

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4267

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

PIONEER MEADOWS ANNEXATION

APPROXIMATELY 9.24 ACRES

**LOCATED AT 3126 AND 3134 E ROAD
INCLUDING A PORTION OF THE E ROAD RIGHT-OF-WAY**

WHEREAS, on the 2nd day of June, 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 14th day of July, 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:

PIONEER MEADOWS ANNEXATION

A certain parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 10, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southwest corner of the SE 1/4 SW 1/4 of said Section 10 and assuming the West line of the SE 1/4 SW 1/4 of said Section 10 to bear N00°08'11"W with all bearings contained herein relative thereto; thence N00°08'11"W a distance of 6.00 feet along the West line of the SE 1/4 SW 1/4 of said Section 10 to a point on the Northerly line of Pellam Annexation, Ordinance No. 3613, City of Grand Junction, said point also being the Point of Beginning; thence N00°08'11"W a distance of 729.14 feet along the West line of the SE 1/4 SW 1/4 of said Section 10; thence S82°30'59"E a distance of 588.57 feet; thence S00°09'00"W a distance of 654.00 feet along the East

line of said Pellam Annexation; thence N89°51'00"W a distance of 580.11 feet along a line being 6.00 feet North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 10, said line also being the Northerly line of said Pellam Annexation to the Point of Beginning.

CONTAINING 9.24 Acres (402,376.70 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 2nd day of June, 2008 and ordered published.

ADOPTED on second reading the 14th day of July, 2008.

