

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4256

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

SUNSHINE-MOIR ANNEXATION

APPROXIMATELY 5.54 ACRES

**LOCATED AT 2899 D ROAD AND 383 29 ROAD AND INCLUDES PORTIONS OF D
ROAD RIGHT-OF-WAY, 29 ROAD RIGHT-OF-WAY AND UNNAMED PORTIONS OF
RIGHT OF WAY ALONG THE SOUTH BORDER OF 383 29 ROAD**

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:

SUNSHINE-MOIR ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 19, 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 Northeast corner of the NE 1/4 NE 1/4 of said Section 19 and assuming the North line of the NE 1/4 NE 1/4 of said Section 19 to bear S89°40'49"E with all bearings contained herein relative thereto; thence S00°06'21"W a distance of 685.00 feet along the East line of the NE 1/4 NE 1/4 of said Section 19, said line also being the Westerly line of Emphemeral Annexation No. 2, Ordinance No. 3298, City of Grand Junction; thence N89°36'49"W a distance of 330.24 feet along South line of Right of Way, as same as recorded in Book 1146, Page 343 of the Mesa County,

Colorado public records to a point on the East line of Wallace Minor Subdivision, as same is recorded in Plat Book 13, Page 333, public records of Mesa County, Colorado; thence along the following three (3) courses: (1) N00°07'46"E a distance of 647.67 feet along the East line of said Wallace Minor Subdivision; (2) N84°12'08"W a distance of 72.63 feet along the Northerly line of said Wallace Minor Subdivision; (3) N89°40'49"W a distance of 422.81 feet to a point on the East line of Sky View Annexation, Ordinance No. 4098, City of Grand Junction; thence N00°04'53"E a distance of 30.00 feet along the East line of said Sky View Annexation to a point on the North line of the NE 1/4 NE 1/4 of said Section 19; thence S89°40'49"E a distance of 825.00 feet along the North line of the NE 1/4 NE 1/4 of said Section 19 to the Point of Beginning

Said parcel contains 5.54 acres (241,131.49 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.

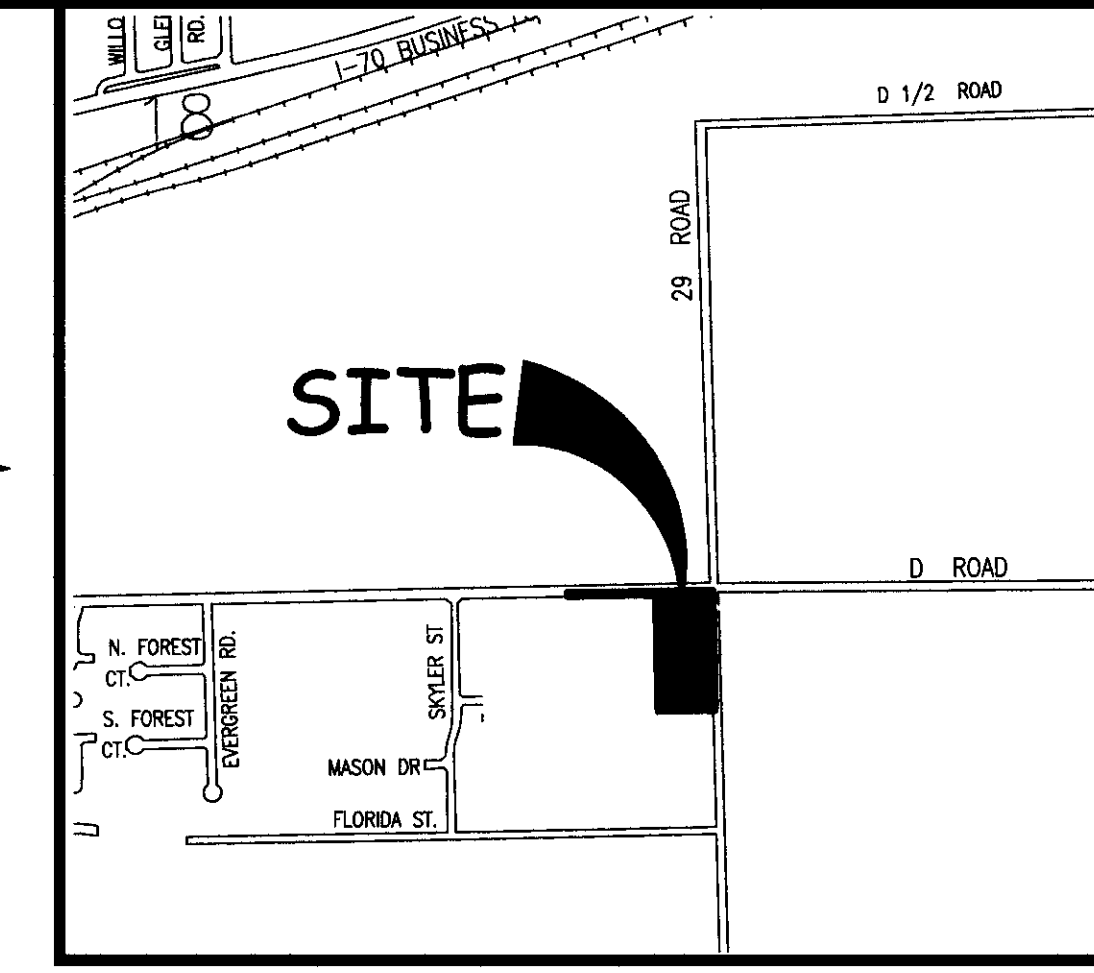
Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk

