

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4249

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

SHORES ANNEXATION NO 1

APPROXIMATELY 0.49 ACRES

A PORTION OF THE SUNLIGHT DRIVE RIGHT-OF-WAY

WHEREAS, on the 19th 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 30th 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:

SHORES ANNEXATION NO. 1

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 31, 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 Southeast corner of Lot 1 of Golden Acres Subdivision, as same is recorded in Plat Book 8, Page 50, public records of Mesa County, Colorado and assuming the North line of the SE 1/4 NW 1/4 of said Section 31 to bear N89°57'24"E with all bearings contained herein relative thereto; thence N89°57'24"E a distance of 20.00 feet along the North line of the SE 1/4 NW 1/4 of said Section 31, said line also being the North line of Right of Way, as same as recorded in Book 788, Page 242 of the Mesa County, Colorado public records to the Point of Beginning; thence N89°57'24"E a distance of 20.00 feet along the North line of the SE 1/4 NW 1/4 of said Section 31 to the Northwest corner of Sunlight Annexation No. 4, Ordinance No. 4029,

City of Grand Junction, said line also being the North line of said Right of Way; thence S00°01'41"E a distance of 330.39 feet along the East line of said Right of Way, said line also being the Westerly line of said Sunlight Annexation No. 4; thence N89°58'04"E a distance of 0.73 feet along the North line of Right of Way, as same as recorded in Book 2398, Page 148 of the Mesa County, Colorado public records, said line also being the Southerly line of said Sunlight Annexation No. 4; thence S10°55'16"E a distance of 337.44 feet along the East line of said Right of Way, said line also being the Westerly line of said Sunlight Annexation No. 4; thence N89°44'53"W a distance of 14.20 feet along the South line of said Right of Way; thence along the following five (5) courses: (1) S00°01'12"W a distance of 149.86 feet; (2) S44°27'10"E a distance of 375.00 feet; (3) S45°32'50"W a distance of 15.00 feet; (4) N44°27'10"W a distance of 381.13 feet; (5) N00°01'12"E a distance of 156.05 feet to a point on the South line of said Right of Way; thence S89°44'53"E a distance of 8.47 feet along the South line of said Right of Way; thence N10°55'16"W a distance of 337.33 feet to a point on the North line of said Right of Way; thence N00°01'41"W a distance of 330.38 feet to the Point of Beginning

Said parcel contains 0.49 acres (21,437.03 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 19th day of May, 2008 and ordered published.

ADOPTED on second reading the 30th day of June, 2008.

