

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4240

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

THORSON ANNEXATION

APPROXIMATELY 0.81 ACRES

**LOCATED AT 2972 D ROAD, INCLUDING A PORTION OF THE
D ROAD RIGHT-OF-WAY**

WHEREAS, on the 14th day of April, 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 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:

THORSON ANNEXATION

A certain parcel of land located in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southeast corner of the SW 1/4 SE 1/4 of said Section 17 and assuming the East line of the SW 1/4 SE 1/4 of said Section 17 to bear N00°01'01"W with all bearings contained herein relative thereto; thence N00°01'01"W a distance of 5.00 feet along the East line of the SW 1/4 SE 1/4 of said Section 17 to the Point of Beginning; thence S89°58'44"W a distance of 210.00 feet along a line being 5.00 feet North and parallel with the South line of the SW 1/4 SE 1/4 of said Section 17, said line also being the Northerly line of Parham Annexation, Ordinance No. 3349, City of Grand Junction; thence N00°01'01"W a distance of 290.00 feet along a line being the Easterly line of Costopoulos Annexation, Ordinance No. 4032, City of Grand Junction; thence

N89°58'44"E a distance of 105.00 feet along a line being the Southerly line of said Costopoulos Annexation to the Northwest corner of that certain parcel of land described in Book 4183, Page 736, public records of Mesa County, Colorado; thence S00°01'01"E along the West line of said parcel of land a distance of 245.00 feet; thence N89°58'44"E along the South line of said parcel of land a distance of 105.00 feet to a point on the East line of the SW 1/4 SE 1/4 of said Section 17, said point also being a point on the West line of Westland Estates Filing Two, as same is described in Plat Book 19, Pages 331 and 332, public records of Mesa County, Colorado; thence S00°01'01"E a distance of 45.00 feet along a line being the East line of the SW 1/4 SE 1/4 of said Section 17, said line also being the Westerly line of said Parham Annexation to the Point of Beginning.

Said parcel contains 0.81 acres (35,175.00 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 14th day of April, 2008 and ordered published.

