

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4244

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

SIMON ANNEXATION NO. 1

APPROXIMATELY 1.62 ACRES

**LOCATED AT 3076 F 1/2 ROAD
INCLUDING A PORTION OF THE F 1/2 ROAD RIGHT-OF-WAY**

WHEREAS, on the 5th day of May, 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 16th day of June, 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:

SIMON ANNEXATION NO. 1

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

Beginning at the Southwest corner of the SE 1/4 NE 1/4 of said Section 4 and assuming the South line of the SE 1/4 NE 1/4 of said Section 4 to bear N89°58'59"E with all bearings contained herein relative thereto; thence N00°13'10"W a distance of 248.00 feet along the West line of the SE 1/4 NE 1/4 of said Section 4; thence N89°58'59"E a distance of 262.42 feet; thence S00°13'12"E a distance of 228.00 feet; thence N89°58'59"E a distance of 129.78 feet along a line being 20.00 feet North of and parallel with the South line of the SE 1/4 NE 1/4 of said Section 4; thence S15°27'40"E a distance of 20.75 feet to a point on the South line of the SE 1/4 NE 1/4 of said Section

4; thence S89°58'59"W a distance of 8.31 feet along the SE 1/4 NE 1/4 of said Section 4; thence S00°11'24"E a distance of 25.00 feet; thence S89°58'59"W a distance of 114.10 feet along a line being 25.00 feet South of and parallel with the South line of the SE 1/4 NE 1/4 of said Section 4 to a point on the Easterly line of Thunder Hog Estates Annexation No. 2, Ordinance No. 3909, City of Grand Junction; thence N00°15'04"W a distance of 25.00 feet along the Easterly line of said Thunder Hog Estates Annexation No. 2 to a point on the South line of the SE 1/4 NE 1/4 of said Section 4; thence S89°58'59"W a distance of 275.22 feet along the South line of the SE 1/4 NE 1/4 of said Section 4, said line also being the North line of said Thunder Hog Estates Annexation No. 2 to the Point of Beginning

Said parcel contains 1.62 acres (1,336.59 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 5th day of May, 2008 and ordered published.

ADOPTED on second reading the 16th day of June, 2008.

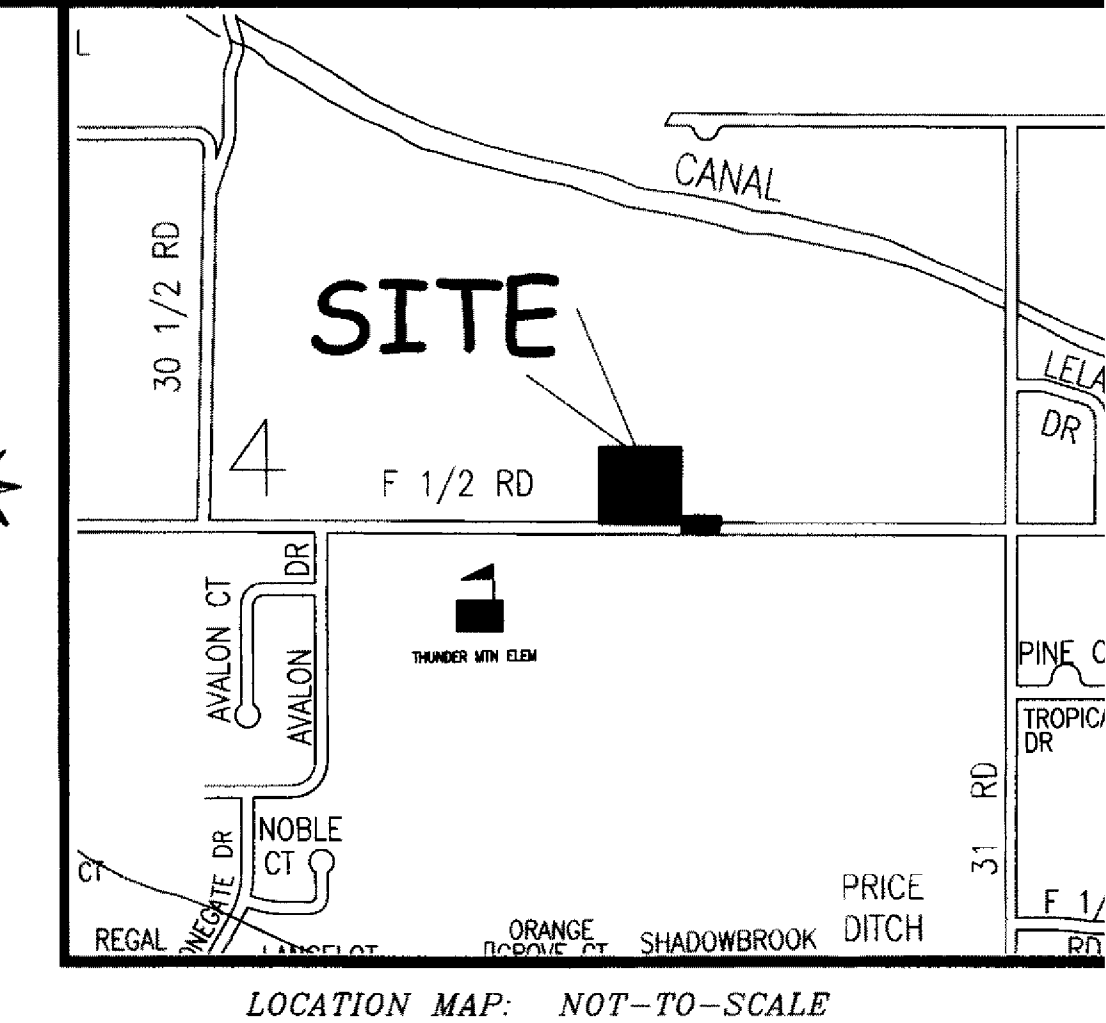
Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk

SIMON ANNEXATION NO. 1

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



LEGAL DESCRIPTION

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

Beginning at the Southwest corner of the SE 1/4 NE 1/4 of said Section 4 and assuming the South line of the SE 1/4 NE 1/4 of said Section 4 to bear N89°58'59"E with all bearings contained herein relative thereto; thence N00°13'10"W a distance of 248.00 feet along the West line of the SE 1/4 NE 1/4 of said Section 4; thence N89°58'59"E a distance of 262.42 feet; thence S00°13'12"E a distance of 228.00 feet; thence N89°58'59"E a distance of 129.78 feet along a line being 20.00 feet North of and parallel with the South line of the SE 1/4 NE 1/4 of said Section 4; thence S15°27'40"E a distance of 20.75 feet to a point on the South line of the SE 1/4 NE 1/4 of said Section 4; thence S89°58'59"W a distance of 8.31 feet along the SE 1/4 NE 1/4 of said Section 4; thence S00°11'24"E a distance of 25.00 feet; thence S89°58'59"W a distance of 114.10 feet along a line being 25.00 feet South of and parallel with the South line of the SE 1/4 NE 1/4 of said Section 4 to a point on the Easterly line of Thunder Hog Estates Annexation No. 2, Ordinance No. 3909, City of Grand Junction; thence N00°15'04"W a distance of 25.00 feet along the Easterly line of said Thunder Hog Estates Annexation No. 2 to a point on the South line of the SE 1/4 NE 1/4 of said Section 4; thence S89°58'59"W a distance of 275.22 feet along the South line of the SE 1/4 NE 1/4 of said Section 4, said line also being the North line of said Thunder Hog Estates Annexation No. 2 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
J.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
∠	CENTRAL ANGLE
R	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PL	PLAT BOOK
BK	BOOK
PAGE	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.

ETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
DATE: June 30th, 2008

2943-041-00-032

2943-041-00-031

2943-041-00-169
BK 4486, PG 67

2943-041-00-141

2943-041-00-045

P.O.B.
SOUTHWEST CORNER
SE 1/4 NE 1/4 SEC 4,
TWP 1S, RGE 1E U.M.

2943-041-00-168
BK 4486, PG 87

S15°27'40"E
20.75'

SOUTH LINE OF SW 1/4 NE 1/4 SEC 4, TWP 1S, RGE 1E, U.M.
F 1/2 ROAD

F 1/2 ROAD
S89°58'59"W 275.22'

SOUTH LINE OF SE 1/4 NE 1/4 SEC 4, TWP 1S, RGE 1E, U.M.
(BASIS OF BEARINGS) N89°58'59"E

THUNDER HOG ESTATES ANNEXATION
NO. 1 ORDINANCE NO. 3908

2943-044-00-100

LOT 1
DIDIER SUBDIVISION
2943-044-31-001
PLAT BOOK 13, PAGE 288

2943-044-00-124

2943-044-00-102

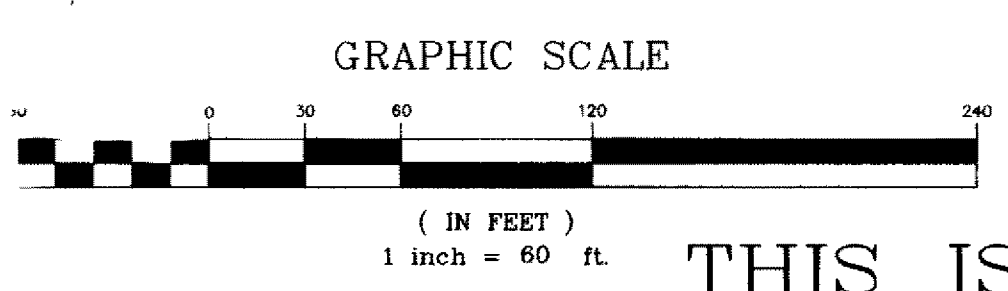
2943-044-00-094

THUNDER MOUNTAIN ELEMENTARY SCHOOL
2943-044-00-941

WEST LINE OF NE 1/4 SE 1/4 SEC 4, TWP 1S, RGE 1E, U.M.

THUNDER HOG ESTATES ANNEXATION
NO. 2 ORDINANCE NO. 3909

LOT 2
DIDIER SUBDIVISION
2943-044-31-002
PLAT BOOK 13, PAGE 288



ORDINANCE NO.
4244

EFFECTIVE DATE
July 18th, 2008

THIS IS NOT A BOUNDARY SURVEY

AREA OF ANNEXATION

ANNEXATION PERIMETER	1,336.58FT
CONTIGUOUS PERIMETER	300.22FT.
AREA IN SQUARE FEET	70,583.04***
AREA IN ACRES	1.62

*** (CONTAINS 10,751.48 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY)

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---

DRAWN BY	J.K.T.	DATE	04-11-08
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 60'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

SIMON ANNEXATION NO. 1

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