

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4270**

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

**FOURNIER ANNEXATION**

**APPROXIMATELY 6.48 ACRES**

**LOCATED AT 2132 RAINBOW RANCH DRIVE INCLUDING A PORTION OF THE  
HIGHWAY 340 (BROADWAY) RIGHT-OF-WAY AND ALL OF THE RAINBOW  
RANCH DRIVE RIGHT-OF-WAY**

**WHEREAS**, on the 16<sup>th</sup> 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 4<sup>th</sup> day of August, 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:

**FOURNIER ANNEXATION**

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 23, Township Eleven South (11S), Range One Hundred One West (101W) of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northeast corner of Lot 2 of Rainbow Ranch Subdivision, as same is recorded in Plat Book 11, Page 7, public records of Mesa County, Colorado and assuming the East line of Lot 6 of said Rainbow Ranch Subdivision to bear N22°40'55"W with all bearings contained herein relative thereto; thence N61°25'05"E a distance of 386.95 feet along the North line of Right of Way of Rainbow Ranch Drive, as same as recorded in Book 940, Page 202 of the Mesa County, Colorado public records

to a point on the West line of Monument Village Filing No. 7, as same is recorded in Plat Book 2789, Page 969, public records of Mesa County, Colorado; thence 79.64 feet along the arc of a 1379.23 foot radius curve, concave Northeast, having a central angle of 03°18'30" and a chord bearing S30°21'40"E a distance of 79.63 feet along the West line of said Monument Village Filing No. 7 to the Northwest corner of Monument Village Shopping Center, as same is recorded in Plat Book 16, Page 66, public records of Mesa County, Colorado; thence along the West line of Ace Hardware Annexation No. 3, Ordinance No. 3832, City of Grand Junction the following four (4) courses: (1) 535.59 feet along the arc of a 1382.50 foot radius curve, concave Northeast, having a central angle of 22°11'49" and a chord bearing S43°06'32"E a distance of 532.25 feet along the West line of said Monument Village Shopping Center; (2) 115.02 feet along the arc of a 1377.84 foot radius curve, concave Northeast, having a central angle of 04°46'59" and a chord bearing S56°38'24"E a distance of 114.99 feet; (3) S59°01'54"E a distance of 53.62 feet; (4) S30°59'17"W a distance of 95.33 feet; thence 84.07 feet along the arc of a 4225.09 foot radius curve, concave Northeast, having a central angle of 01°08'24" and a chord bearing N58°46'04"W a distance of 84.07 feet along the South line of Right of Way of Colorado Highway 340, as same as recorded in Book 530, Page 462 of the Mesa County, Colorado public records to the Northeast corner of Lot 11 of said Rainbow Ranch Subdivision; thence 340.63 feet along the arc of a 1498.25 foot radius curve, concave Northeast, having a central angle of 13°01'35" and a chord bearing N51°11'06"W a distance of 339.90 feet along the East line of said Rainbow Ranch Subdivision, said line also being the South line of said Right of Way; thence along the South line of Right of Way of Rainbow Ranch Drive, as same as recorded in Book 913, Page 991 of the Mesa County, Colorado public records the following four (4) courses: (1) 188.55 feet along the arc of a 445.20 foot radius curve, concave Southeast, having a central angle of 24°15'58" and a chord bearing S40°42'04"W a distance of 187.15 feet; (2) S28°34'05"W a distance of 72.50 feet; (3) 103.67 feet along the arc of a 110.00 foot radius curve, concave Northwest, having a central angle of 54°00'00" and a chord bearing S55°34'05"W a distance of 99.88 feet; (4) S82°34'05"W a distance of 100.53 feet; thence along the Westerly line of Right of Way of Rainbow Ranch Drive, as same as recorded in Book 940, Page 202 of the Mesa County, Colorado public records the following three (3) courses: (1) 118.02 feet along the arc of a 90.46 foot radius curve, concave Northeast, having a central angle of 74°45'00" and a chord bearing N60°03'25"W a distance of 109.82 feet; (2) N22°40'55"W a distance of 179.97 feet; (3) 157.85 feet along the arc of a 107.54 foot radius curve, concave Southeast, having a central angle of 84°06'00" and a chord bearing N19°22'05"E a distance of 144.06 feet to the Point of Beginning.

Said parcel contains 6.48 acres (282,393.18 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 16<sup>th</sup> day of June, 2008 and ordered published.

