

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4197

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

BELOW/SENATORE/STONE ANNEXATION NO. 2

APPROXIMATELY 2.52 ACRES

LOCATED AT 209 1/2 AND 221 RED MESA HEIGHTS ROAD

WHEREAS, on the 6th day of February, 2008, 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 March, 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:

BELOW/SENATORE/STONE ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 16, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southwest corner of Lot 2 of William Carpenter Subdivision as recorded in Plat Book 12, Page 258 of the Mesa County, Colorado public records; thence N15°37'47"E along the East line of Hermosa Subdivision as recorded in Plat Book 9, Page 191 of the Mesa County, Colorado public records, a distance of 200.00 feet to the Point of Beginning; thence N15°37'47"E along the East line of said Hermosa Subdivision, a distance of 291.98 feet; thence S73°32'51"E a distance of 355.85 feet; thence S17°06'51"W a distance of 233.98 feet; thence N73°12'52"W a distance of 240.14 feet; thence S17°06'51"W a distance of 101.40 feet to a point on the North line

of Lot 2 of said William Carpenter Subdivision; thence S73°32'53"E along the North line of Lot 2 of said William Carpenter Subdivision, a distance of 63.47 feet to the Northwest corner of Lot 1 of said William Carpenter Subdivision; thence S16°14'07"W along the West line of Lot 1 of said William Carpenter Subdivision, a distance of 128.00 feet; thence N73°32'53"W a distance of 139.16 feet; thence N15°37'47"E a distance of 170.03 feet; thence N73°32'53"W a distance of 30.00 feet to the Point of Beginning.

CONTAINING 2.52 Acres or 109,853 Square Feet, more or less

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

INTRODUCED on first reading on the 6th day of February, 2008 and ordered published.

ADOPTED on second reading the 19th day of March, 2008.

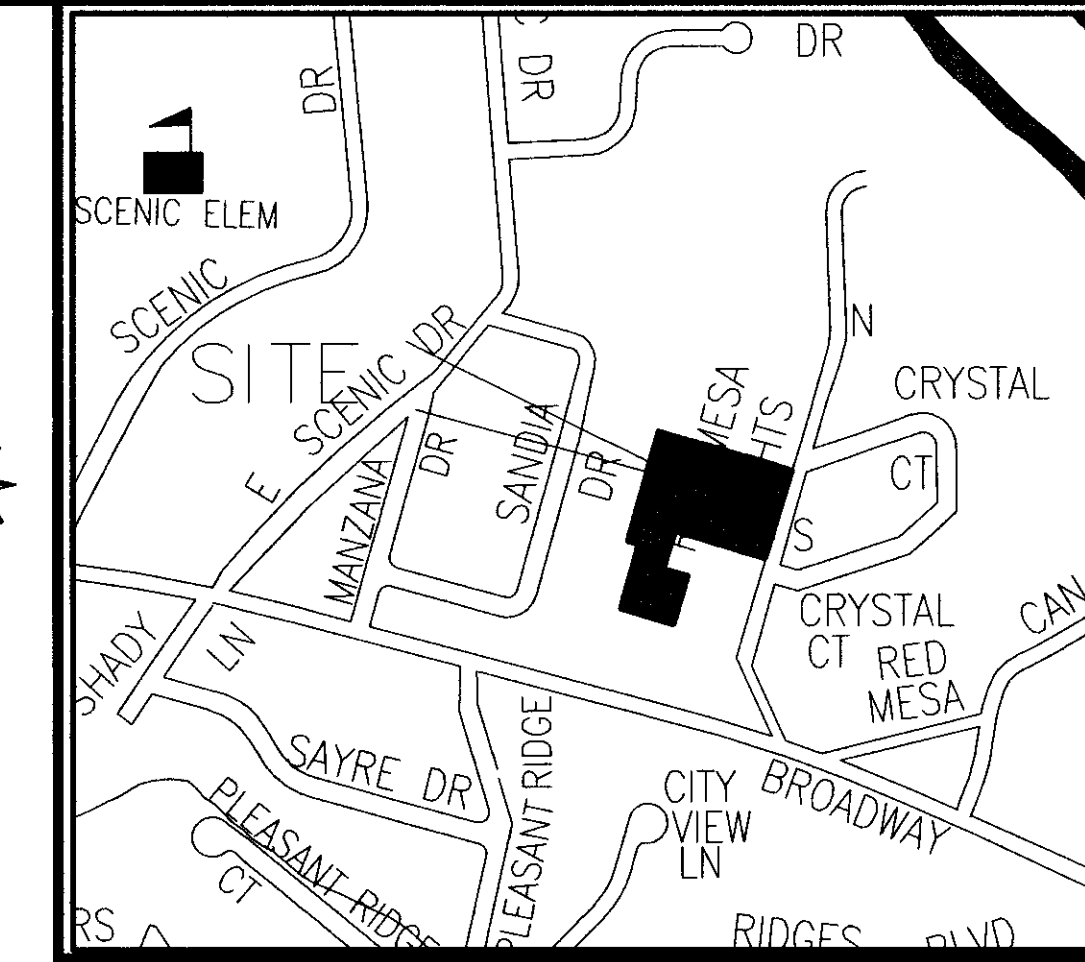
Attest:

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

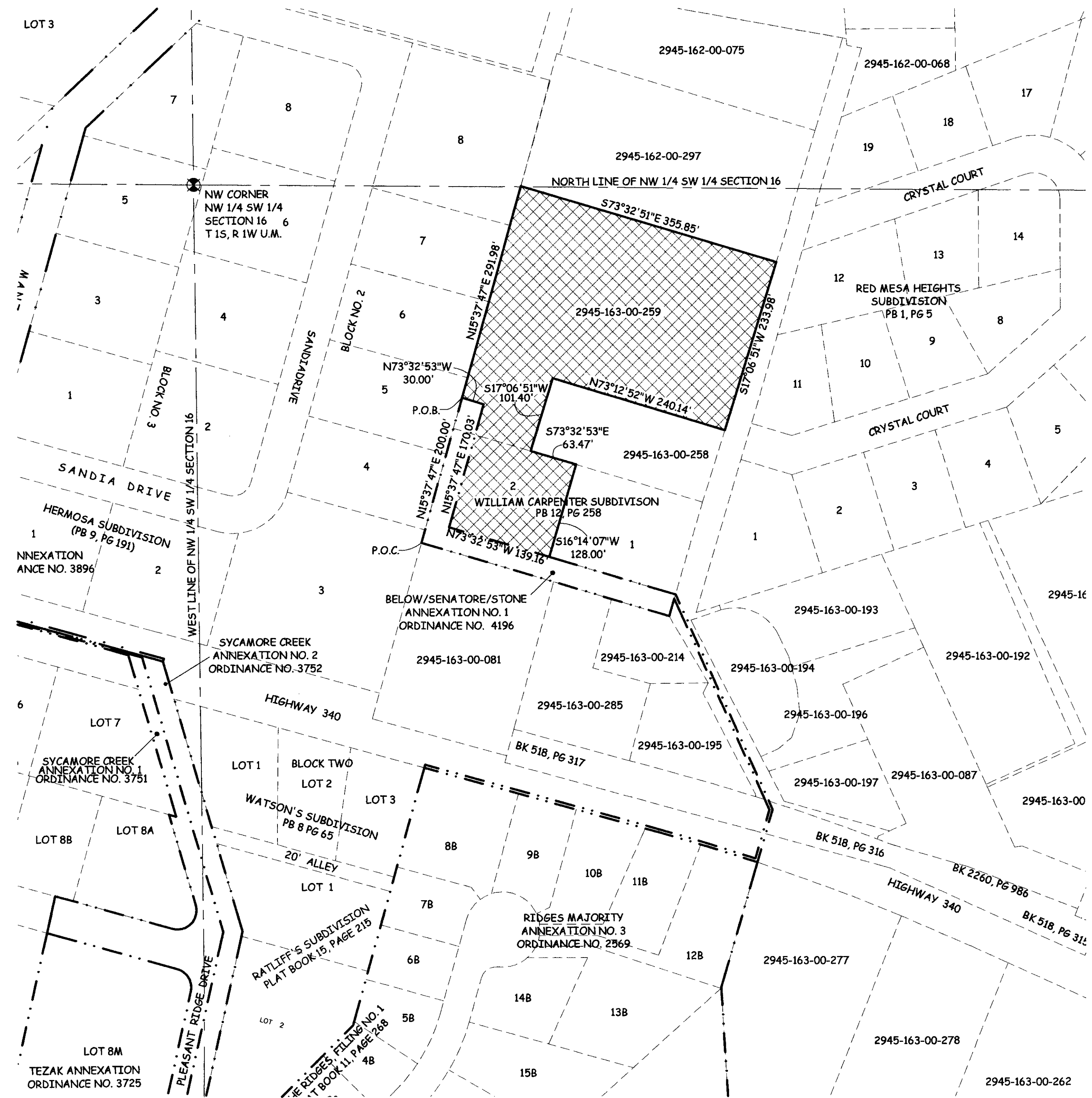
/s/: Stephanie Tuin
City Clerk

BELOW/SENATORE/STONE ANNEXATION NO.2

SITUATE IN THE NW 1/4 SW 1/4 OF SECTION 16, T15, R1W, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 16, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southwest corner of Lot 2 of William Carpenter Subdivision as recorded in Plat Book 12, Page 258 of the Mesa County, Colorado public records; thence N15°37'47"E along the East line of Hermosa Subdivision as recorded in Plat Book 9, Page 191 of the Mesa County, Colorado public records, a distance of 200.00 feet to the Point of Beginning; thence N15°37'47"E along the East line of said Hermosa Subdivision, a distance of 291.98 feet; thence S73°32'51"E a distance of 355.85 feet; thence S17°06'51"W a distance of 233.98 feet; thence N73°12'52"W a distance of 240.14 feet; thence S17°06'51"W a distance of 101.40 feet to a point on the North line of Lot 2 of said William Carpenter Subdivision; thence S73°32'51"E along the North line of Lot 2 of said William Carpenter Subdivision, a distance of 63.47 