

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. 4215**

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO THE
CARTER-PAGE ANNEXATION
APPROXIMATELY 6.29 ACRES
LOCATED AT 2793 D ROAD INCLUDING A PORTION OF THE D ROAD RIGHT-OF-
WAY**

WHEREAS, on the 31st day of March, 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 5th day of May, 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:

CARTER-PAGE ANNEXATION

A certain parcel of land located in the Northeast Quarter (NE 1/4) of Section 24, Southeast Quarter (SE 1/4) of Section 13, Southwest Quarter (SW 1/4) of Section 18, and the Northwest Quarter (NW 1/4) of Section 19, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of said Section 24 and assuming the East line of the NE 1/4 NE 1/4 of said Section 24 to bear N00°13'45"W with all bearings contained herein relative thereto; thence N00°05'00"E a distance of 28.00 feet along the East line of the SE 1/4 SE 1/4 of said Section 13 to the Point of Beginning; thence S89°39'16"E a distance of 663.37 feet along a line being 28.00 feet North and parallel with the North line of the NW 1/4 NW 1/4 of said Section 19, said line also being the South line of Darren Davidson Annexation, Ordinance No. 3205, City of Grand Junction; thence S00°24'20"E a distance of 58.00 feet along the East line of the NW 1/4 NW 1/4 NW 1/4 of said Section 19, said line also being the West line of Cooper-Tucker Annexation, Ordinance No. 4158, City of Grand Junction; thence N89°39'16"W a distance of 663.82 feet to a point on the East line of the NE 1/4 NE 1/4 of said Section 24, said line being 30.00 feet South and parallel with the North line of the NW 1/4 NW 1/4 of said Section

19; thence N89°59'19"W a distance of 327.61 feet along a line being 30.00 feet South and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24; thence along the following three (3) courses: (1) S00°10'27"E a distance of 1294.20 feet to a point in the South line of the NE 1/4 NE 1/4 of said Section 24 (2) N89°52'15"W a distance of 131.60 feet along the South line of the NE 1/4 NE 1/4 of said Section 24 (3) N00°10'28"W a distance of 1293.93 feet; thence N89°59'19"W a distance of 122.20 feet along a line being 30.00 feet South and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24; thence S00°01'17"E a distance of 20.00 feet; thence N89°59'19"W a distance of 401.07 feet along a line being 50.00 feet South and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24; thence N00°06'38"W a distance of 78.00 feet along the East line of Home Lumber Annexation, Ordinance No. 4059, City of Grand Junction; thence S89°59'19"E a distance of 982.67 feet along a line being 28.00 feet North and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24, said line also being the South line of said Darren Davidson Annexation to a point on the East line of the SE 1/4 SE 1/4 of said Section 13, said point also being the Point of Beginning.

Said parcel contains 6.29 acres (273,799.30 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 31st day of March, 2008 and ordered published.

ADOPTED on second reading the 5th day of May, 2008.