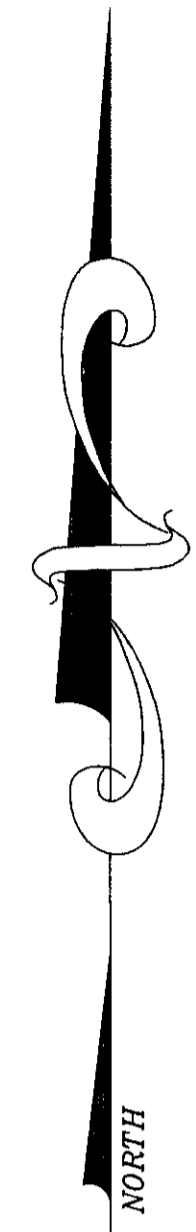
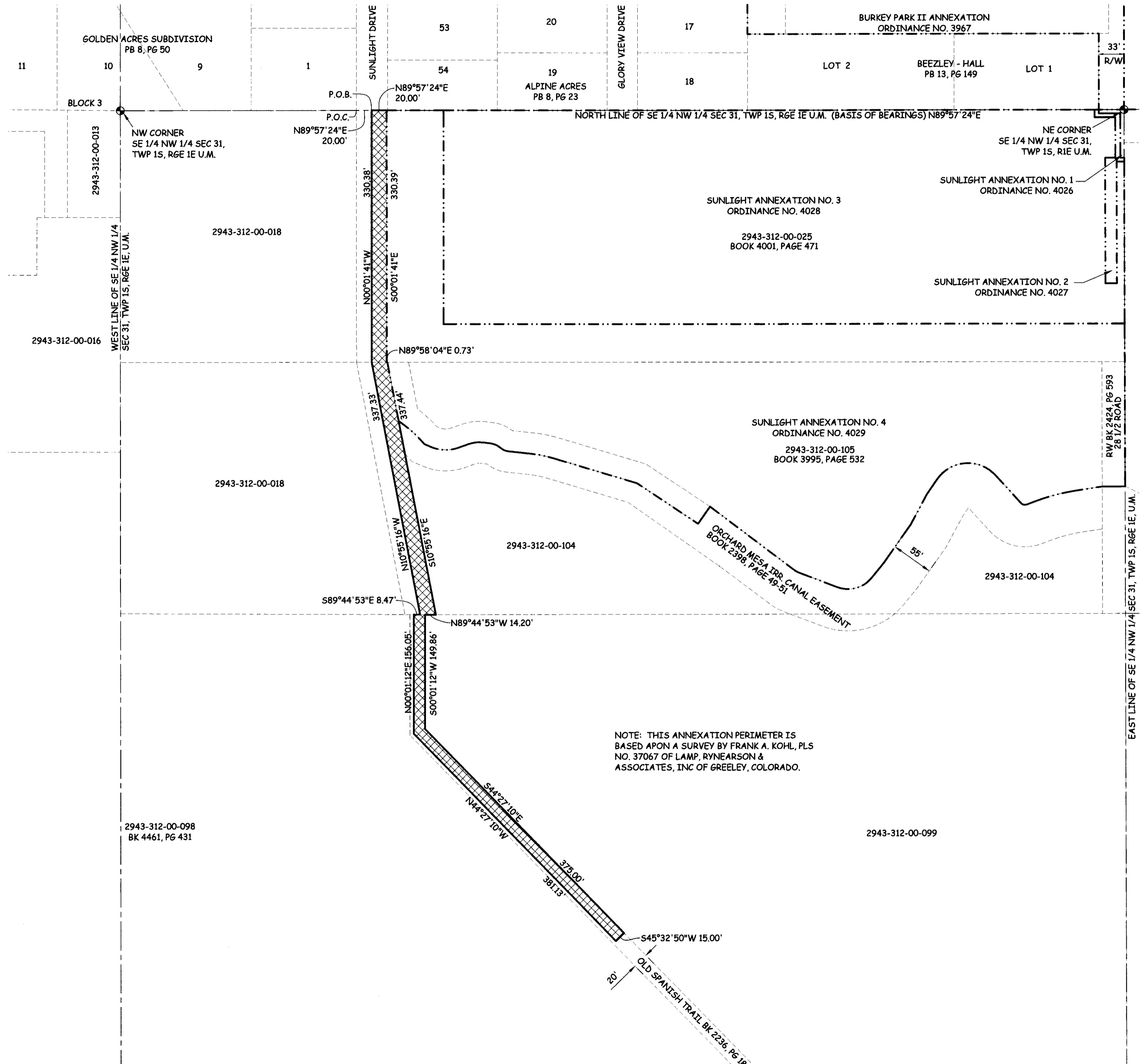
