

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4283

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

PANORAMA POINT ANNEXATION NO. 1

APPROXIMATELY 0.22 ACRES

**LOCATED AT 2122 AND 2123 SEQUOIA COURT AND INCLUDING PORTIONS OF
THE BROADWAY, PANORAMA DRIVE, SEQUOIA ROAD, SEQUOIA COURT, AND
WILD ROSE WAY RIGHTS-OF-WAY**

WHEREAS, on the 4th day of August, 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 15th day of September, 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:

PANORAMA POINT ANNEXATION NO 1

A certain parcel of land located in the Northeast Quarter (NE 1/4) of Section 22, the Southeast Quarter (SE 1/4) of Section 15, and the West Half (W 1/2) of Section 14, 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:

Beginning at the Southwest corner of SW 1/4 SW 1/4 of said Section 14 and assuming the South line of the SW 1/4 SW 1/4 of said Section 14 to bear S89°34'19"E with all bearings contained herein relative thereto; thence S89°47'50"W a distance of 1125.50 feet along the North line of Rim View Estates Annexation, Ordinance No. 4129, City of Grand Junction; thence N00°06'34"W a distance of 2.00 feet; thence N89°47'50"E a

distance of 1125.50 feet along a line being 2.00 feet North of and parallel with the North line of said Rim View Estates Annexation; thence S89°34'19"E a distance of 158.17 feet along a line being 2.00 feet North of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 14; thence N04°11'00"E a distance of 1645.79 feet; thence S89°21'00"E a distance of 722.38 feet; thence 96.53 feet along the arc of a 197.01 foot radius curve, concave Southwest, having a central angle of 28°26'50" and a chord bearing S75°39'05"E a distance of 95.57 feet; thence N53°13'38"E a distance of 239.19 feet; thence N27°22'09"W a distance of 91.95 feet; thence 36.66 feet along the arc of a 152.00 foot radius curve, concave Northeast, having a central angle of 13°49'08" and a chord bearing N20°27'36"W a distance of 36.57 feet; thence N13°33'02"W a distance of 147.78 feet; thence 64.96 feet along the arc of a 148.00 foot radius curve, concave Southwest, having a central angle of 25°08'53" and a chord bearing N26°07'32"W a distance of 64.44 feet; thence N38°42'02"W a distance of 164.88 feet; thence N51°17'58"E a distance of 2.00 feet; thence S38°42'02"E a distance of 164.88 feet; thence 65.84 feet along the arc of a 150.00 foot radius curve, concave Southwest, having a central angle of 25°08'53" and a chord bearing S26°07'32"E a distance of 65.31 feet; thence S13°33'02"E a distance of 147.78 feet; thence 36.18 feet along the arc of a 150.00 foot radius curve, concave Northeast, having a central angle of 13°49'08" and a chord bearing S20°27'36"E a distance of 36.09 feet; thence S27°22'09"E a distance of 93.65 feet; thence S53°13'38"W a distance of 242.16 feet; thence 96.82 feet along the arc of a 195.01 foot radius curve, concave Southwest, having a central angle of 28°26'50" and a chord bearing N75°39'05"W a distance of 95.83 feet; thence N89°21'00"W a distance of 720.50 feet; thence S04°11'00"W a distance of 1643.78 feet; thence S89°34'19"E a distance of 349.12 feet along a line being 2.00 feet North of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 14; thence S00°32'41"W a distance of 2.00 feet to a point on the South line of the SW 1/4 SW 1/4 of said Section 14, said point also being the Northeast corner of said Rim View Estates Annexation; thence N89°34'19"W a distance of 509.30 feet along the South line of the SW 1/4 SW 1/4 of said Section 14, said line also being the Northerly line of said Rim View Estates to the Point of Beginning

Said parcel contains 0.22 acres (9,691.36 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 4th day of August, 2008 and ordered published.

ADOPTED on second reading the 15th day of September, 2008.