SUNSHINE-MOIR ANNEXATION

SITUATE IN THE NE 1/4 OF THE NE 1/4 OF SECTION 19, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

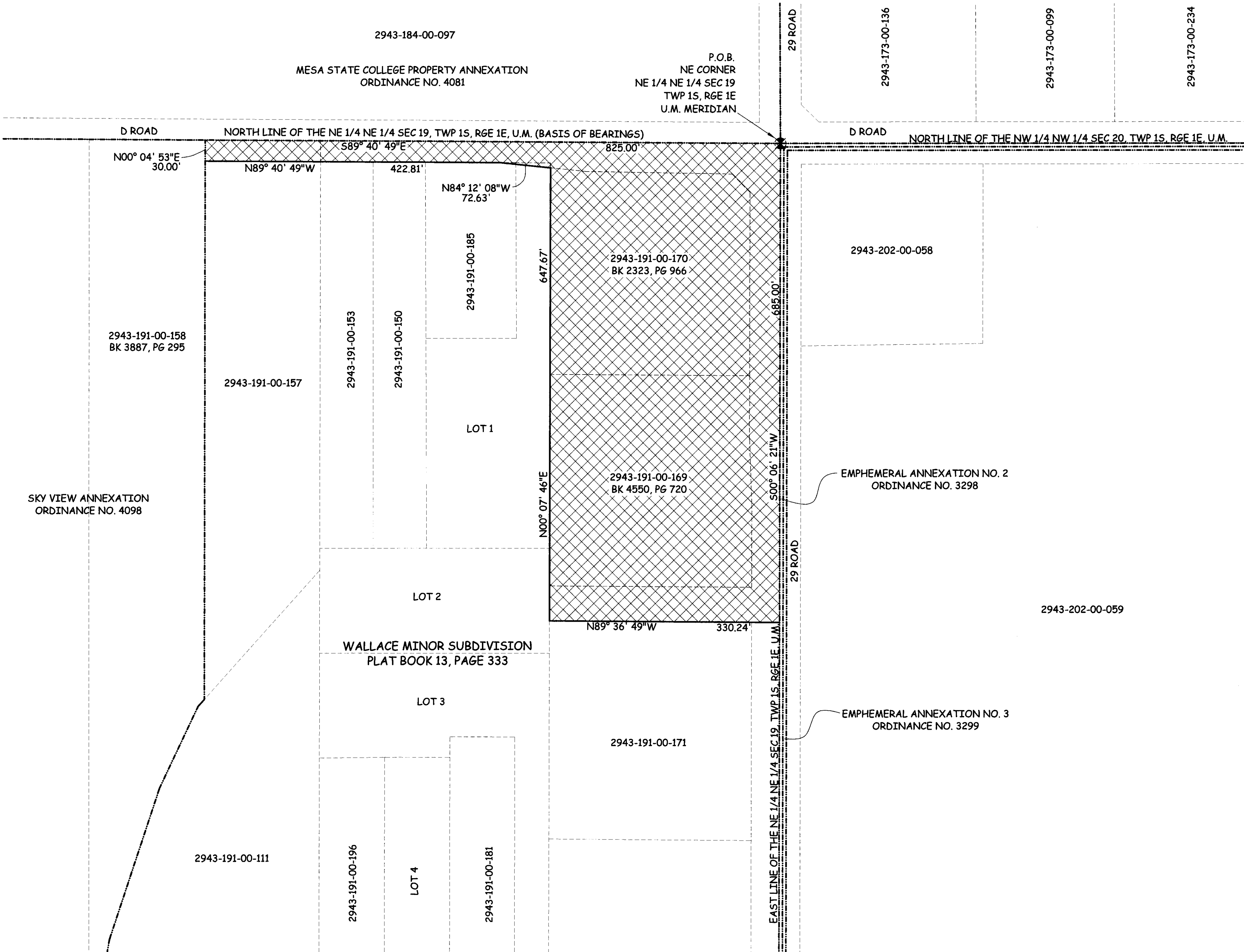
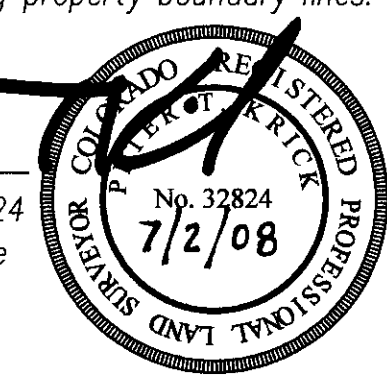
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Beginning at the Northeast corner of the NE 1/4 NE 1/4 of said Section 19 and assuming the North line of the NE 1/4 NE 1/4 of said Section 19 to bear S89°40'49"E with all bearings contained herein relative thereto; thence S00°06'21"W a distance of 685.00 feet along the East line of the NE 1/4 NE 1/4 of said Section 19, said line also being the Westerly line of Ephemeral Annexation No. 2, Ordinance No. 3298, City of Grand Junction; thence N89°36'49"W a distance of 330.24 feet along South line of Right of Way, as same as recorded in Book 1146, Page 343 of the Mesa County, Colorado public records to a point on the East line of Wallace Minor Subdivision, as same is recorded in Plat Book 13, Page 333, public records of Mesa County, Colorado; thence along the following three (3) courses: (1) N00°07'46"E a distance of 647.67 feet along the East line of said Wallace Minor