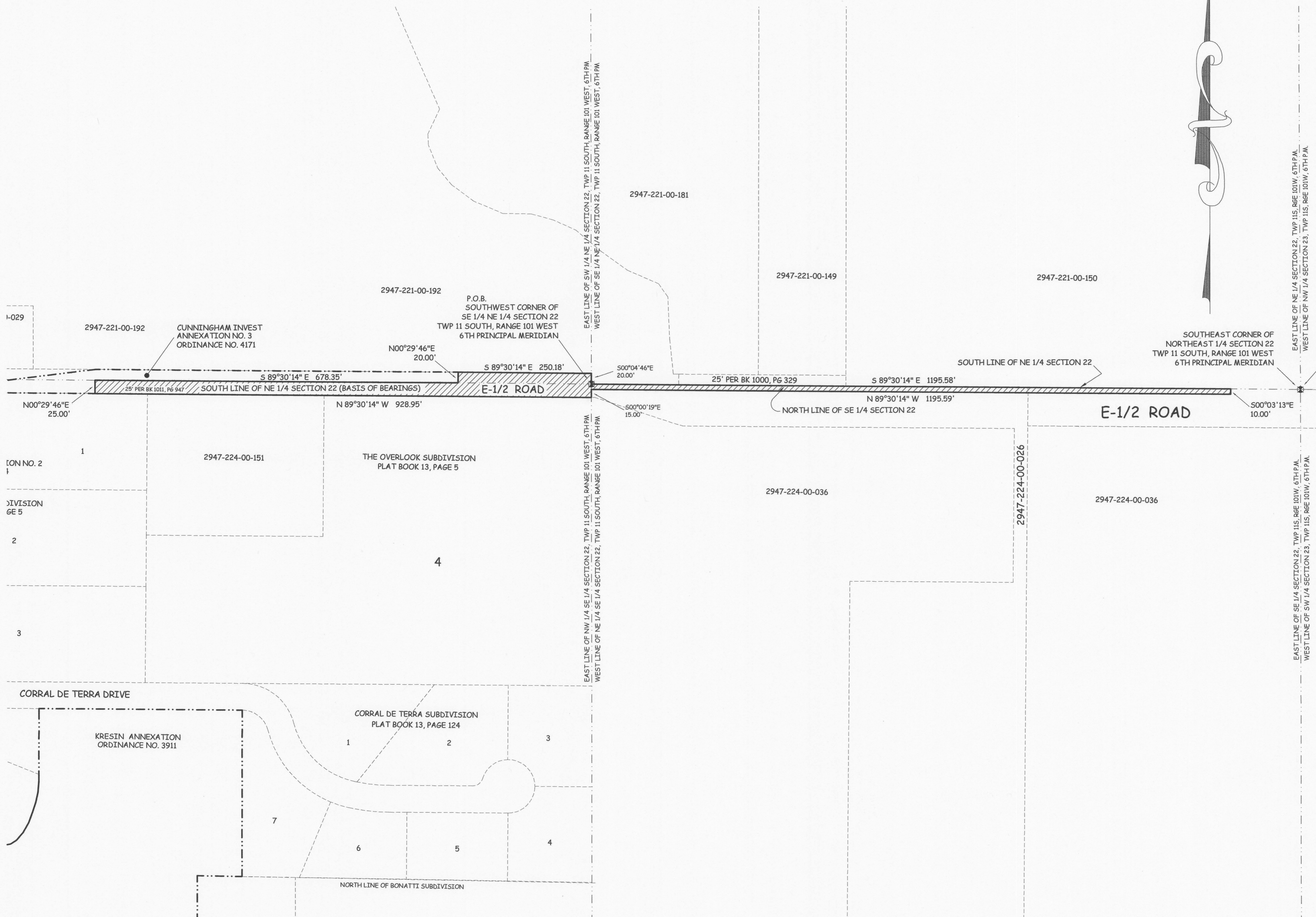
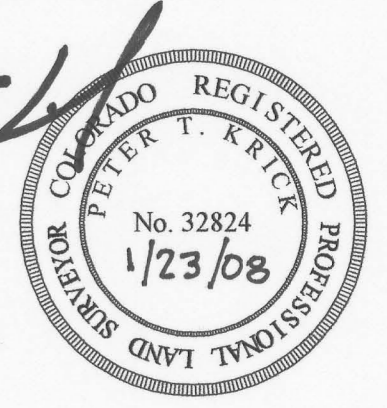
BEGINNING at the Southwest corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 22 and assuming the South line of the NE 1/4 of said Section 22 bears N 89°30'14" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°30'14" E along the South line of the NE 1/4 of said Section 22 a distance of 1,195.58 feet; thence S 00°03'13" E a distance of 10.00 feet; thence N 89°30'14" W along a line 10.00 feet South of and parallel with the South line of the NE 1/4 of said Section 22, a distance of 1195.59 feet, more or less, to a point on the West line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 22; thence S 00°00'19" E along said West line, a distance of 15.00 feet; thence N 89°30'14" W along a line 25.00 feet South of and parallel with the South line of the NE 1/4 of said Section 22, a distance of 928.95 feet; thence N 00°29'46" E a distance of 25.00 feet; thence S 89°30'14" E along the South line of the NE 1/4 of said Section 22, a distance of 678.35 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 250.18 feet to a point on the East line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 22; thence S 00°04'46" E along said East line, 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
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
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: JAN 23, 2008



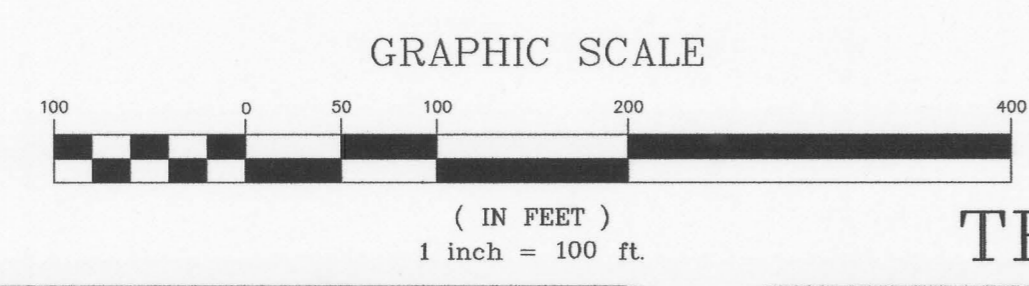
AREA OF ANNEXATION

ANNEXATION PERIMETER	4,338.65 FT
CONTIGUOUS PERIMETER	723.35 FT.
AREA IN SQUARE FEET	40,182***
AREA IN ACRES	0.92

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

LEGEND

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



ORDINANCE NO. 4172
 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" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

CUNNINGHAM INVESTMENT
ANNEXATION NO. 4