**ADOPTED** on second reading the 4<sup>th</sup> day of August, 2008.

Attest:

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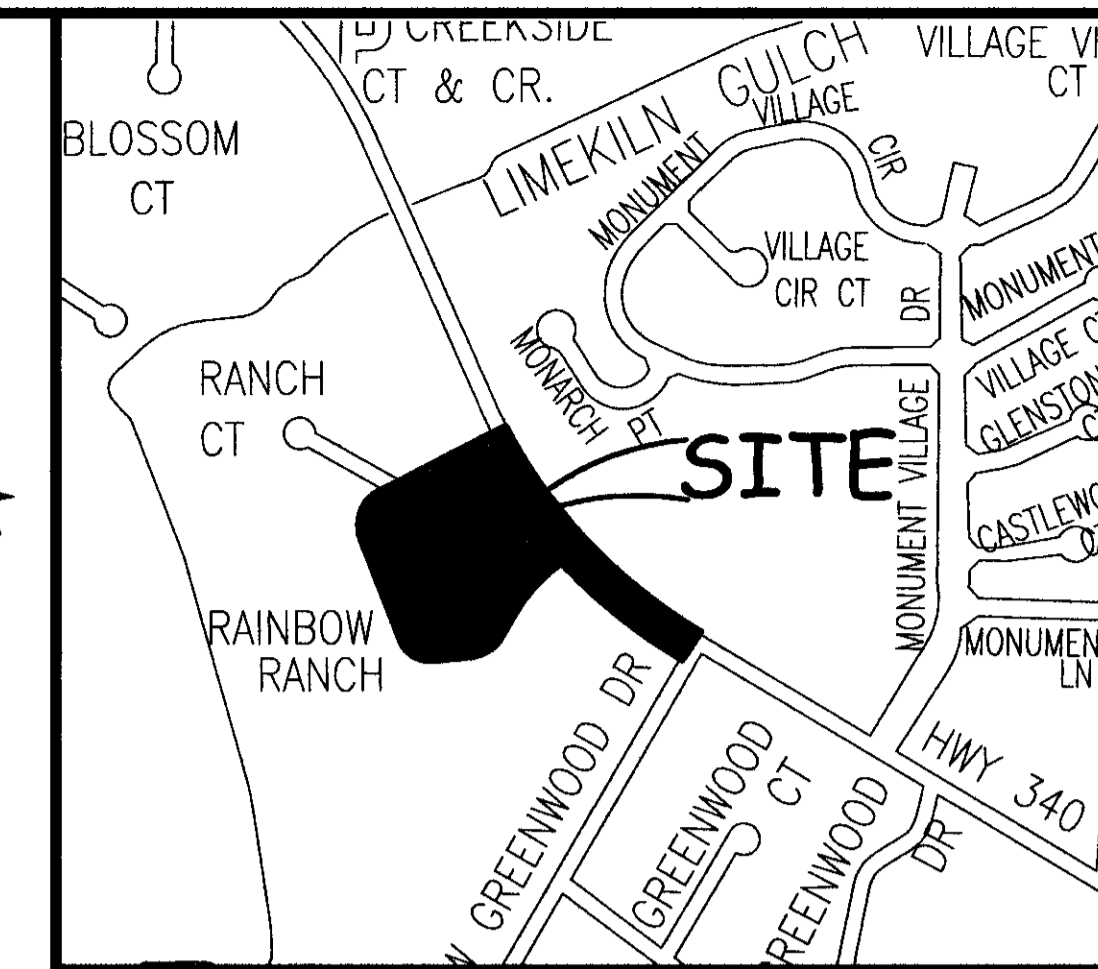
President of the Council