Subdivision; (2) N84°12'08"W a distance of 72.63 feet along the Northerly line of said Wallace Minor Subdivision; (3) N89°40'49"W a distance of 422.81 feet to a point on the East line of Sky View Annexation, Ordinance No. 4098, City of Grand Junction; thence N00°04'53"E a distance of 30.00 feet along the East line of said Sky View Annexation to a point on the North line of the NE 1/4 NE 1/4 of said Section 19; thence S89°40'49"E a distance of 825.00 feet along the North line of the NE 1/4 NE 1/4 of said Section 19 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

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.

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

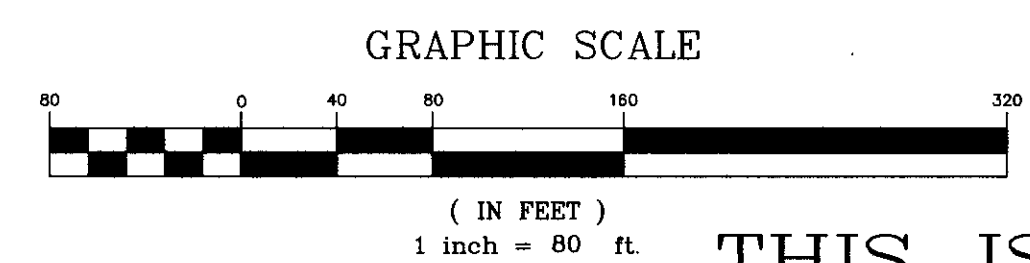


AREA OF ANNEXATION

CONTIGUOUS PERIMETER	1,540.00 FT.
ANNEXATION PERIMETER	3,013.35 FT.
AREA IN SQUARE FEET	241,131.49***
AREA IN ACRES	5.54

LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	



ORDINANCE NO.
4256

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	03/27/08
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 80'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

SUNSHINE-MOIR ANNEXATION