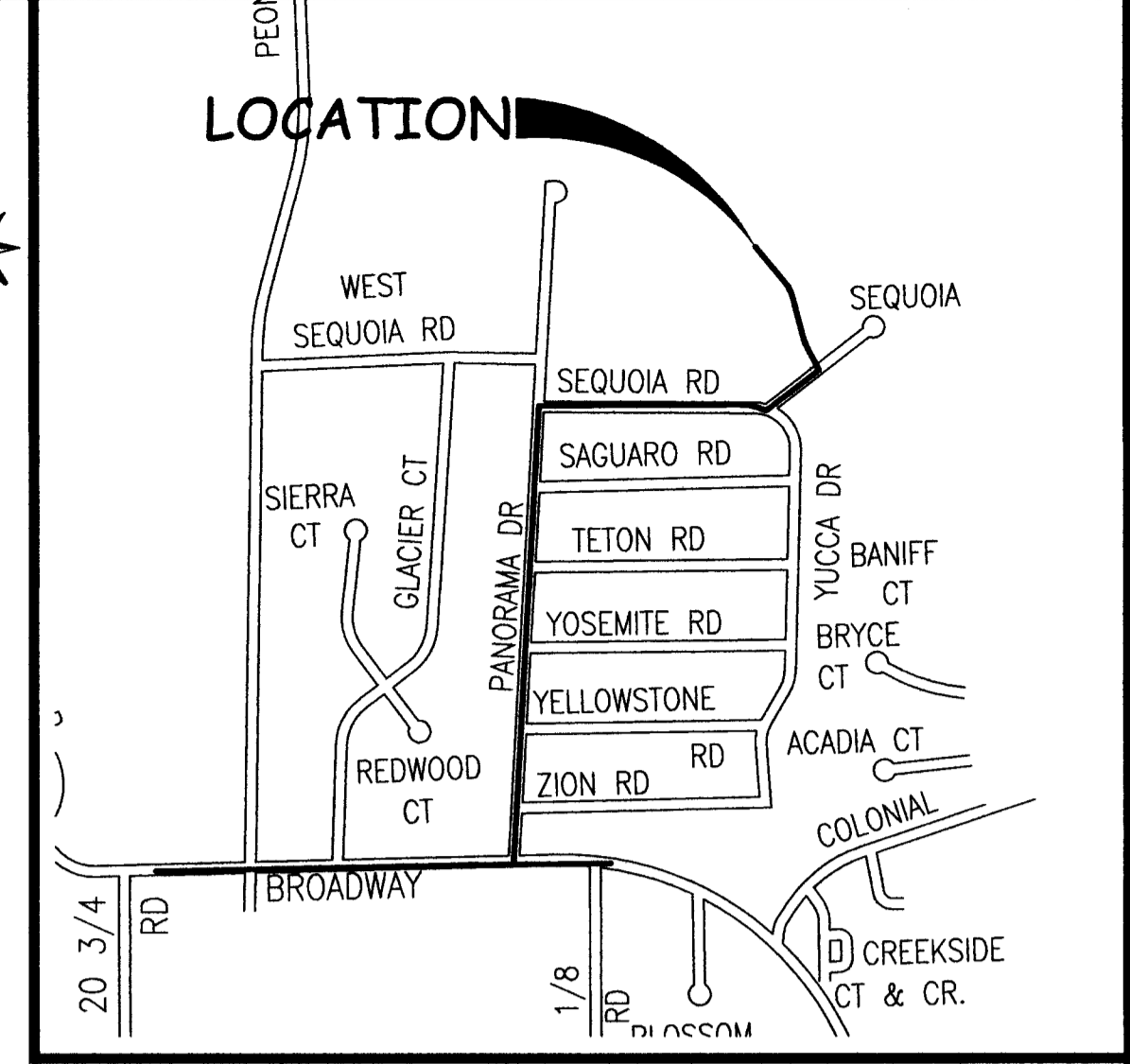
Attest:

