

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4245

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

SIMON ANNEXATION NO. 2

APPROXIMATELY 4.68 ACRES

**LOCATED AT 3080 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. 2

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:

Commencing at the Southwest corner of the SE 1/4 NE 1/4 of said Section 4 and assuming the West line of the SE 1/4 NE 1/4 of said Section 4 to bear N00°13'10"W 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 to the Point of Beginning; thence N00°13'10"W a distance of 743.63 feet along the West line of the SE 1/4 NE 1/4 of said Section 4 to the Southwest corner of Right of Way of U.S. Government Highline Canal, as same is recorded in Book 1505, Page 762, public records of Mesa County, Colorado; thence S80°28'06"E a distance of 19.89 feet along the South line of said Right of Way; thence along the approximate centerline of Lewis

Wash the following fourteen (14) courses: (1) S09°42'39"E a distance of 59.97 feet; (2) S18°38'00"E a distance of 41.06 feet; (3) S54°08'10"E a distance of 113.30 feet; (4) S45°52'19"E a distance of 88.37 feet; (5) S34°09'35"E a distance of 132.84 feet; (6) S23°37'54"E a distance of 50.69 feet; (7) S10°34'42"E a distance of 91.57 feet; (8) S25°53'11"E a distance of 68.33 feet; (9) S35°40'10"E a distance of 43.82 feet; (10) S14°28'05"E a distance of 37.92 feet; (11) S06°08'39"E a distance of 73.89 feet; (12) S17°19'50"W a distance of 115.52 feet; (13) S02°40'35"E a distance of 6.92 feet; (14) S15°27'40"E a distance of 177.91 feet to the Northeasterly corner of Simon Annexation No. 1, City of Grand Junction; thence S89°58'59"W a distance of 129.78 feet along a line being 20.00 feet North and parallel with the South line of the SE 1/4 NE 1/4 of said Section 4, said line also being the Northerly line of said Simon Annexation No. 1; thence N00°13'12"W a distance of 228.00 feet along the Easterly line of said Simon Annexation No. 1; thence S89°58'59"W a distance of 262.42 feet along the Northerly line of said Simon Annexation No. 1 to the Point of Beginning

Said parcel contains 4.68 Acres (203,990.60 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.

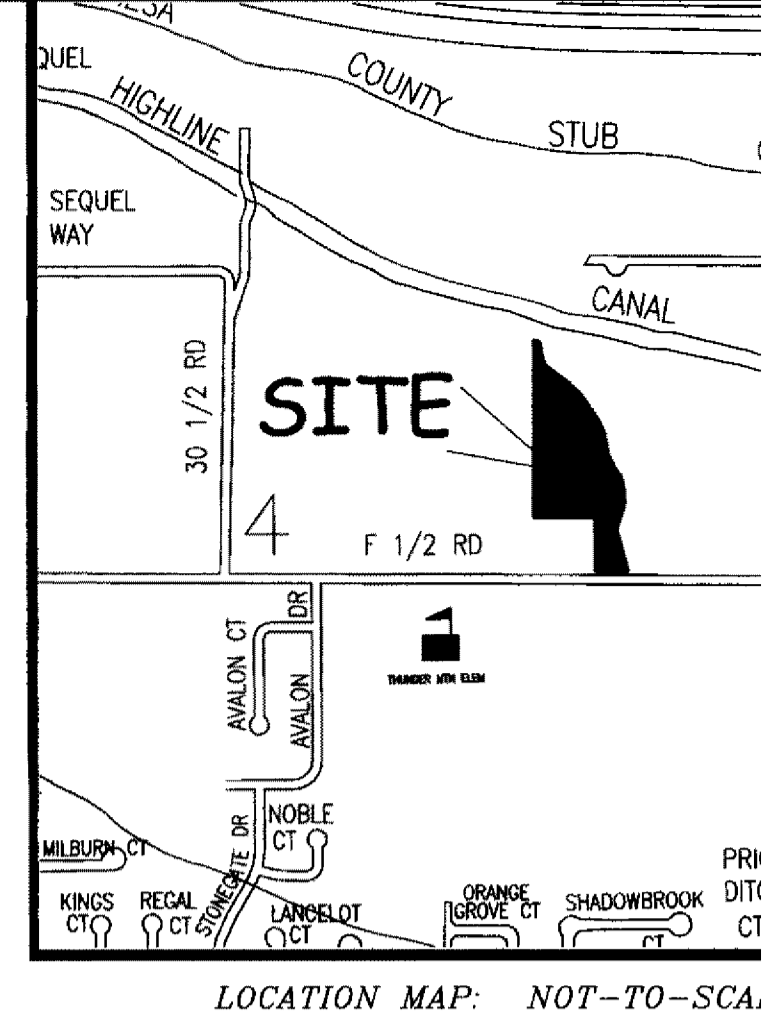
Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk

