

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4284

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

PANORAMA POINT ANNEXATION NO. 2

APPROXIMATELY 12.33 ACRES

**LOCATED AT 2122 AND 2123 SEQUOIA COURT AND INCLUDING A PORTION OF
THE WILD ROSE WAY RIGHT-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 2

A certain parcel of land located in the Northwest Quarter of the Southwest (NW 1/4 SW 1/4) and the Southwest Quarter of the Northwest (SW 1/4 NW 1/4) 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 Northwest corner of Lot 11 of the replat of Panorama Subdivision Filing No. 2, as same is recorded in Plat Book 9, Page 200, public records of Mesa County, Colorado and assuming the North line of Lot 11 of said replat of Panorama Subdivision Filing No. 2 to bear N64°23'28"W with all bearings contained herein relative thereto; thence along the following sixteen (16) courses: (1) N37°24'39"E a distance of 254.24 feet; (2) N46°12'30"W a distance of 82.81 feet; (3) N43°47'30"E a distance of 100.00

feet; (4) S46°12'30"E a distance of 71.63 feet; (5) N37°24'39"E a distance of 214.68 feet; (6) S33°37'34"E a distance of 9.28 feet; (7) S39°36'25"E a distance of 159.03 feet; (8) S49°00'02"E a distance of 221.06 feet; (9) S68°20'53"E a distance of 220.38 feet; (10) S52°00'12"E a distance of 120.98 feet; (11) S56°45'55"E a distance of 192.34 feet; (12) S67°42'21"E a distance of 16.56 feet; (13) S22°17'39"W a distance of 192.72 feet; (14) S15°07'42"W a distance of 117.64 feet; (15) S50°32'50"W a distance of 260.76 feet; (16) S16°12'23"E a distance of 68.20 feet to the Northwest corner of Lot 13 of Panorama Terraces, as same is recorded in Book 4541, Page 953, public records of Mesa County, Colorado; thence S19°41'18"E a distance of 112.39 feet along the West line of Lot 13 of said Panorama Terraces; thence S51°17'58"W a distance of 8.82 feet; thence S29°28'00"E a distance of 18.03 feet; thence 71.41 feet along the arc of a 498.00 foot radius curve, concave Northeast, having a central angle of 08°12'59" and a chord bearing S34°35'31"E a distance of 71.35 feet; thence along a line being 2.00 feet East of Panorama Point Annexation No. 1 the following five (5) courses: (1) S38°42'02"E a distance of 164.88 feet; (2) 66.72 feet along the arc of a 152.00 foot radius curve, concave Southwest, having a central angle of 25°08'53" and a chord bearing S26°07'32"E a distance of 66.18 feet; (3) S13°33'02"E a distance of 147.78 feet; (4) 35.70 feet along the arc of a 148.00 foot radius curve, concave Northeast, having a central angle of 13°49'08" and a chord bearing S20°27'36"E a distance of 35.61 feet; (5) S27°22'09"E a distance of 95.34 feet; thence along a line being 2.00 feet South of said Panorama Point Annexation No. 1 the following three (3) courses: (1) S53°13'38"W a distance of 245.15 feet; (2) 97.13 feet along the arc of a 193.01 foot radius curve, concave Southwest, having a central angle of 28°26'50" and a chord bearing N75°39'05"W a distance of 96.10 feet; (3) N89°21'00"W a distance of 720.62 feet to a point on the Easterly line of said Panorama Terrace Annexation No. 1; thence along the South line of said Panorama Terrace Annexation No. 1 the following four (4) courses: (1) N04°11'00"E a distance of 2.00 feet; (2) S89°21'00"E a distance of 720.50 feet; (3) 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 S75°39'05"W a distance of 95.83 feet; (4) N53°13'38"E a distance of 242.16 feet; thence along the Northeasterly line of said Panorama Terrace Annexation No. 1 the following six (6) courses: (1) N27°22'09"W a distance of 93.65 feet; (2) 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 N20°27'36"W a distance of 36.09 feet; (3) N13°33'02"W a distance of 147.78 feet; (4) 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 N26°07'32"W a distance of 65.31 feet; (5) N38°42'02"W a distance of 164.88 feet; (6) S51°17'58"W a distance of 2.00 feet; thence 72.02 feet along the arc of a 502.00 foot radius curve, concave Northeast, having a central angle of 08°12'59" and a chord bearing N34°35'31"W a distance of 71.96 feet; thence N29°28'04"W a distance of 17.41 feet; thence S51°20'16"W a distance of 8.27 feet to the Southeasterly corner of Lot 12 of said Panorama Terraces; thence N19°41'18"W a distance of 113.87 feet along the Easterly line of Lot 12 of said Panorama Terraces; thence S55°09'20"W a distance of 262.13 feet along the Northerly line of said Panorama Terraces to a point on the East line of Lot 7 of Panorama Subdivision Filing No. 2, as same is recorded in Plat Book 9, Page 178, public records of Mesa County, Colorado; thence N01°28'51"E a distance of 551.38 feet