feet to the Northwest corner of Lot 1 of said William Carpenter Subdivision; thence S16°14'07"W along the West line of Lot 1 of said William Carpenter Subdivision, a distance of 128.00 feet; thence N73°32'53"W a distance of 139.16 feet; thence N15°37'47"E a distance of 170.03 feet; thence N73°32'53"W a distance of 30.00 feet 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

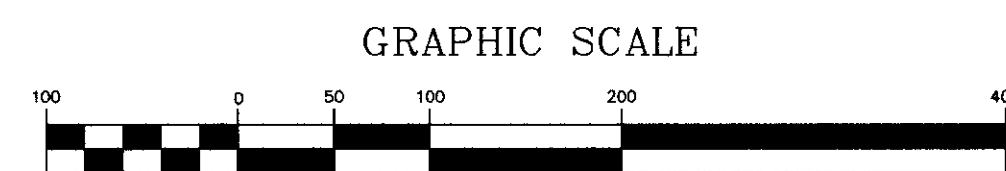
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary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

AREA OF ANNEXATION

ANNEXATION PERIMETER	1,754.02 FT
CONTIGUOUS PERIMETER	339.19 FT.
AREA IN SQUARE FEET	109,853.28
AREA IN ACRES	2.52

LEGEND

ANNEXATION BOUNDARY	— — — — —
EXISTING CITY LIMITS	— · — · — · —



ORDINANCE NO.
4197

EFFECTIVE DATE
April 20th, 2008

THIS IS NOT A BOUNDARY SURVEY

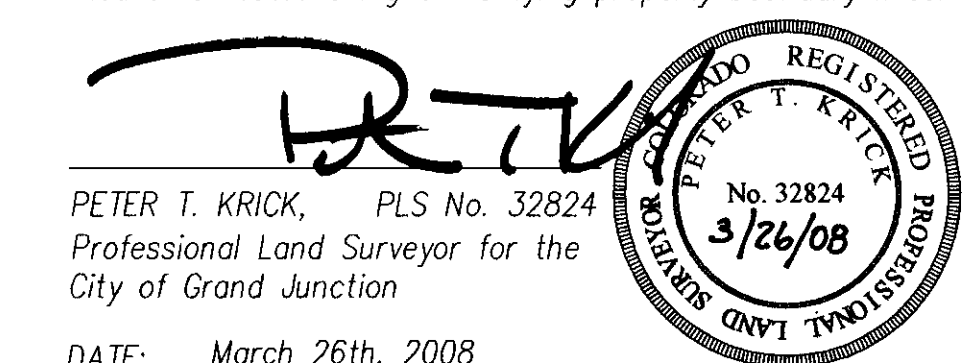
DRAWN BY	J.K.T.	DATE	01-09-08
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

BELOW/SENATORE/STONE
ANNEXATION NO. 2



PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction

DATE: March 26th, 2008

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.