

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4254

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

SIENNA CREEK ANNEXATION

APPROXIMATELY 5.16 ACRES

**LOCATED AT 2052 BROADWAY, INCLUDING A PORTION OF THE
BROADWAY 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:

SIENNA CREEK ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) and the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 15, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 SE 1/4 of said Section 15 and assuming the South line of the NW 1/4 SE 1/4 of said Section 15 to bear S89°26'30"E with all bearings contained herein relative thereto; thence S89°26'30"E a distance of 30.00 feet along the South line of the NW 1/4 SE 1/4 of said Section 15 to the Point of Beginning; thence N00°58'56"E a distance of 257.55 feet along a line being 30.00 feet East of and parallel with the East line of the NW 1/4 SE 1/4 of said Section 15, said line also being the Easterly line of Page Annexation No. 3, Ordinance No. 4084, City of

Grand Junction; thence S89°57'57"E a distance of 499.89 feet; thence S66°21'11"E a distance of 59.64 feet; thence S26°02'26"W a distance of 209.62 feet; thence S31°49'26"W a distance of 48.90 feet; thence S24°41'02"W a distance of 375.46 feet to a point on the Northerly line of Page Annexation No. 4, Ordinance No. 4085, City of Grand Junction; thence 369.43 feet along the arc of a 1421.00 foot radius curve, concave Southwest, having a central angle of 14°53'44" and a chord bearing N58°07'00"W a distance of 368.39 feet along the Northerly line of said Page Annexation No. 4; thence N01°00'33"E a distance of 50.23 feet along a line being 4.00 feet East of and parallel with the East line of the SW 1/4 SE 1/4 of said Section 15, said line also being the Easterly line of said Page Annexation No. 4 to a point on the Southerly line of said Page Annexation No. 3; thence S64°27'06"E a distance of 28.63 feet along the Southerly line of said Page Annexation No. 3; thence N00°58'56"E a distance of 105.39 feet along the Easterly line of said Page Annexation No. 3 to the Point of Beginning

Said parcel contains 5.16 acres (224,939.86 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.

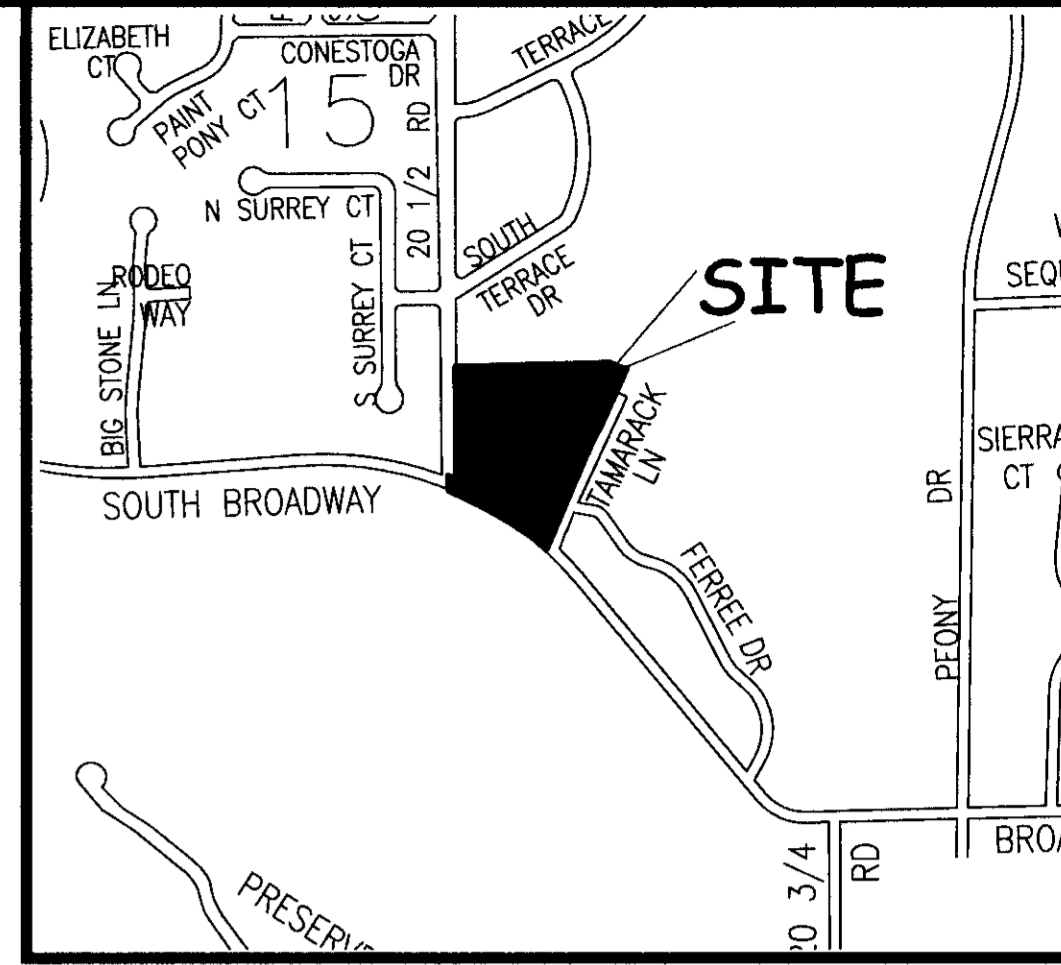
Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk

SIENNA CREEK ANNEXATION

SITUATE IN THE NW1/4 SE 1/4 AND THE SW 1/4 SE 1/4 OF SECTION 15,
T11S, R101W, 6th P.M. COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) and the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 15, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

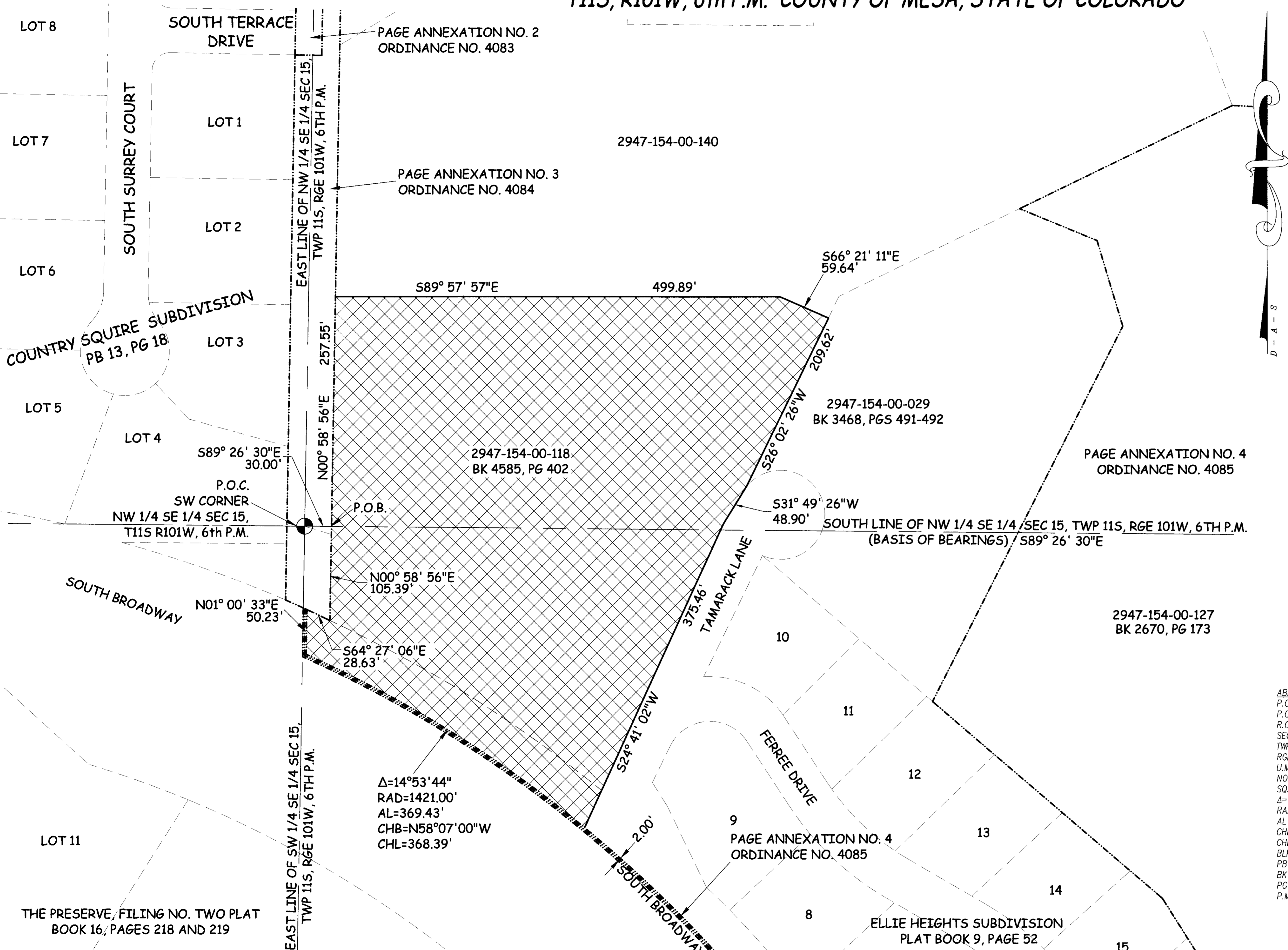
Commencing at the Southwest corner of the NW 1/4 SE 1/4 of said Section 15 and assuming the South line of the NW 1/4 SE 1/4 of said Section 15 to bear S89°26'30"E with all bearings contained herein relative thereto; thence S89°26'30"E a distance of 30.00 feet along the South line of the NW 1/4 SE 1/4 of said Section 15 to the Point of Beginning; thence N00°58'56"E a distance of 257.55 feet along a line being 30.00 feet East of and parallel with the East line of the NW 1/4 SE 1/4 of said Section 15, said line also being the Easterly line of Page Annexation No. 3, Ordinance No. 4084, City of Grand Junction; thence S89°57'57"E a distance of 499.89 feet; thence S66°21'11"E a distance of 59.64 feet; thence S26°02'26"W a distance of 209.62 feet; thence S31°49'26"W a distance of 48.90 feet; thence S24°41'02"W a distance of 375.46 feet to a point on the Northerly line of Page Annexation No. 4, Ordinance No. 4085, City of Grand Junction; thence 369.43 feet along the arc of a 1421.00 foot radius curve, concave Southwest, having a central angle of 14°53'44" and a chord bearing N58°07'00"W a distance of 368.39 feet along the Northerly line of said Page Annexation No. 4; thence N01°00'33"E a distance of 50.23 feet along a line being 4.00 feet East of and parallel with the East line of the SW 1/4 SE 1/4 of said Section 15, said line also being the Easterly line of said Page Annexation No. 4 to a point on the Southerly line of said Page Annexation No. 3; thence S64°27'06"E a distance of 28.63 feet along the Southerly line of said Page Annexation No. 3; thence N00°58'56"E a distance of 105.39 feet along the Easterly line of said Page Annexation No. 3 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
P.M.	PRINCIPAL MERIDIAN