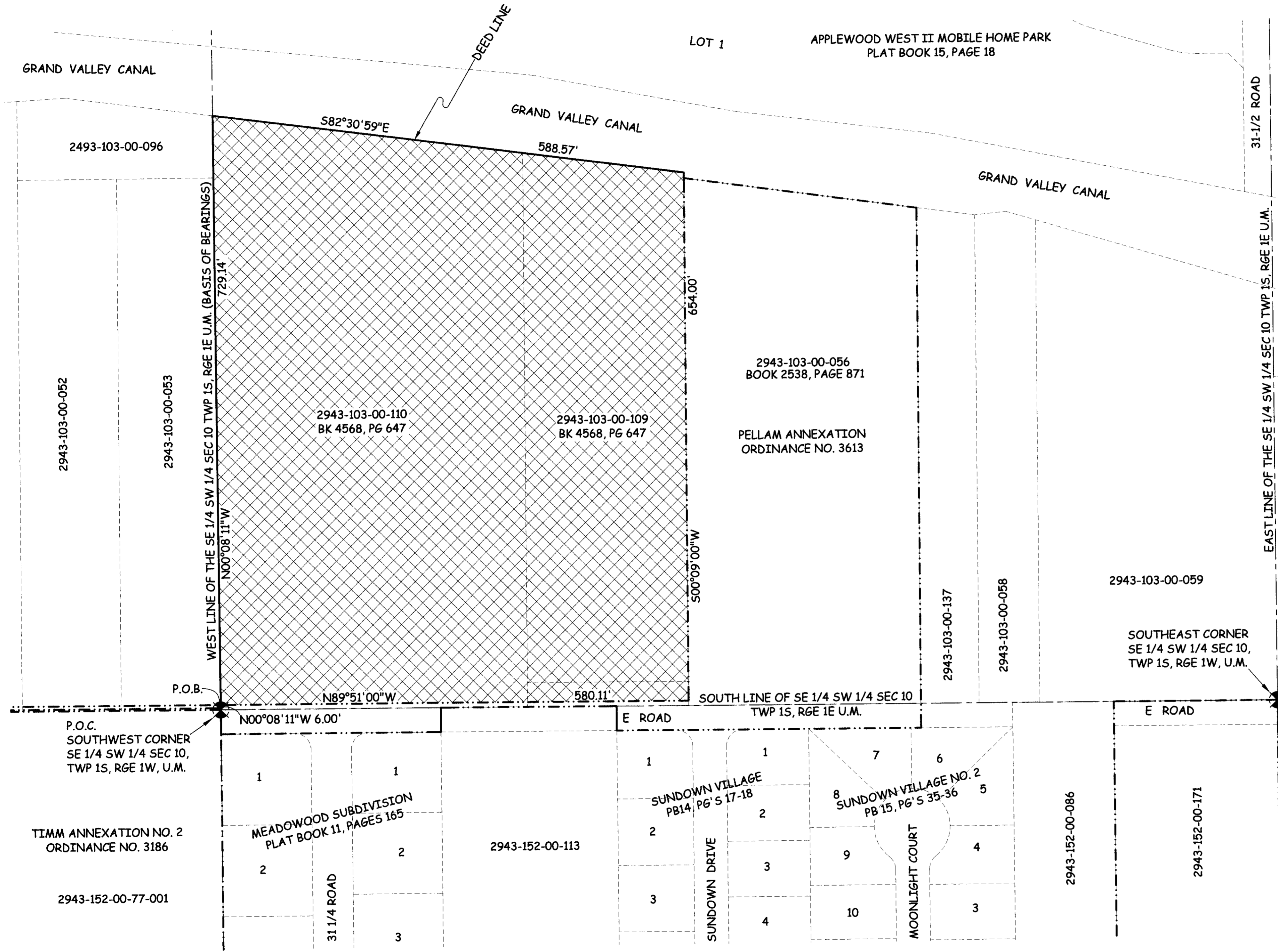
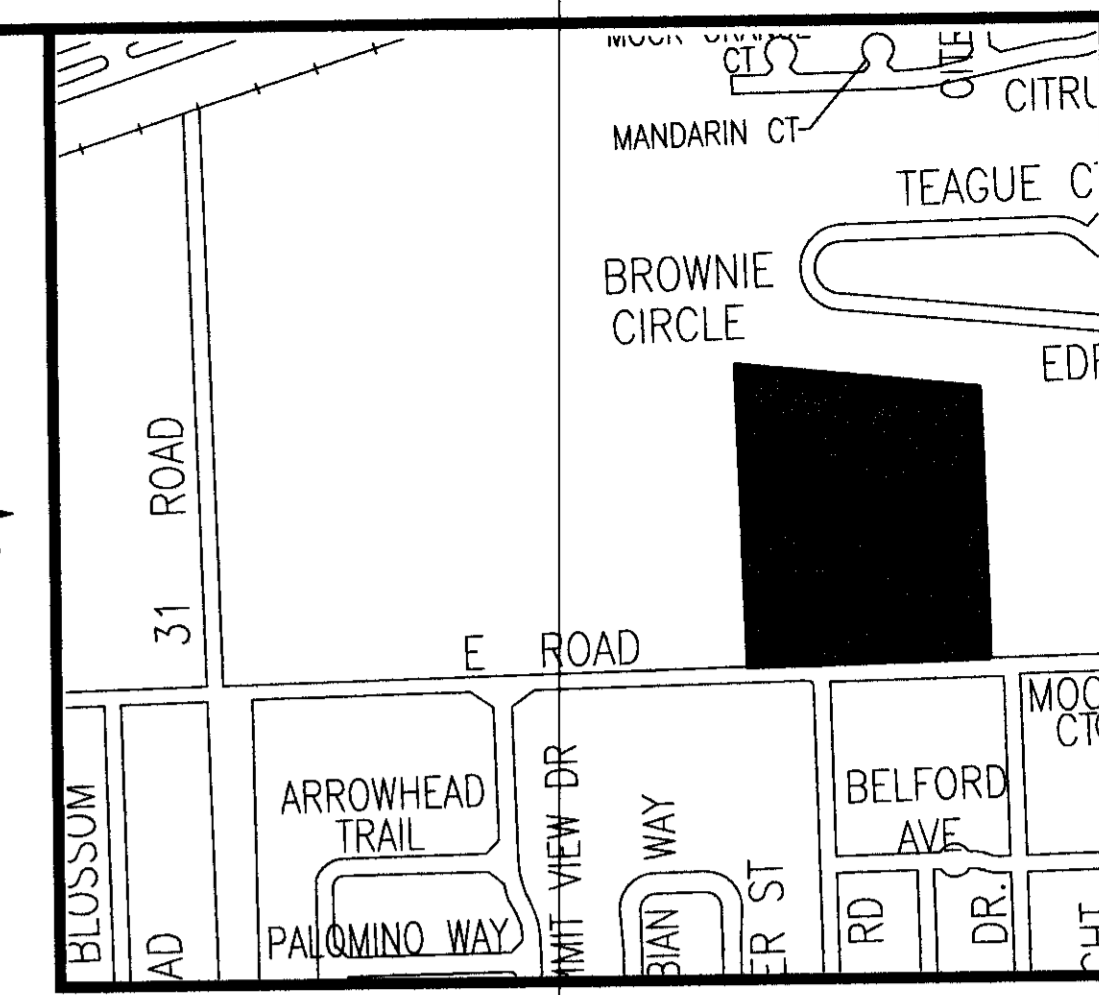
Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk

PIONEER MEADOWS ANNEXATION

SITUATE IN THE SE 1/4 SW 1/4 OF SECTION 10, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 10, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

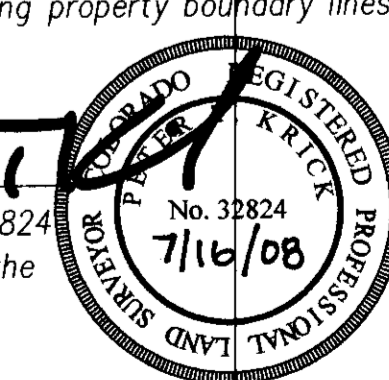
Commencing at the Southwest corner of the SE 1/4 SW 1/4 of said Section 10 and assuming the West line of the SE 1/4 SW 1/4 of said Section 10 to bear N00°08'11"W with all bearings contained herein relative thereto; thence N00°08'11"W a distance of 6.00 feet along the West line of the SE 1/4 SW 1/4 of said Section 10 to a point on the Northerly line of Pellam Annexation, Ordinance No. 3613, City of Grand Junction, said point also being the Point of Beginning; thence N00°08'11"W a distance of 729.14 feet along the West line of the SE 1/4 SW 1/4 of said Section 10; thence S82°30'59"E a distance of 588.57 feet; thence S00°09'00"W a distance of 654.00 feet along the East line of said Pellam Annexation; thence N89°51'00"W a distance of 580.11 feet along a line being 6.00 feet North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 10, said line also being the Northerly line of said Pellam Annexation 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.

Peter T. Krick
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: July 16th, 2008

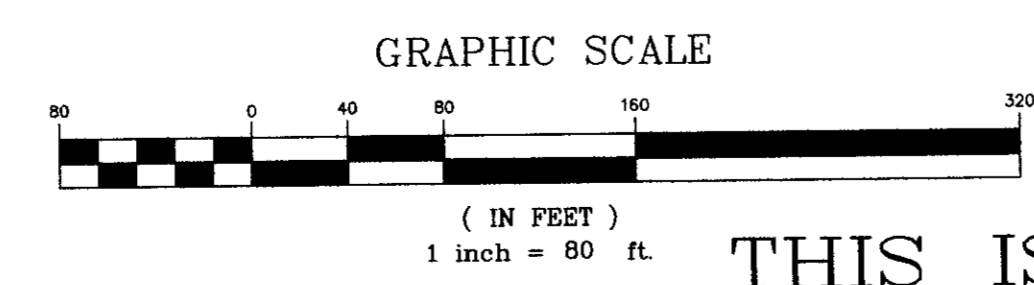


AREA OF ANNEXATION

ANNEXATION PERIMETER	2,551.82 FT
CONTIGUOUS PERIMETER	1,227.11 FT.
AREA IN SQUARE FEET	402,376.70***
AREA IN ACRES	9.24

LEGEND

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



ORDINANCE NO.
4267

EFFECTIVE DATE
August 15th, 2008

THIS IS NOT A BOUNDARY SURVEY

***CONTAINS 4,799.55 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY**
 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	05-14-08
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 80'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

PIONEER MEADOWS ANNEXATION