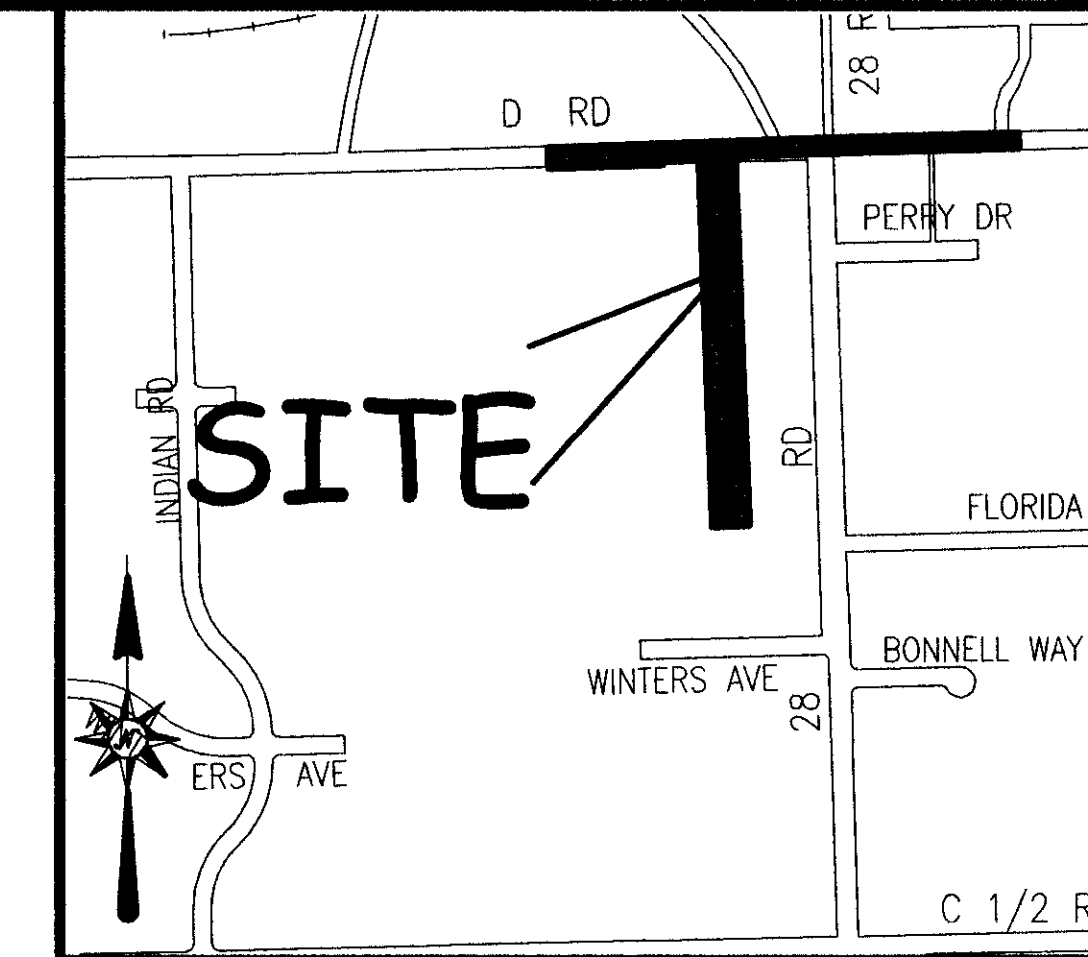
Attest:

/s/: Gregg Palmer
President of the Council

/s/: Stephanie Tuin
City Clerk

CARTER-PAGE ANNEXATION

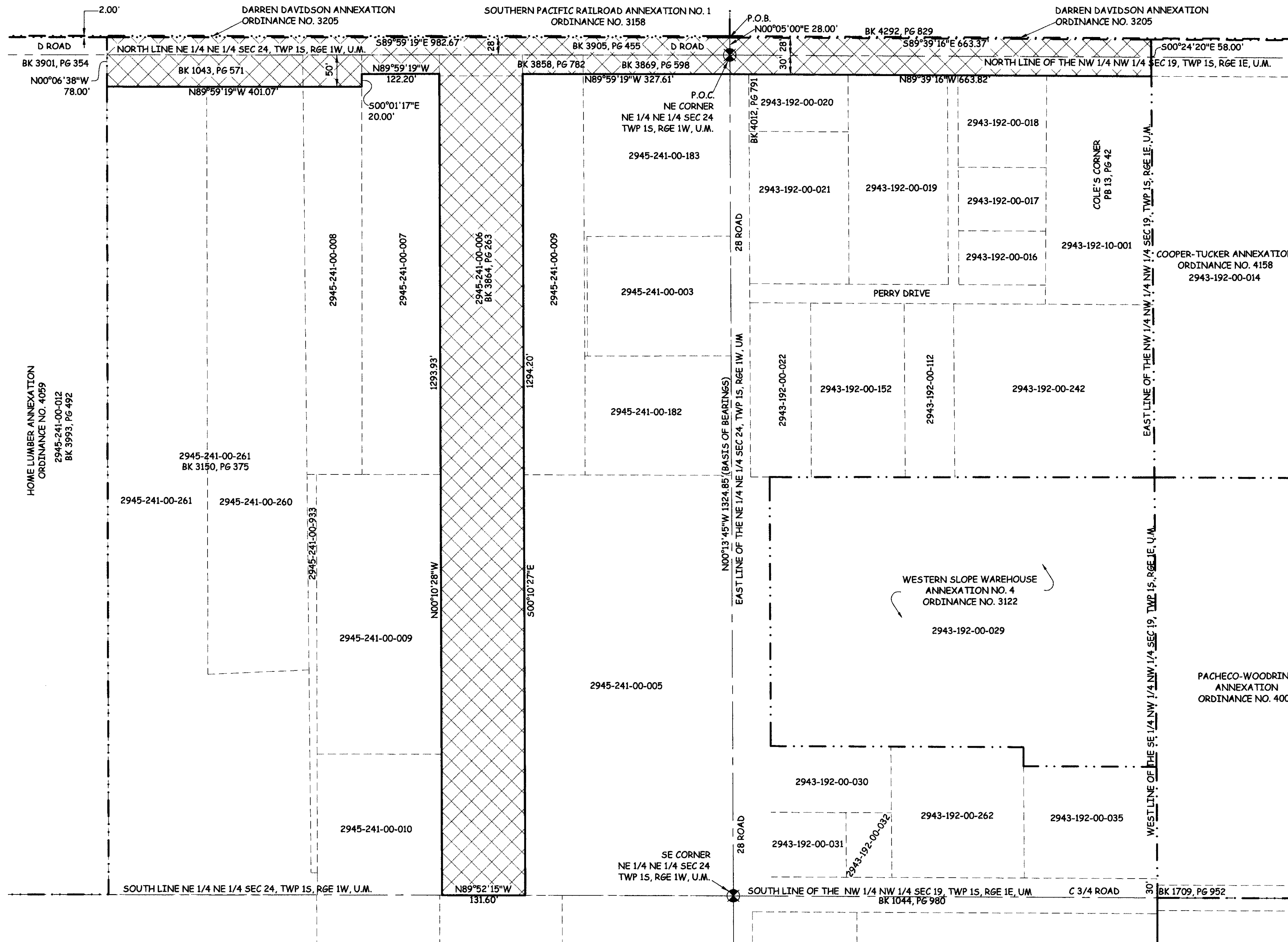
SITUATE IN THE NE 1/4 OF SECTION 24, SE 1/4 OF SECTION 13, T1S, R1W, U.M. COUNTY OF MESA,
STATE OF COLORADO THE SW 1/4 OF SECTION 18, NW 1/4 OF SECTION 19, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