/s/ Teresa Coons
President of the Council Pro Tem

/s/ Stephanie Tuin
City Clerk

PANORAMA POINT ANNEXATION NO. 1

SITUATE IN THE NE 1/4 OF SECTION 22, THE SE 1/4 OF SECTION 15, AND THE WEST 1/2 OF SECTION 14, TWP. 11S, RGE. 101W, 6th P.M. COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land located in the Northeast Quarter (NE 1/4) of Section 22, the Southeast Quarter (SE 1/4) of Section 15, and the West Half (W 1/2) of Section 14, 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:

Beginning at the Southwest corner of SW 1/4 SW 1/4 of said Section 14 and assuming the South line of the SW 1/4 SW 1/4 of said Section 14 to bear S89°34'19"E with all bearings contained herein relative thereto; thence S89°47'50"W a distance of 1125.50 feet along the North line of Rim View Estates Annexation, Ordinance No. 4129, City of Grand Junction; thence N00°06'34"W a distance of 2.00 feet; thence N89°47'50"E a distance of 1125.50 feet along a line being 2.00 feet North of and parallel with the North line of said Rim View Estates Annexation; thence S89°34'19"E a distance of 158.17 feet along a line being 2.00 feet North of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 14; thence N04°11'00"E a distance of 1645.79 feet; thence S89°21'00"E a distance of 722.38 feet; thence 96.53 feet along the arc of a 197.01 foot radius curve, concave Southwest, having a central angle of 28°26'50" and a chord bearing S75°39'05"E a distance of 95.57 feet; thence N53°13'38"E a distance of 239.19 feet; thence N27°22'09"W a distance of 91.95 feet; thence 36.66 feet along the arc of a 152.00 foot radius curve, concave Northeast, having a central angle of 13°49'08" and a chord bearing N20°27'36"W a distance of 36.57 feet; thence N13°33'02"W a distance of 147.78 feet; thence 64.96 feet along the arc of a 148.00 foot radius curve, concave Southwest, having a central angle of 25°08'53" and a chord bearing N26°07'32"W a distance of 64.44 feet; thence N38°42'02"W a distance of 164.88 feet; thence N51°17'58"E a distance of 2.00 feet; thence S38°42'02"E a distance of 164.88 feet; thence 65.84 feet along the arc of a 150.00 foot radius curve, concave Southwest, having a central angle of 25°08'53" and a chord bearing S26°07'32"E a distance of 65.31 feet; thence S13°33'02"E a distance of 147.78 feet; thence 36.18 feet along the arc of a 150.00 foot radius curve, concave Northeast, having a central angle of 13°49'08" and a chord bearing S20°27'36"E a distance of 36.09 feet; thence S27°22'09"E a distance of 93.65 feet; thence S53°13'38"W a distance of 242.16 feet; thence 96.82 feet along the arc of a 195.01 foot radius curve, concave Southwest, having a central angle of 28°26'50" and a chord bearing N75°39'05"W a distance of 95.83 feet; thence N89°21'00"W a distance of 720.50 feet; thence S04°11'00"W a distance of 1643.78 feet; thence S89°34'19"E a distance of 349.12 feet along a line being 2.00 feet North of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 14; thence S00°32'41"W a distance of 2.00 feet to a point on the South line of the SW 1/4 SW 1/4 of said Section 14, said point also being the Northeast corner of said Rim View Estates Annexation; thence N89°34'19"W a distance of 509.30 feet along the South line of the SW 1/4 SW 1/4 of said Section 14, said line also being the Northerly line of said Rim View Estates 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.

[Signature]
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: September 17th, 2008

Notice:
 This drawing has been determined to be of sufficient clarity and legibility for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of the Mesa County Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document.

