

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4200

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

SAGE HILLS ANNEXATION NO. 2

APPROXIMATELY 9.63 ACRES

**LOCATED AT 3115 1/2 & 3117 D 1/2 ROAD & TWO PARCELS WITH NO ADDRESS
ON D 1/2 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 6th day of February, 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 situates in Mesa County, Colorado, and described to wit:

SAGE HILLS 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 15, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of the NW 1/4 SW 1/4 of said Section 15 and assuming the North line of the NW 1/4 SW 1/4 of said Section 15 to bear S89°53'59"E with all bearings contained herein relative thereto; thence S89°53'59"E along the North line of the NW 1/4 SW 1/4 of said Section 15 also being the South line of Summit View Meadows Annexation No. 3, City of Grand Junction Ordinance No. 3460, a distance of 485.55 feet; thence S00°01'01"W a distance of 475.00 feet to the to the Point of Beginning; thence S89°53'59"E a distance of 496.74 feet; thence S00°01'43"W a

distance of 844.58 feet to a point on the South line of the NW 1/4 SW 1/4 of said Section 15; thence N89°56'55"W along the South line of the NW 1/4 SW 1/4 of said Section 15, a distance of 496.57 feet; thence N00°01'01"E a distance of 845.00 feet to the Point of Beginning.

CONTAINING said parcel contains 9.63 acres (419,569.44 sq. ft.), more or less, as described.

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.

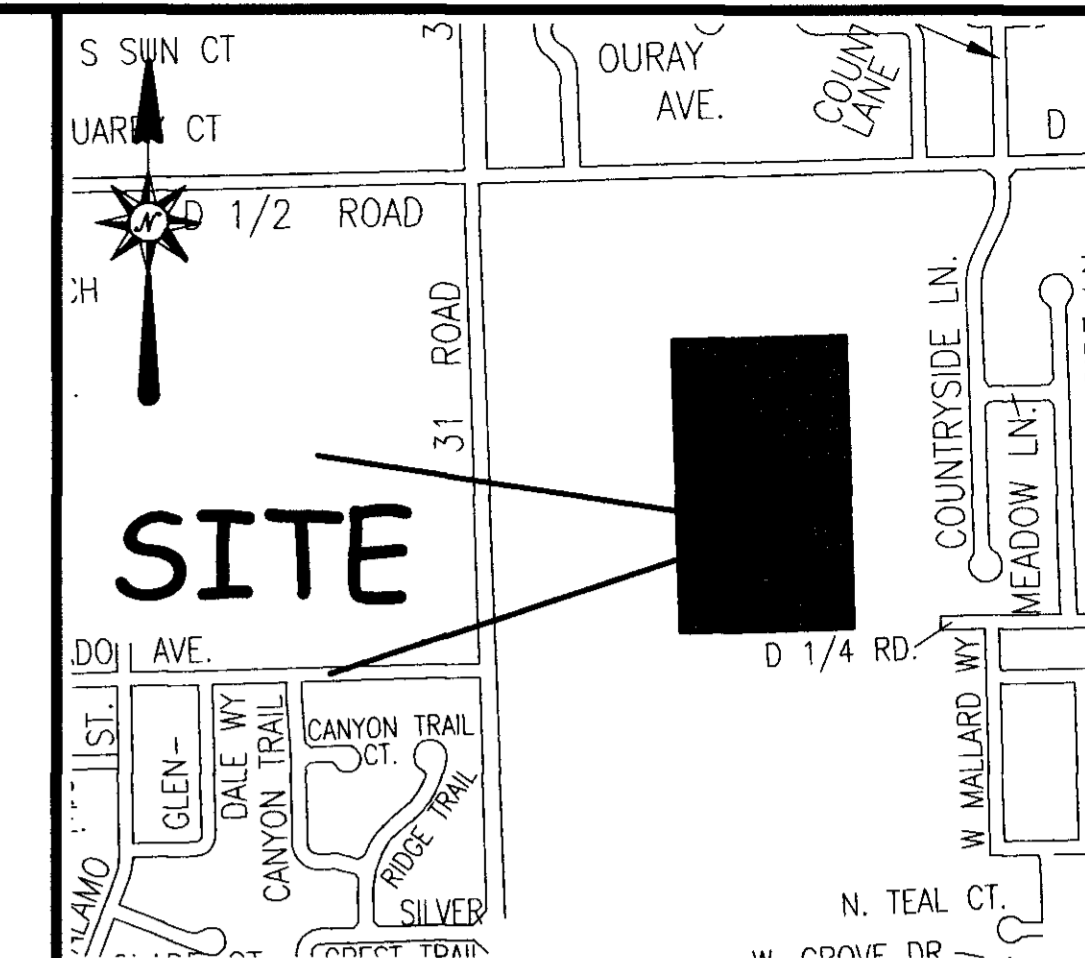
Attest:

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

/s/: Stephanie Tuin
City Clerk

SAGE HILLS ANNEXATION NO. 2

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



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 15, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