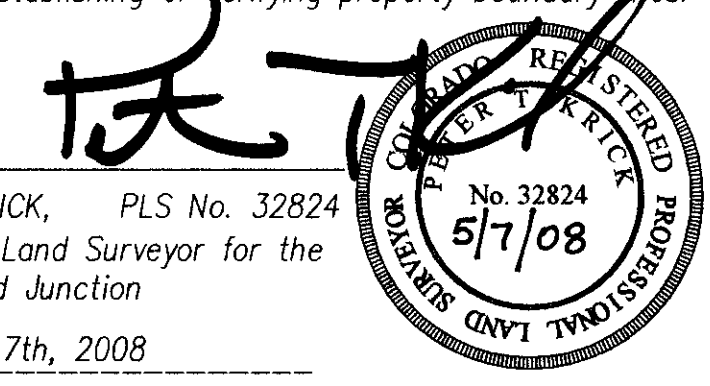
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- ABBREVIATIONS**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RANGE RANGE
 - RGE. UTE MERIDIAN
 - NO. NUMBER
 - SQ. FT. SQUARE FEET
 - Δ= CENTRAL ANGLE
 - RAD. RADIUS
 - AL. 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: May 7th, 2008

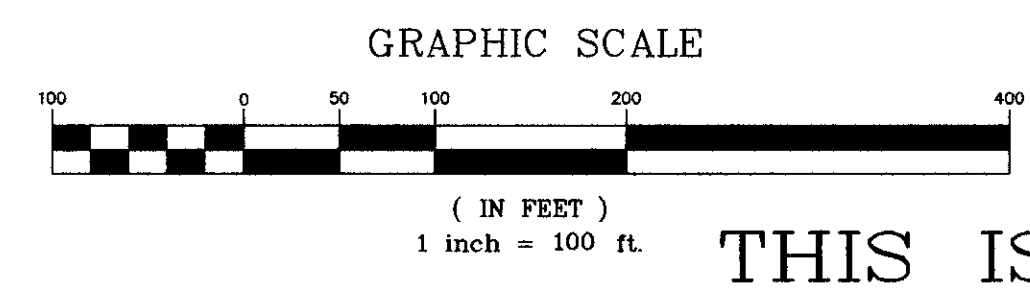
AREA OF ANNEXATION

| | |
|----------------------|---------------|
| ANNEXATION PERIMETER | 6,036.47 FT |
| CONTIGUOUS PERIMETER | 1,782.04 FT. |
| AREA IN SQUARE FEET | 273,799.30*** |
| AREA IN ACRES | 6.29 |

***CONTAINS 103,502.08 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY

LEGEND

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



ORDINANCE NO.
4215

EFFECTIVE DATE
June 6th, 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 | 03-11-08 |
| DESIGNED BY | | DATE | |
| CHECKED BY | P.T.K. | DATE | |
| APPROVED BY | | DATE | |

SCALE

1" = 100'



**PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION**

CARTER-PAGE ANNEXATION

1 OF 1