along the Easterly of said Panorama Subdivision Filing No. 2; thence along the Northerly line of said replat of Panorama Subdivision Filing No. 2 the following three (3) courses: (1) N72°35'35"W a distance of 208.40 feet; (2) N81°29'35"W a distance of 74.22 feet; (3) N64°23'28"W a distance of 351.78 feet to the Point of Beginning

Said parcel contains 12.33 acres (537,303.32 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.

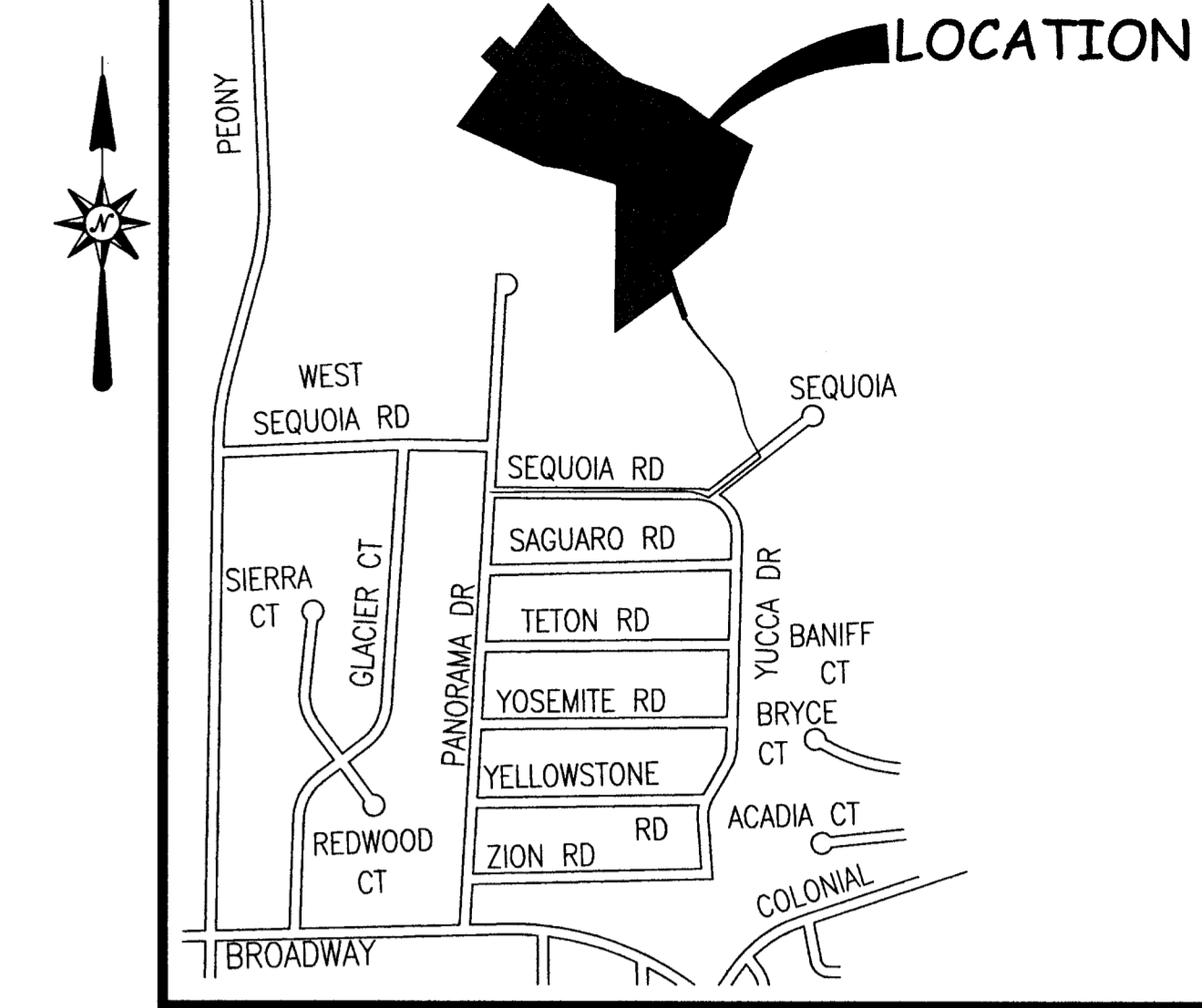
Attest:

/s/ Teresa Coons
President of the Council Pro Tem

/s/ Stephanie Tuin
City Clerk

PANORAMA POINT ANNEXATION NO. 2

SITUATE IN THE NW 1/4 SW 1/4 AND THE SW 1/4 NW 1/4 OF SECTION 14,
TWP. 11S, RGE. 101W, 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 Southwest (NW 1/4 SW 1/4) and the Southwest Quarter of the Northwest (SW 1/4 NW 1/4) 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 Northwest corner of Lot 11 of the Replat of Panorama Subdivision Filing No. 2, as same is recorded in Plat Book 9, Page 200, public records of Mesa County, Colorado and assuming the North line of Lot 11 of said Replat of Panorama Subdivision Filing No. 2 to bear N64°23'28"W with all bearings contained herein relative thereto; thence along the following sixteen (16) courses: (1) N37°24'39"E a distance of 254.24 feet; (2) N46°12'30"W a distance of 82.81 feet; (3) N43°47'30"E a distance of 100.00 feet; (4) S46°12'30"W a distance of 71.63 feet; (5) N37°24'39"E a distance of 214.68 feet; (6) S33°37'34"E a distance of 9.28 feet; (7) S39°36'25"E a distance of 159.03 feet; (8) S49°00'02"E a distance of 221.06 feet; (9) S68°20'53"E a distance of 220.38 feet; (10) S52°00'12"E a distance of 120.98 feet; (11) S56°45'55"E a distance of 192.34 feet; (12) S67°42'21"E a distance of 16.56 feet; (13) S22°17'39"W a distance of 192.72 feet; (14) S15°07'42"W a distance of 117.64 feet; (15) S50°32'50"W a distance of 260.76 feet; (16) S16°12'23"E a distance of 68.20 feet to the Northwest corner of Lot 13 of Panorama Terraces, as same is recorded in Book 4541, Page 953, public records of Mesa County, Colorado; thence S19°41'18"E a distance of 112.39 feet along the West line of Lot 13 of said Panorama Terraces; thence S51°17'58"W a distance of 8.82 feet; thence S29°28'00"E a distance of 18.03 feet; thence 71.41 feet along the arc of a 498.00 foot radius curve, concave Northeast, having a central angle of 08°12'59" and a chord bearing S34°35'31"E a distance of 71.35 feet; thence along a line being 2.00 feet East of Panorama Point Annexation No. 1, Ordinance No. 4243, City of Grand Junction the following five (5) courses: (1) S38°42'02"E a distance of 164.88 feet; (2) 66.72 feet along the arc of a 152.00 foot radius curve, concave Southwest, having a central angle of 25°08'53" and a chord bearing S26°07'32"E a distance of 66.18 feet; (3) S13°33'02"E a distance of 147.78 feet; (4) 35.70 feet along the arc of a 148.00 foot radius curve, concave Northeast, having a central angle of 13°49'08" and a chord bearing S20°27'36"E a distance of 35.61 feet; (5) S27°22'09"E a distance of 95.34 feet; thence along a line being 2.00 feet South of said Panorama Point Annexation No. 1 the following three (3) courses: (1) S53°13'38"W a distance of 245.15 feet; (2) 97.13 feet along the arc of a 193.01 foot radius curve, concave Southwest, having a central angle of 28°26'50" and a chord bearing N75°39'05"W a distance of 96.10 feet; (3) N89°21'00"W a distance of 720.62 feet to a point on the Easterly line of said Panorama Terrace Annexation No. 1; thence along the South line of said Panorama Terrace Annexation No. 1 the following four (4) courses: (1) N04°11'00"E a distance of 2.00 feet; (2) S89°21'00"E a distance of 720.50 feet; (3) 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 S75°39'05"W a distance of 95.83 feet; (4) N53°13'38"E a distance of 242.16 feet; thence along the Northeasterly line of said Panorama Terrace Annexation No. 1 the following six (6) courses: (1) N27°22'09"W a distance of 93.65 feet; (2) 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 N20°27'36"W a distance of 36.09 feet; (3) N13°33'02"W a distance of 147.78 feet; (4) 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 N26°07'32"W a distance of 65.31 feet; (5) N38°42'02"W a distance of 164.88 feet; (6) S51°17'58"W a distance of 2.00 feet; thence 72.02 feet along the arc of a 502.00 foot radius curve, concave Northeast, having a central angle of 08°12'59" and a chord bearing N34°35'31"W a distance of 71.96 feet; thence N29°28'04"W a distance of 17.41 feet; thence S51°20'16"W a distance of 8.27 feet to the Southeasterly corner of Lot 12 of said Panorama Terraces; thence N19°41'18"W a distance of 113.87 feet along the Easterly line of Lot 12 of said Panorama Terraces; thence S55°09'20"W a distance of 262.13 feet along the Northerly line of said Panorama Terraces to a point on the East line of Lot 7 of Panorama Subdivision Filing No. 2, as same is recorded in Plat Book 9, Page 178, public records of Mesa County, Colorado; thence N01°28'51"E a distance of 551.38 feet along the Easterly line of said Panorama Subdivision Filing No. 2; thence along the Northerly line of said Replat of Panorama Subdivision Filing No. 2 the following three (3) courses: (1) N72°35'35"W a distance of 208.40 feet; (2) N81°29'35"W a distance of 74.22 feet; (3) N64°23'28"W a distance of 351.78 feet to the Point of Beginning