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: ~~2008~~ JULY 2, 2008

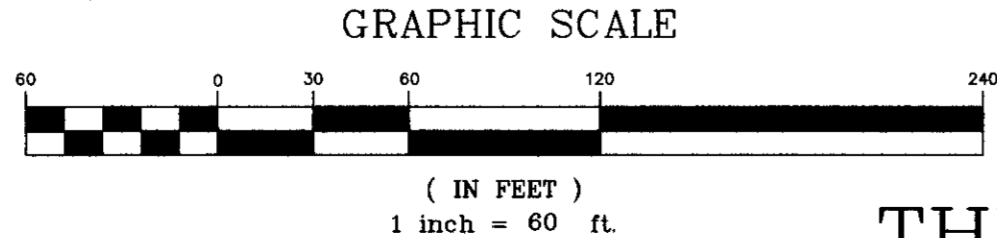


AREA OF ANNEXATION

CONTIGUOUS PERIMETER	811.23 FT.
ANNEXATION PERIMETER	2,004.74 FT
AREA IN SQUARE FEET	224,939.86***
AREA IN ACRES	5.16

LEGEND

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



ORDINANCE NO. 4254
 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 hereon.

DRAWN BY	J.K.T.	DATE	04-16-08	SCALE	1" = 60'
DESIGNED BY		DATE			
CHECKED BY	P.T.K.	DATE			
APPROVED BY		DATE			



PUBLIC WORKS AND UTILITIES
 REAL ESTATE DIVISION

SIENNA CREEK ANNEXATION