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City Clerk

# FOURNIER ANNEXATION

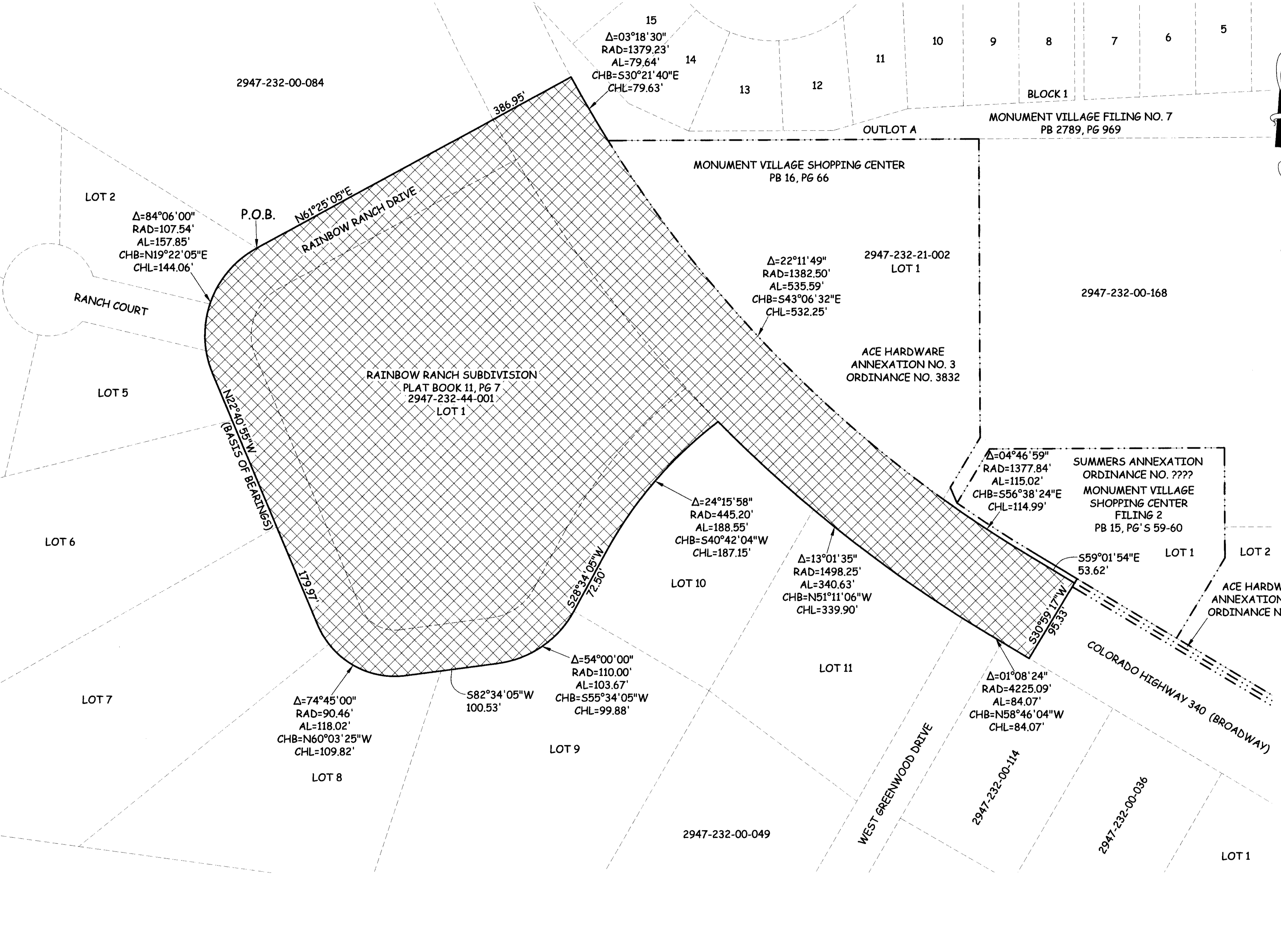
SITUATE IN THE SE 1/4 NW 1/4 OF SECTION 23, T11S, R101W, 6TH P.M.  
COUNTY OF MESA, STATE OF COLORADO



## LEGAL DESCRIPTION

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 23, Township Eleven South (11S), Range One Hundred One West (101W) of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

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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
RCE.	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.

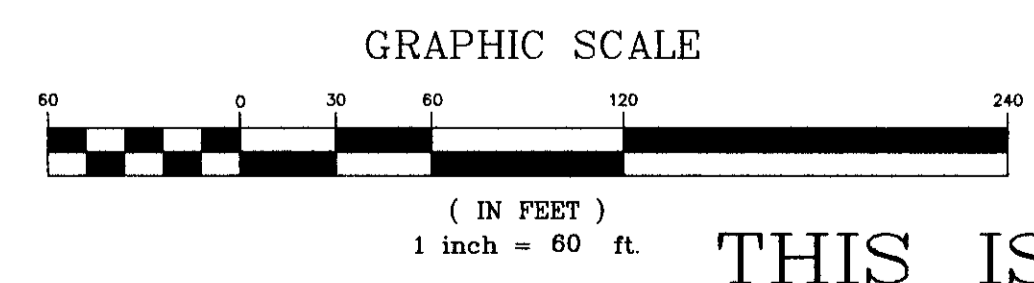
*Peter T. Krick*  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: August 6th, 2008

### AREA OF ANNEXATION

ANNEXATION PERIMETER	2,727.18 FT
CONTIGUOUS PERIMETER	708.91 FT.
AREA IN SQUARE FEET	282,393.18***
AREA IN ACRES	6.48
***CONTAINS 139,302.78 SQ. FT (3.20 ACRES) WITHIN PUBLIC RIGHTS OF WAY	

### LEGEND

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



ORDINANCE NO.  
4270

EFFECTIVE DATE  
September 5th, 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	04-28-08
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 60'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

FOURNIER ANNEXATION