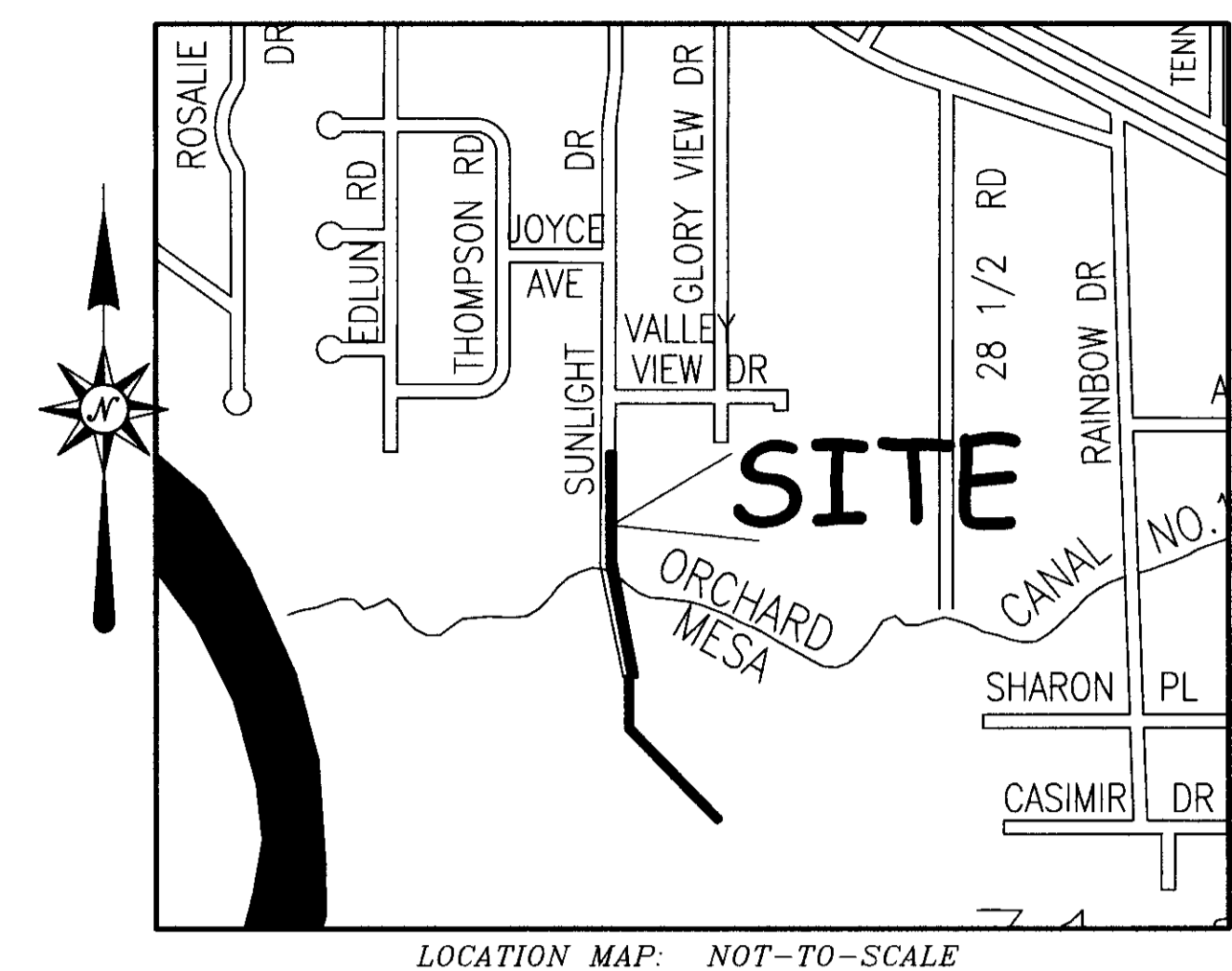
Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk

SHORES ANNEXATION NO. 1

SITUATE IN THE SE 1/4 NW 1/4 OF SECTION 31, T1S, R1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 31, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

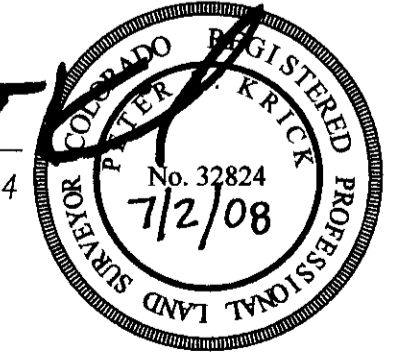
Commencing at the Southeast corner of Lot 1 of Golden Acres Subdivision, as same is recorded in Plat Book 8, Page 50, public records of Mesa County, Colorado and assuming the North line of the SE 1/4 NW 1/4 of said Section 31 to bear N89°57'24"E with all bearings contained herein relative thereto; thence N89°57'24"E a distance of 20.00 feet along the North line of the SE 1/4 NW 1/4 of said Section 31, said line also being the North line of Right of Way, as same as recorded in Book 788, Page 242 of the Mesa County, Colorado public records to the Point of Beginning; thence N89°57'24"E a distance of 20.00 feet along the North line of the SE 1/4 NW 1/4 of said Section 31 to the Northwest corner of Sunlight Annexation No. 4, Ordinance No. 4029, City of Grand Junction, said line also being the North line of said Right of Way; thence S00°01'41"E a distance of 330.39 feet along the East line of said Right of Way, said line also being the Westerly line of said Sunlight Annexation No. 4; thence N89°58'04"E a distance of 0.73 feet along the North line of Right of Way, as same as recorded in Book 2398, Page 148 of the Mesa County, Colorado public records, said line also being the Southerly line of said Sunlight Annexation No. 4; thence S10°55'16"E a distance of 337.44 feet along the East line of said Right of Way, said line also being the Westerly line of said Sunlight Annexation No. 4; thence N89°44'53"W a distance of 14.20 feet along the South line of said Right of Way; thence along the following five (5) courses: (1) S00°01'12"W a distance of 149.86 feet; (2) S44°27'10"E a distance of 375.00 feet; (3) S45°32'50"W a distance of 15.00 feet; (4) N44°27'10"W a distance of 381.13 feet; (5) N00°01'12"E a distance of 156.05 feet to a point on the South line of said Right of Way; thence S89°44'53"E a distance of 8.47 feet along the South line of said Right of Way; thence N10°55'16"W a distance of 337.33 feet to a point on the North line of said Right of Way; thence N00°01'41"W a distance of 330.38 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
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE
IRR	IRRIGATION

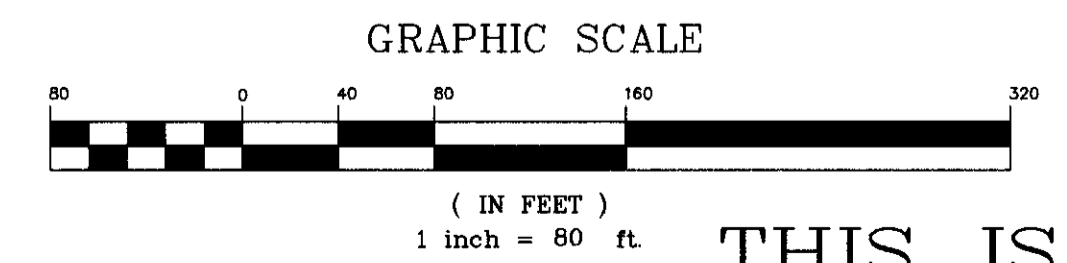
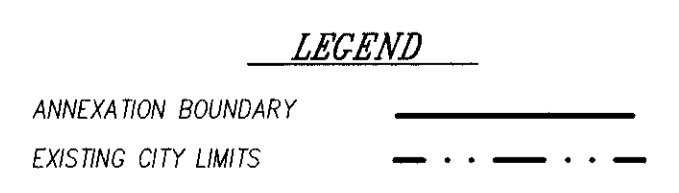
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

Peter T. Krick
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: July 2nd, 2008



AREA OF ANNEXATION

ANNEXATION PERIMETER	2,455.98 FT
CONTIGUOUS PERIMETER	409.59 FT
AREA IN SQUARE FEET	21,437.03***
AREA IN ACRES	0.49



ORDINANCE NO.
 4249

EFFECTIVE DATE
 August 1st, 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 herein.

DRAWN BY	J.K.T.	DATE	04-23-08
DESIGNED BY	_____	DATE	_____
CHECKED BY	P.T.K.	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE
 1" = 80'



PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION

SHORES ANNEXATION NO. 1

1 OF 1