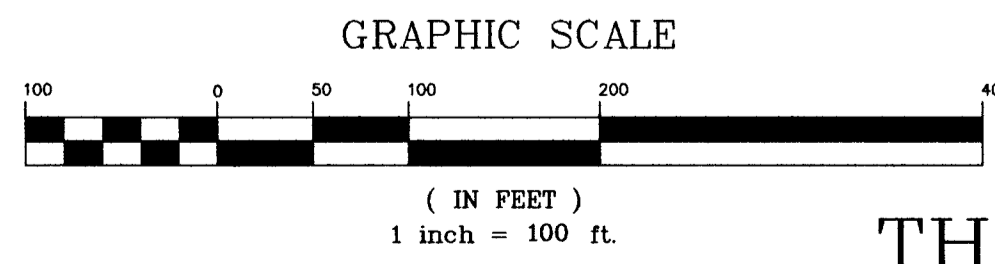
AREA OF ANNEXATION

CONTIGUOUS PERIMETER	1,634.80 FT.
ANNEXATION PERIMETER	9,695.30 FT
AREA IN SQUARE FEET	9,691.36***
AREA IN ACRES	0.22

***CONTAINS 9,691.36 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO.
4283

EFFECTIVE DATE
October 17th, 2008

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY	JKT	DATE	07-09-08
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 100'