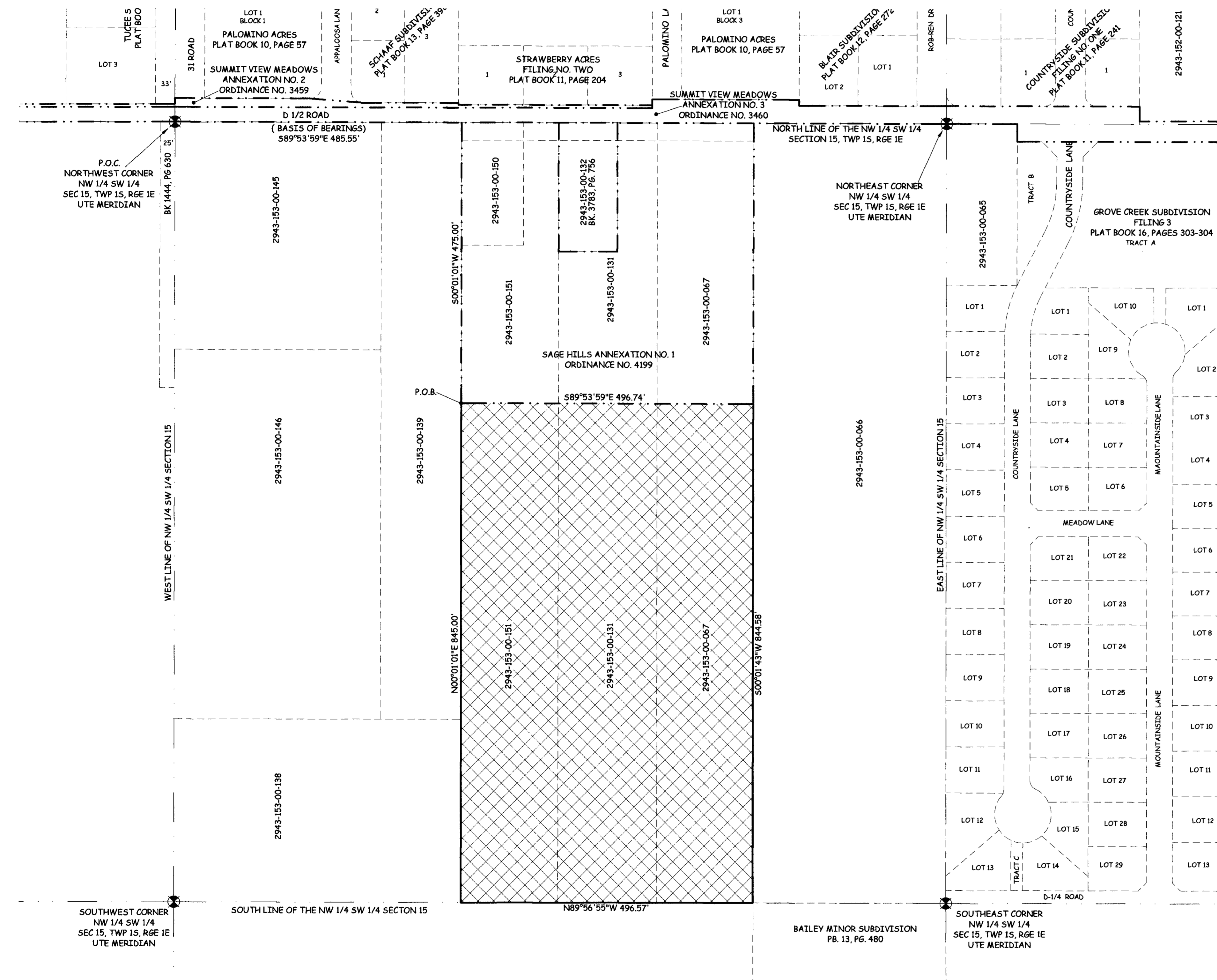
Commencing at the Northwest corner of the NW 1/4 SW 1/4 of said Section 15 and assuming the North line of the NW 1/4 SW 1/4 of said Section 15 to bear S89°53'59"E with all bearings contained herein relative thereto; thence S89°53'59"E along the North line of the NW 1/4 SW 1/4 of said Section 15 also being the South line of Summit View Meadows Annexation No. 3, City of Grand Junction Ordinance No. 3460, a distance of 485.55 feet; thence S00°01'01"W a distance of 475.00 feet to the Point of Beginning; thence S89°53'59"E a distance of 496.74 feet; thence S00°01'43"W a distance of 844.58 feet to a point on the South line of the NW 1/4 SW 1/4 of said Section 15; thence N89°56'55"W along the South line of the NW 1/4 SW 1/4 of said Section 15, a distance of 496.57 feet; thence N00°01'01"E a distance of 845.00 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
A=	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
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 32824
 3/26/08
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: March 26th, 2008

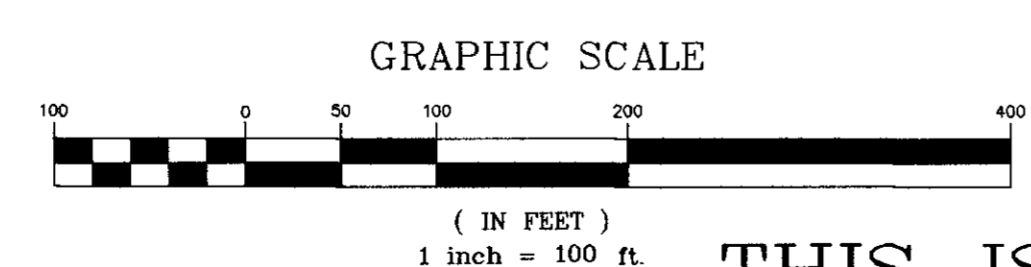


AREA OF ANNEXATION

ANNEXATION PERIMETER	2,682.89 FT
CONTIGUOUS PERIMETER	496.74 FT.
AREA IN SQUARE FEET	419,569.44
AREA IN ACRES	9.63

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO.
4200

EFFECTIVE DATE
April 20th, 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 J.K.T. DATE 12-18-07
 DESIGNED BY DATE
 CHECKED BY P.T.K. DATE
 APPROVED BY DATE

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

SAGE HILLS ANNEXATION NO. 2
1 OF 1