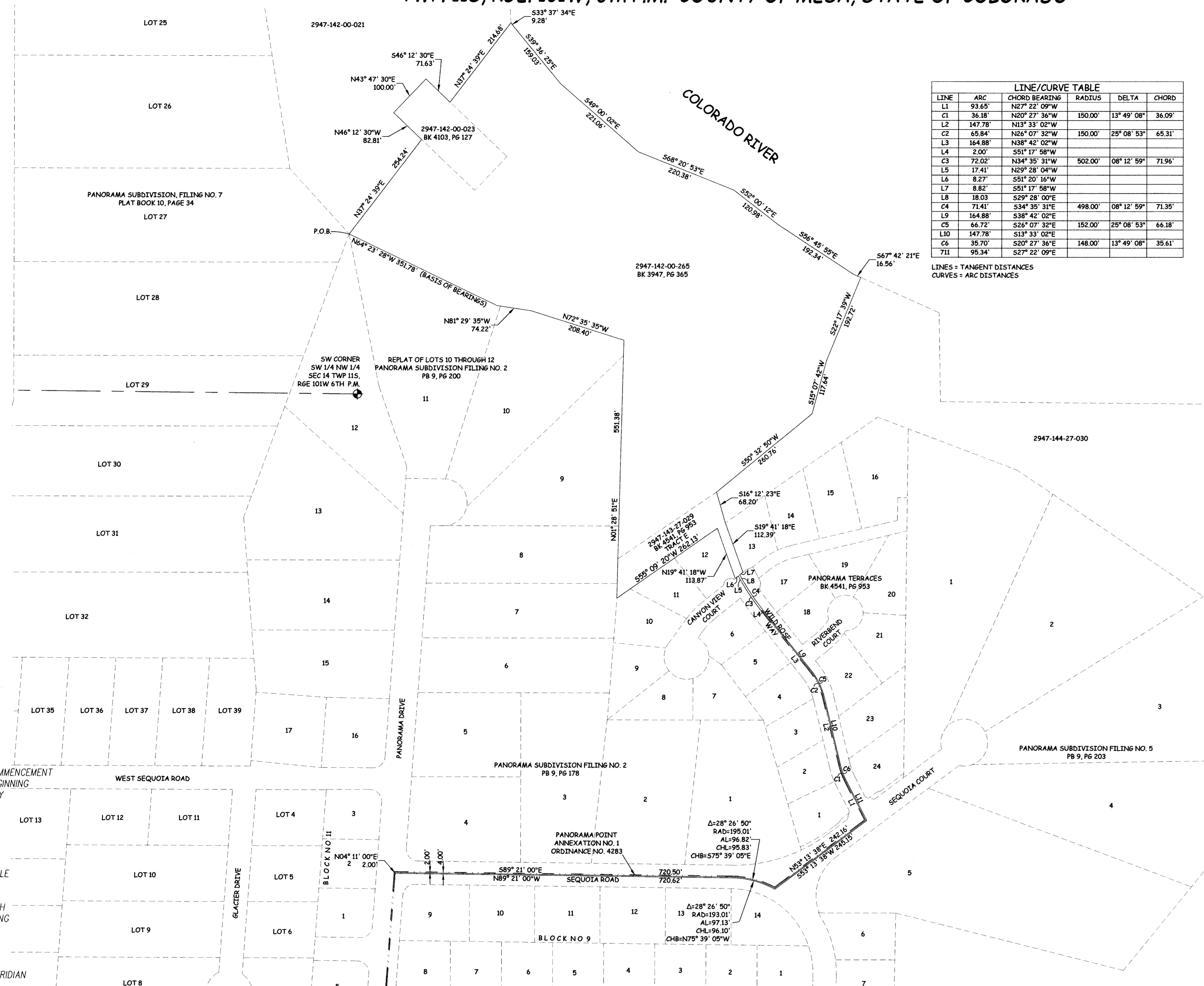
Notice:
This drawing has been determined to be of sufficient clarity and legibility for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability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