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

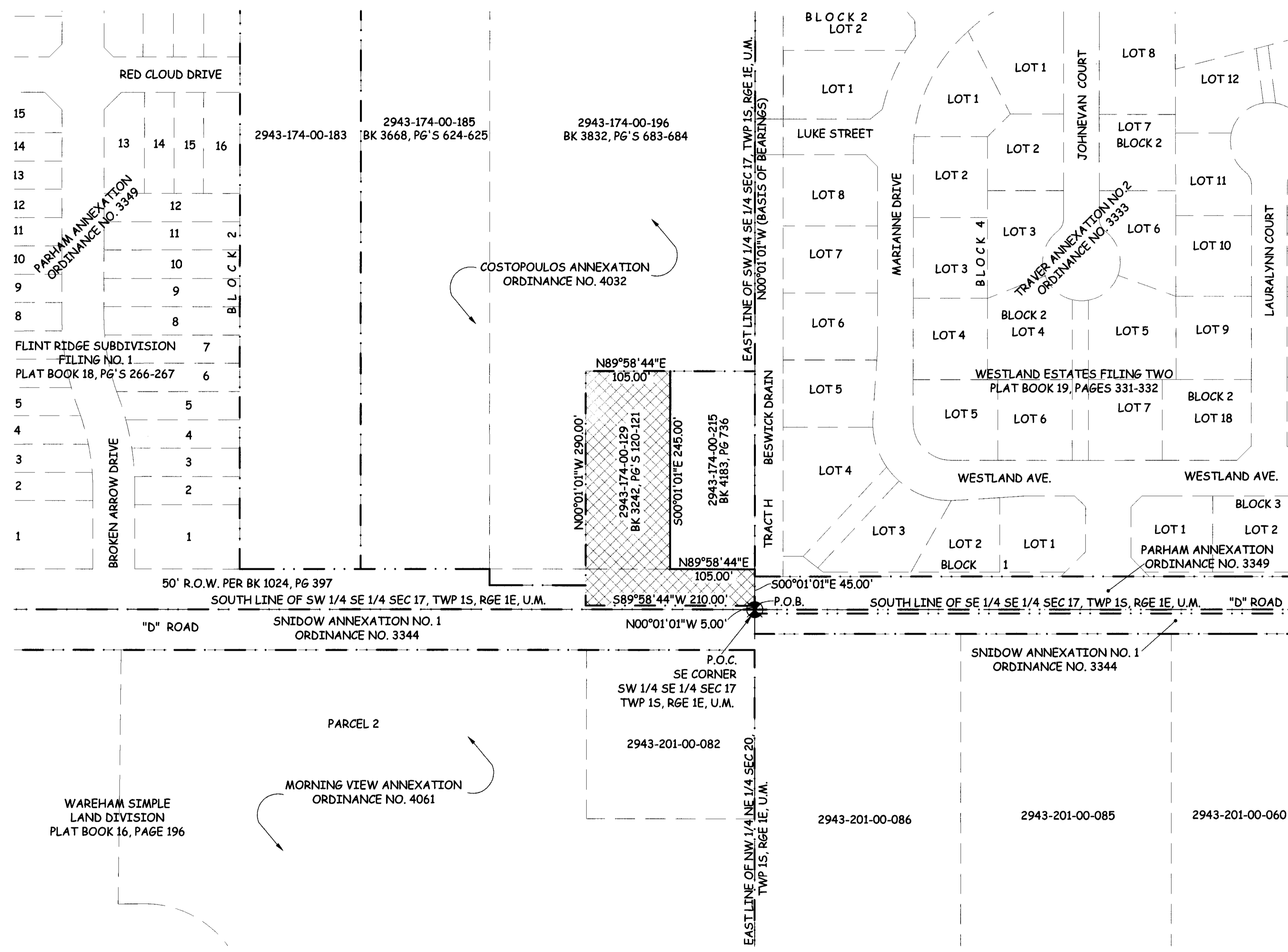
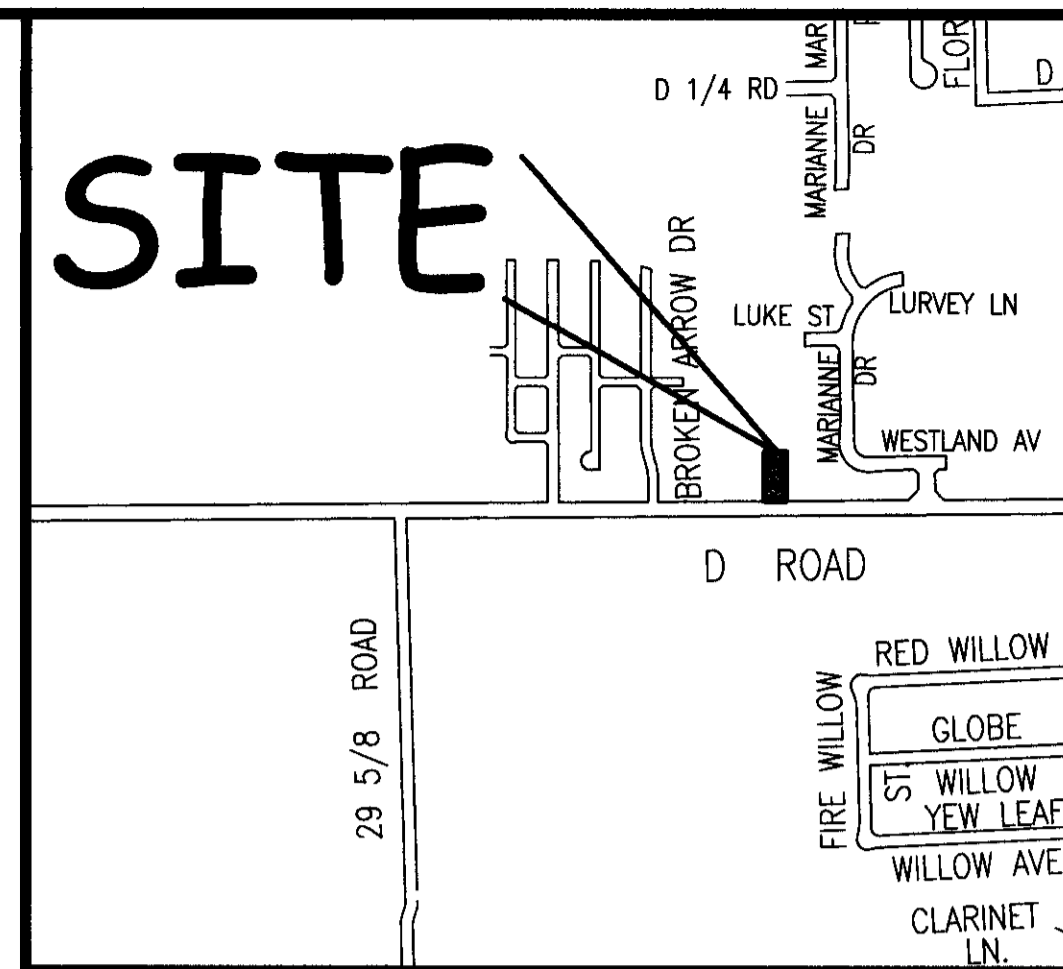
Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk