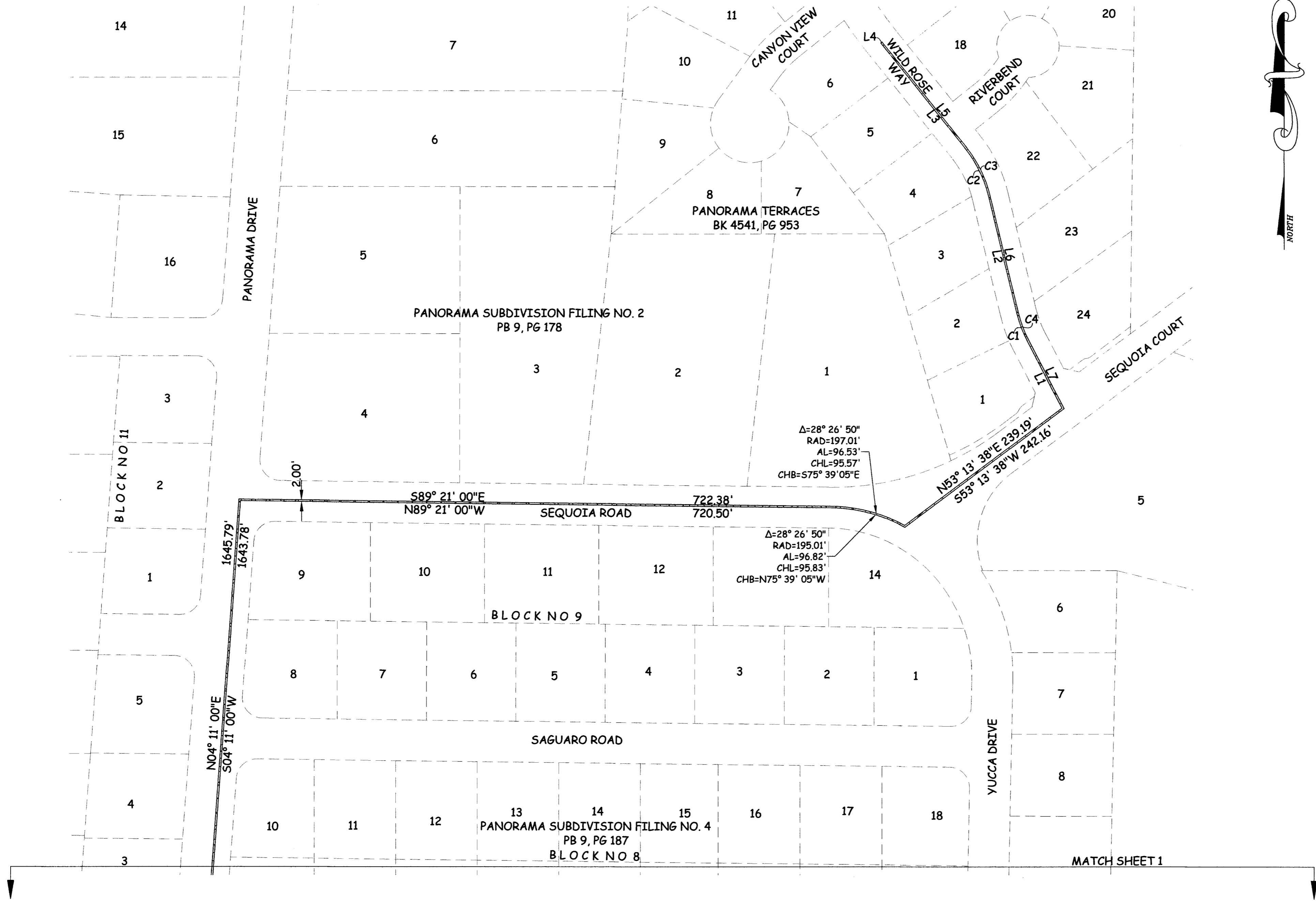
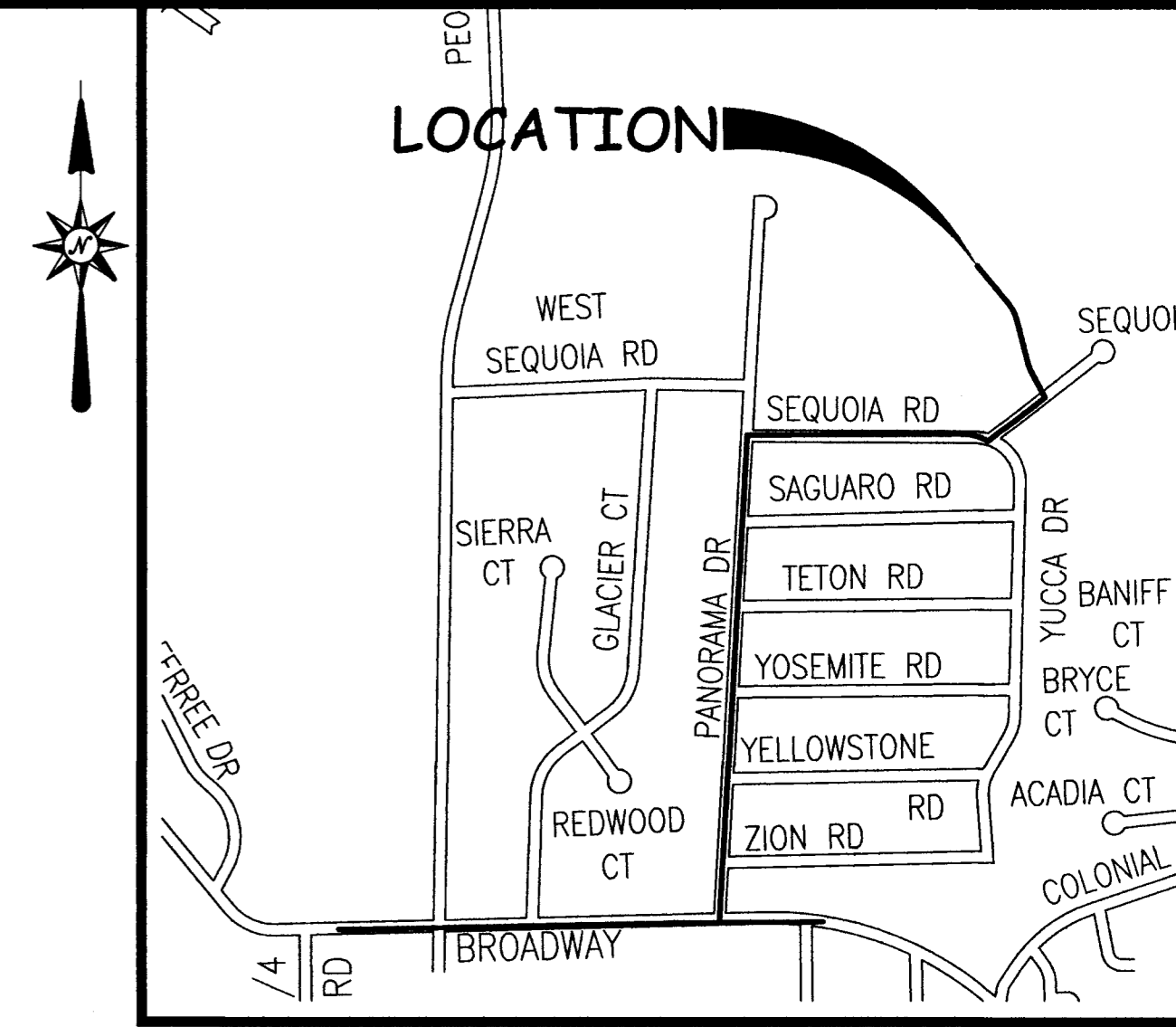
PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

