

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4250

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

SHORES ANNEXATION NO 2

APPROXIMATELY 17.48 ACRES

**LOCATED AT 166 EDLUN ROAD INCLUDING 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. 2

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and the Southwest Quarter of the Northwest Quarter (SW 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:

Beginning 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 to the Northwest corner of Shores Annexation No. 1, City of Grand Junction, 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; thence S00°01'41"E a distance of 330.38 feet along the Westerly line of said Shores Annexation No. 1 to a point on the South line of said Right of Way; thence S10°55'16"E a distance of 337.33 feet along the Westerly line of said Shores Annexation No. 1 to a point on the South line of Right of Way, as same as recorded in Book 2398, Page 148 of the Mesa County, Colorado public records; thence N89°44'53"W a distance of 8.47 feet along the South line of said Right of Way, said line also being the Northerly line of said Shores Annexation No. 1; thence S00°01'12"W a distance of 156.05 feet along the Westerly line of said Shores Annexation No. 1; thence S44°27'10"E a distance of 381.13 feet along the Westerly line of said Shores Annexation No. 1; thence N45°32'50"E a distance of 15.00 feet along the Southerly line of said Shores Annexation No. 1; thence S44°27'10"E a distance of 339.23 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 31; thence N89°58'40"W a distance of 899.92 feet along the South line of the SE 1/4 NW 1/4 of said Section 31 to the Southwest corner of the SE 1/4 NW 1/4 of said Section 31; thence N89°25'03"W a distance of 314.49 feet along the South line of the SW 1/4 NW 1/4 of said Section 31 to a point on the Easterly Right of Way of Denver and Rio Grande Western Railroad; thence 903.07 feet along the arc of a 2010.98 foot radius curve, concave Southwest, having a central angle of 25°43'47" and a chord bearing N10°57'38"W a distance of 895.50 feet along the Easterly line of said Right of Way; thence S89°33'42"E a distance of 165.38 feet; thence N00°03'40"E a distance of 442.30 feet to a point on the East line of Lot 1 of Vessels Subdivision, as same is recorded in Plat Book 12, Page 265, public records of Mesa County, Colorado; thence S89°58'25"E a distance of 25.03 feet to the Northwest corner of Right of Way, as same as recorded in Book 898, Page 343 of the Mesa County, Colorado public records; thence S00°03'40"W a distance of 142.87 feet along Westerly line of said Right of Way; thence along the following five (5) courses: (1) N89°41'14"E a distance of 25.00 feet; (2) S00°10'19"E a distance of 76.00 feet; (3) N89°58'50"E a distance of 118.45 feet; (4) S00°05'05"W a distance of 232.00 feet; (5) N89°53'03"E a distance of 150.11 feet to a point on the West line of the SE 1/4 NW 1/4 of said Section 31; thence S00°02'14"E a distance of 211.89 feet along the West line of the SE 1/4 NW 1/4 of said Section 31; thence S89°44'53"E a distance of 373.67 feet to the Southwest corner of Right of Way, as same as recorded in Book 2398, Page 148 of the Mesa County, Colorado public records; thence N10°55'16"W a distance of 337.23 feet along the West line of said Right of Way to the Northwest corner of said Right of Way; thence N00°01'41"W a distance of 330.37 feet along the West 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

Said parcel contains 17.48 acres (748,360.8 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.