THORSON ANNEXATION

SITUATE IN THE SW 1/4 SE 1/4 OF SECTION 17, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



DESCRIPTION

A certain parcel of land located in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southeast corner of the SW 1/4 SE 1/4 of said Section 17 and assuming the East line of the SW 1/4 SE 1/4 of said Section 17 to bear N00°01'01"W with all bearings contained herein relative thereto; thence N00°01'01"W a distance of 5.00 feet along the East line of the SW 1/4 SE 1/4 of said Section 17 to the Point of Beginning; thence S89°58'44"W a distance of 210.00 feet along a line being 5.00 feet North and parallel with the South line of the SW 1/4 SE 1/4 of said Section 17, said line also being the Northerly line of Parham Annexation, Ordinance No. 3349, City of Grand Junction; thence N00°01'01"W a distance of 290.00 feet along a line being the Easterly line of Costopoulos Annexation, Ordinance No. 4032, City of Grand Junction; thence N89°58'44"E a distance of 105.00 feet along a line being the Southerly line of said Costopoulos Annexation to the Northwest corner of that certain parcel of land described in Book 4183, Page 736, public records of Mesa County, Colorado; thence S00°01'01"E along the West line of said parcel of land a distance of 245.00 feet; thence N89°58'44"E along the South line of said parcel of land a distance of 105.00 feet to a point on the East line of the SW 1/4 SE 1/4 of said Section 17, said point also being a point on the West line of Westland Estates Filing Two, as same is described in Plat Book 19, Pages 331 and 332, public records of Mesa County, Colorado; thence S00°01'01"E a distance of 45.00 feet along a line being the East line of the SW 1/4 SE 1/4 of said Section 17, said line also being the Westerly line of said Parham Annexation 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: May 21st, 2008

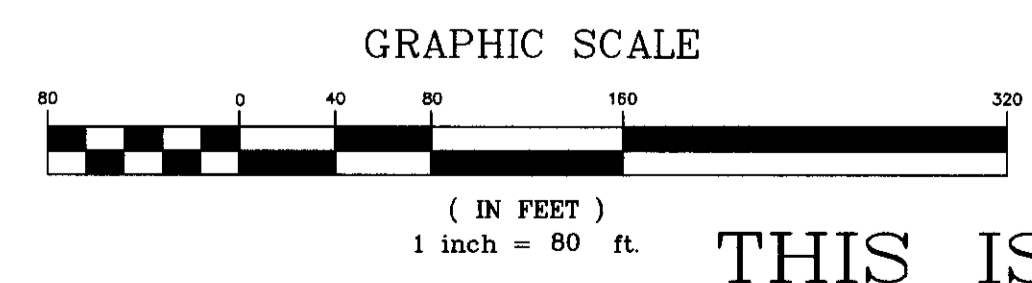


AREA OF ANNEXATION

ANNEXATION PERIMETER	1,000.00 FT
CONTIGUOUS PERIMETER	650.00 FT.
AREA IN SQUARE FEET	35,175.00***
AREA IN ACRES	0.81
***CONTAINS 9,450.00 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY	

LEGEND

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



ORDINANCE NO.
4240

EFFECTIVE DATE
June 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	02-22-08
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 80'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

THORSON ANNEXATION