SIMON ANNEXATION NO. 2

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

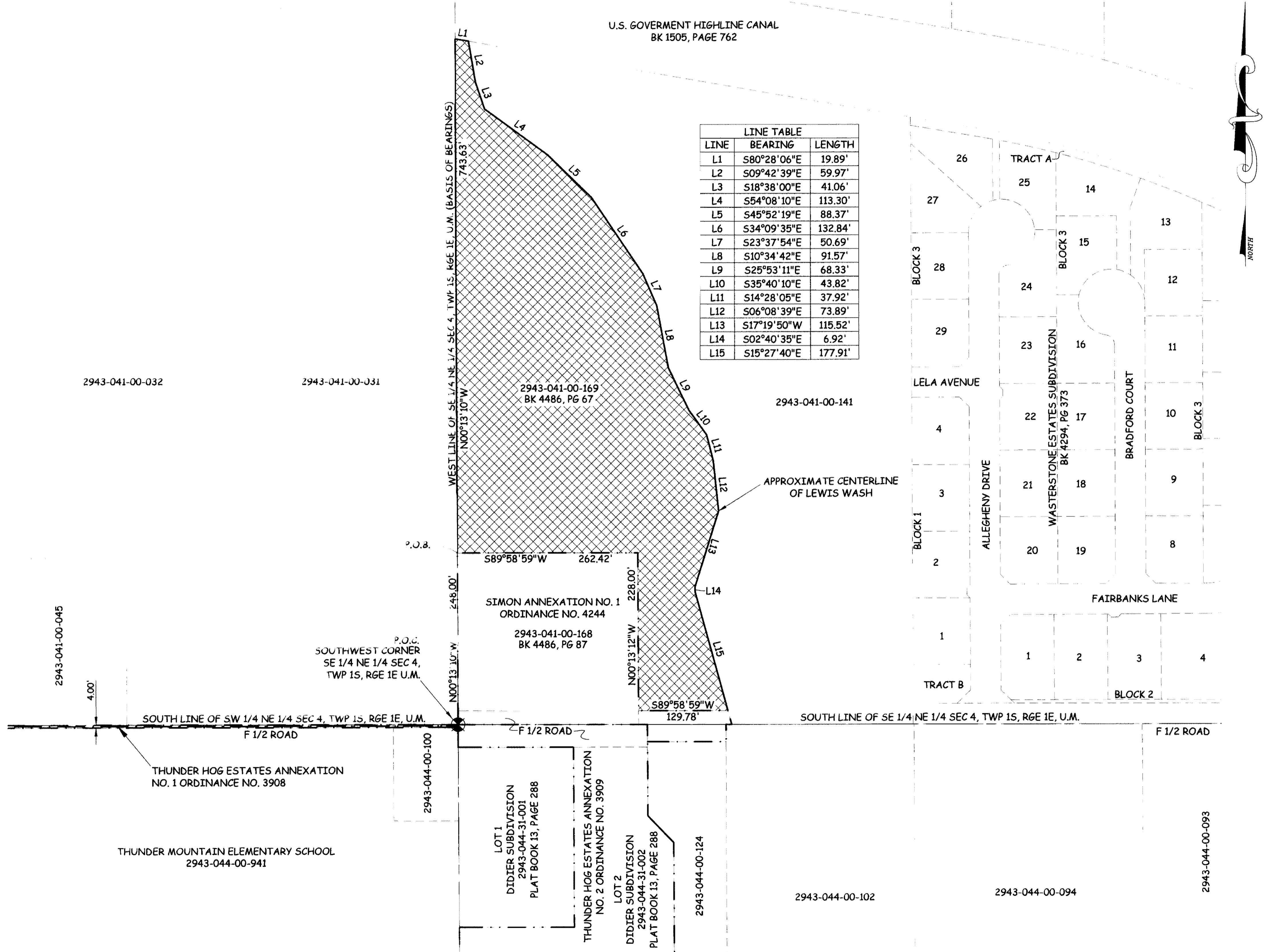


LEGAL DESCRIPTION

A certain parcel of land located in the Southeast Quarter of the Northeast NE 1/4) of Section 4, Township One South, Range One East of the County of Mesa, State of Colorado and being more particularly describe