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, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
DATE: September 17th, 2008

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
L1	93.65'	N27°22'09"W	150.00'	13°49'08"	36.09'
C1	36.18'	N20°27'36"W	150.00'	25°08'53"	65.31'
L2	147.78'	N13°33'02"W	150.00'	25°08'53"	65.31'
C2	65.84'	N26°07'32"W	150.00'	25°08'53"	65.31'
L3	164.88'	N38°42'02"W	502.00'	08°12'59"	71.96'
L4	2.00'	S51°17'58"W			
C3	72.02'	N34°35'31"W	502.00'	08°12'59"	71.96'
L5	17.41'	N29°28'04"W			
L6	8.27'	S51°20'16"W			
L7	8.82'	S51°17'58"W			
L8	18.03'	S29°28'00"E			
C4	71.41'	S34°35'31"E	498.00'	08°12'59"	71.35'
L9	164.88'	S38°42'02"E			
C5	66.72'	S26°07'32"E	152.00'	25°08'53"	66.18'
L10	147.78'	S13°33'02"E			
C6	35.70'	S20°27'36"E	148.00'	13°49'08"	35.61'
L11	95.34'	S27°22'09"E			

LINES = TANGENT DISTANCES
CURVES = ARC DISTANCES



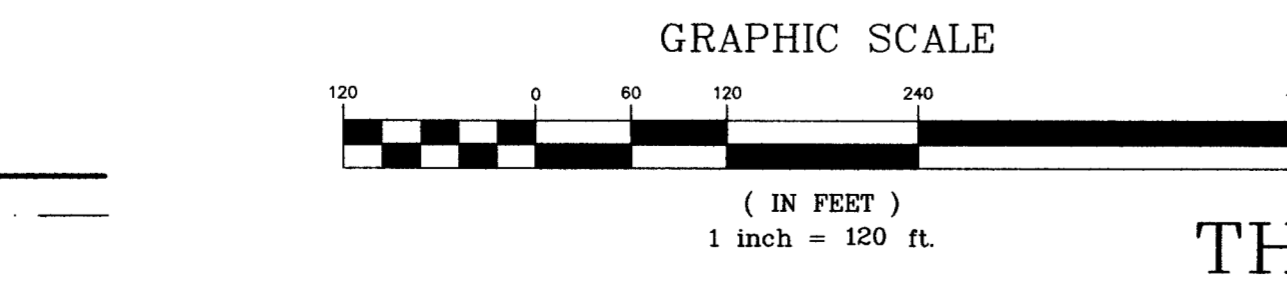
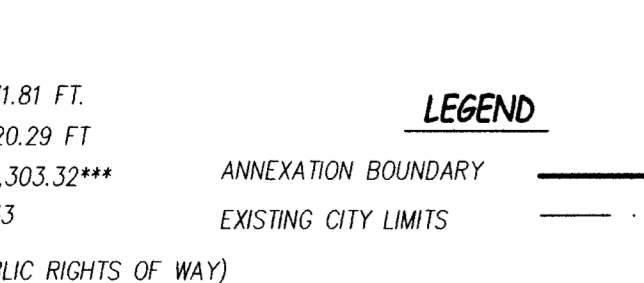
- ABBREVIATIONS**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - U.M. UTE MERIDIAN
 - NO. NUMBER
 - SQ. FT. SQUARE FEET
 - Δ= CENTRAL ANGLE
 - RAD. RADIUS
 - AL. ARC LENGTH
 - CHL. CHORD LENGTH
 - CHB. CHORD BEARING
 - BLK. BLOCK
 - PB. PLAT BOOK
 - BK. BOOK
 - PG. PAGE
 - P.M. PRINCIPAL MERIDIAN

AREA OF ANNEXATION

CONTIGUOUS PERIMETER	1,571.81 FT.
ANNEXATION PERIMETER	7,320.29 FT
AREA IN SQUARE FEET	537,303.32***
AREA IN ACRES	12.33

***CONTAINS 3,498.87 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.



ORDINANCE NO. 4284

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" = 120'



PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

PANORAMA POINT ANNEXATION NO. 2