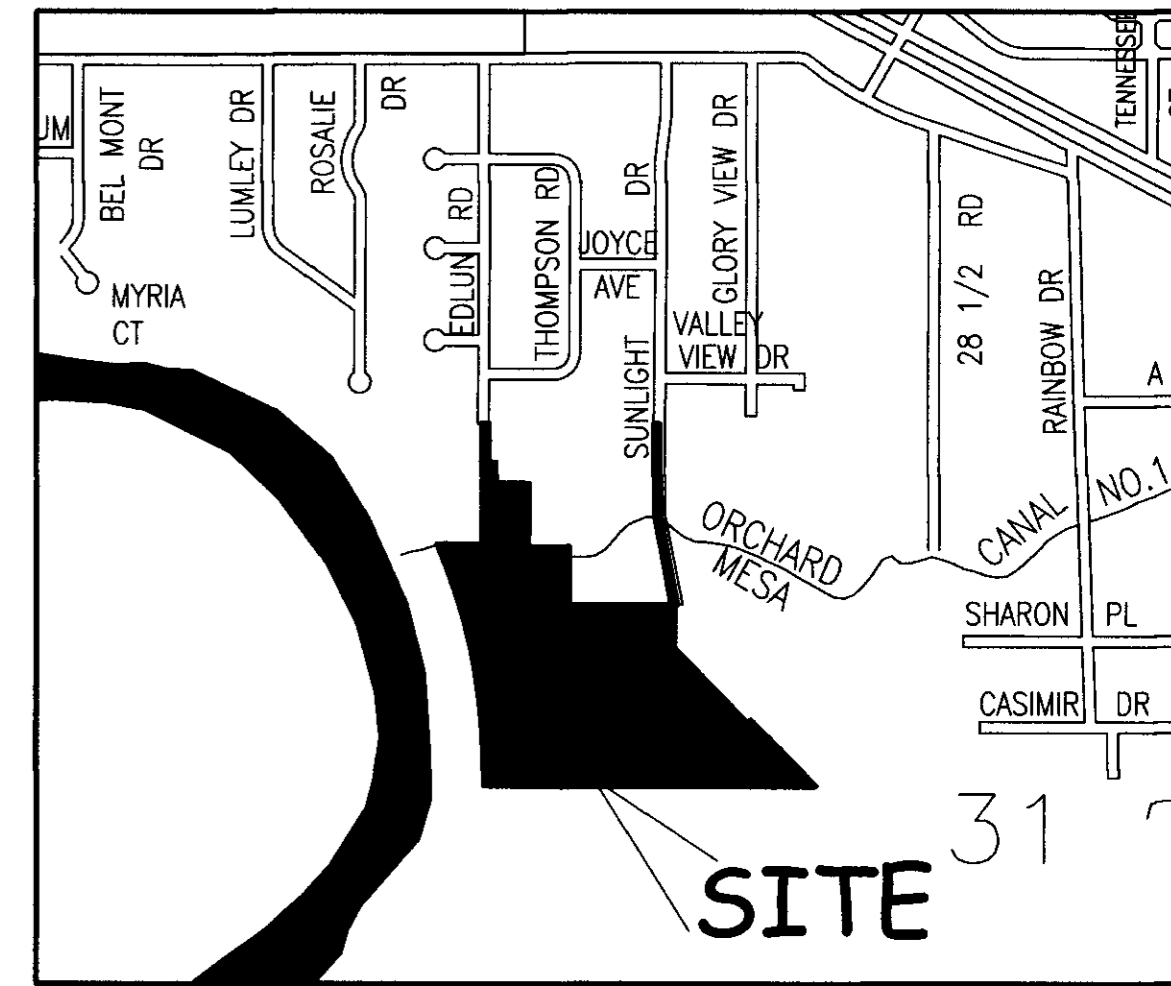
Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk

SHORES ANNEXATION NO. 2

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



LEGAL DESCRIPTION

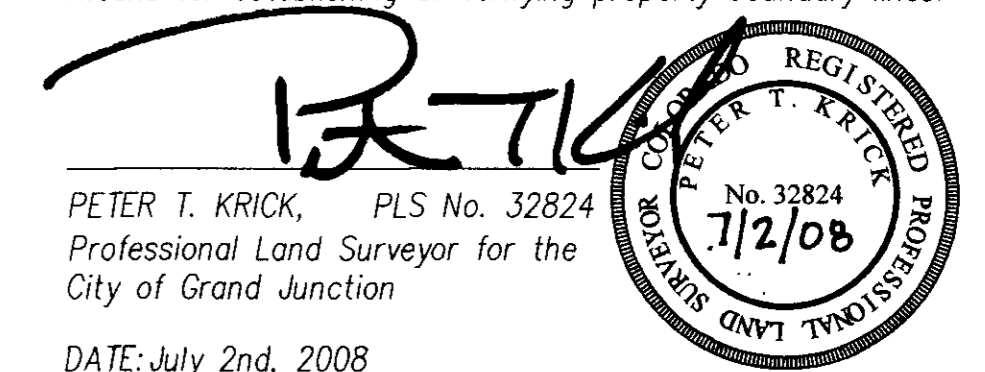
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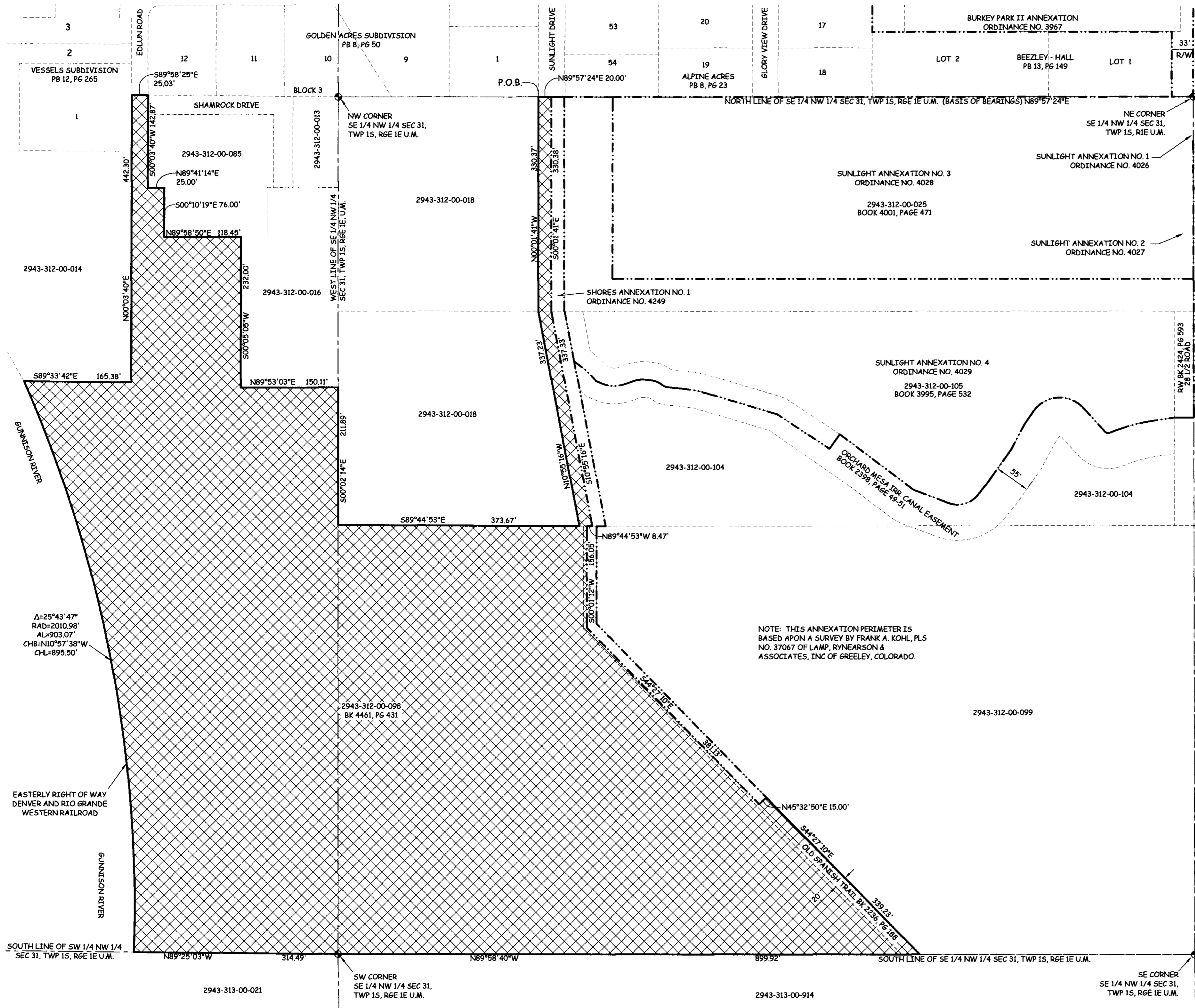
ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
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.

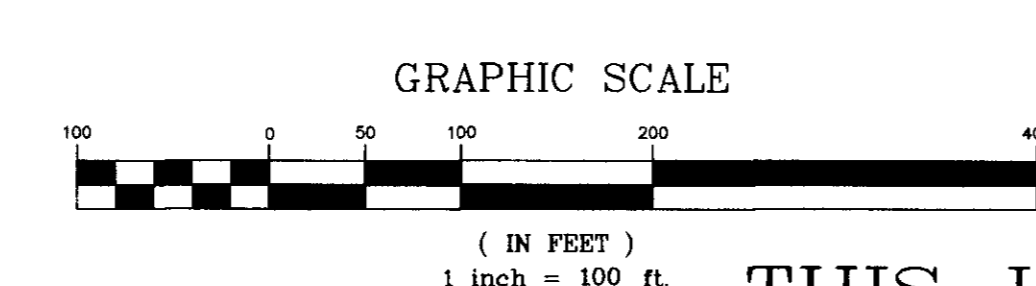
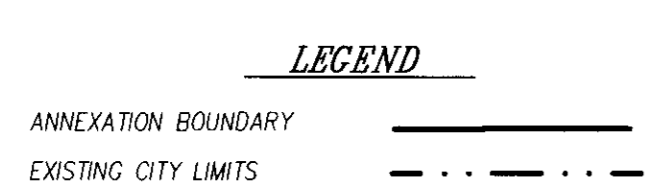


DATE: July 2nd, 2008



AREA OF ANNEXATION

ANNEXATION PERIMETER	6,335.37 FT
CONTIGUOUS PERIMETER	1,228.36 FT.
AREA IN SQUARE FEET	761,535.94***
AREA IN ACRES	17.48



ORDINANCE NO. 4250
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" = 100'

PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

SHORES ANNEXATION NO. 2