Commencing at the Southwest corner of the SE 1/4 NE 1/4 of said Section 4 assuming the West line of the SE 1/4 NE 1/4 of said Section 4 to bear N with all bearings contained herein relative thereto; thence N00°13'10"W 248.00 feet along the West line of the SE 1/4 NE 1/4 of said Section 4 to Beginning; thence N00°13'10"W a distance of 743.63 feet along the West line of said Section 4 to the Southwest corner of Right of Way of Government Highline Canal, as same is recorded in Book 1505, Page 76 of Mesa County, Colorado; thence S80°28'06"E a distance of 19.89 feet line of said Right of Way; thence along the approximate centerline of Lela following fourteen (14) courses: (1) S09°42'39"E a distance of 59.97 feet; (2) S18°38'00"E a distance of 41.06 feet; (3) S54°08'10"E a distance of 113.30 feet; (4) S45°52'19"E a distance of 88.37 feet; (5) S34°09'35"E a distance of 132.84 feet; (6) S23°37'54"E a distance of 50.69 feet; (7) S10°34'42"E a distance of 91.57 feet; (8) S25°53'11"E a distance of 68.33 feet; (9) S35°40'10"E a distance of 43.82 feet; (10) S14°28'05"E a distance of 37.92 feet; (11) S06°08'39"E a distance of 73.89 feet; (12) S17°19'50"W a distance of 115.52 feet; (13) S02°40'35"E a distance of 177.91 feet to the Northerly line of said Simon Annexation No. 1; thence S89°58'59"W 129.78 feet along a line being 20.00 feet North and parallel with the Southern line of said Simon Annexation No. 1; thence S89°58'59"W a distance of 262.42 feet to the Northerly line of said Simon Annexation No. 1 to the Point of Beginning.

LINE	BEARING	LENGTH
L1	S80°28'06"E	19.89'
L2	S09°42'39"E	59.97'
L3	S18°38'00"E	41.06'
L4	S54°08'10"E	113.30'
L5	S45°52'19"E	88.37'
L6	S34°09'35"E	132.84'
L7	S23°37'54"E	50.69'
L8	S10°34'42"E	91.57'
L9	S25°53'11"E	68.33'
L10	S35°40'10"E	43.82'
L11	S14°28'05"E	37.92'
L12	S06°08'39"E	73.89'
L13	S17°19'50"W	115.52'
L14	S02°40'35"E	177.91'
L15	S15°27'40"E	177.91'



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
∠	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 for means for establishing or verifying property boundary lines.

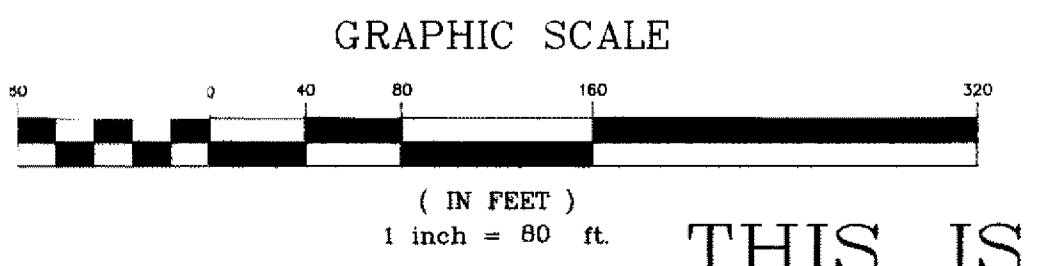
PETER T. KRICK
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 32824
6/30/08
City of Grand Junction
DATE: June 30th, 2008

AREA OF ANNEXATION

ANNEXATION PERIMETER	2,485.83FT
CONTIGUOUS PERIMETER	620.20FT.
AREA IN SQUARE FEET	203,990.60
AREA IN ACRES	4.68

LEGEND

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



ORDINANCE NO. 4245
EFFECTIVE DATE July 18th, 2008

THIS IS NOT A BOUNDARY SURVEY

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

SCALE
1" = 80'



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

SIMON ANNEXATION NO. 2

N:\Cadd\Annex by PTK\Simon Annexation.dwg, 6/30/2008 9:25:14 AM