PANORAMA POINT ANNEXATION NO. 1

N:\Cadd\Wmex by PTK\Panorama Point Annexation.dwg, Panorama Plat Annex No. 1A, 9/17/2008 8:06:02 AM

PANORAMA POINT ANNEXATION NO. 1

SITUATE IN THE NE 1/4 OF SECTION 22, THE SE 1/4 OF SECTION 15, AND THE WEST 1/2 OF SECTION 14, TWP. 11S, RGE. 101W, 6th P.M. COUNTY OF MESA, STATE OF COLORADO



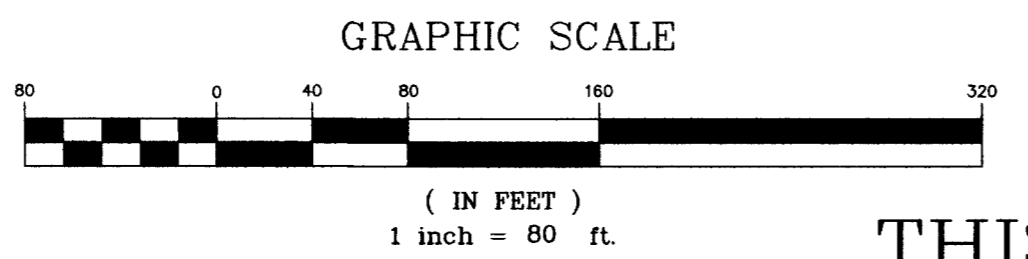
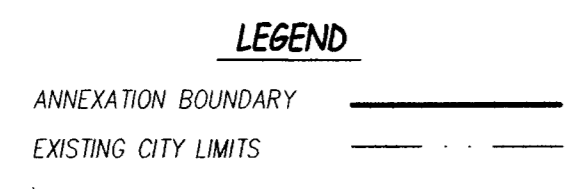
LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
L1	91.95'	N27° 22' 09"W	152.00'	13° 49' 08"	36.57'
C1	36.66'	N20° 27' 36"W			
L2	147.78'	N13° 33' 02"W			
C2	64.96'	N26° 07' 32"W	148.00'	25° 08' 53"	64.44'
L3	164.88'	N38° 42' 02"W			
L4	2.00'	N51° 17' 58"E			
L5	164.88'	S38° 42' 02"E			
C3	65.84'	S26° 07' 32"E	150.00'	25° 08' 53"	65.31'
L6	147.78'	S13° 33' 02"E			
C4	36.18'	S20° 27' 36"E	150.00'	13° 49' 08"	36.09'
L7	93.65'	S27° 22' 09"E			

LINES = TANGENT DISTANCES
CURVES = ARC DISTANCES

SEE SHEET 1 OF 2 FOR DESCRIPTION

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ORDINANCE NO. 4283

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[Signature]
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
DATE: September 17th, 2008

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 JKT DATE 07-09-08
DESIGNED BY DATE
CHECKED BY P.T.K. DATE
APPROVED BY DATE

SCALE
1" = 80'



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

PANORAMA POINT ANNEXATION NO. 1