

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4291

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

MARTIN R AND S ANNEXATION

APPROXIMATELY 1.54 ACRES

**LOCATED AT LOCATED AT 2105 H ROAD AND INCLUDES PORTIONS OF THE
21 ROAD AND H ROAD 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 15 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:

MARTIN R AND S ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of Section 36, Township One North, Range Two West of the Ute Principal Meridian and being more particularly described as follows:

BEGINNING at the Northwest corner of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, thence South 0°10' West 100.0 feet, thence South 56°24' East 230.0 feet, thence North 0°10' East 210.28 feet, thence North 89°42' West 363.0 feet to the Point of Beginning, containing 1.54 Acres more or less, except 30 feet for road on West and North sides, Mesa County, Colorado. Book 1778, Page 467.

Said parcel contains 1.54 acres (67,082.4 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.

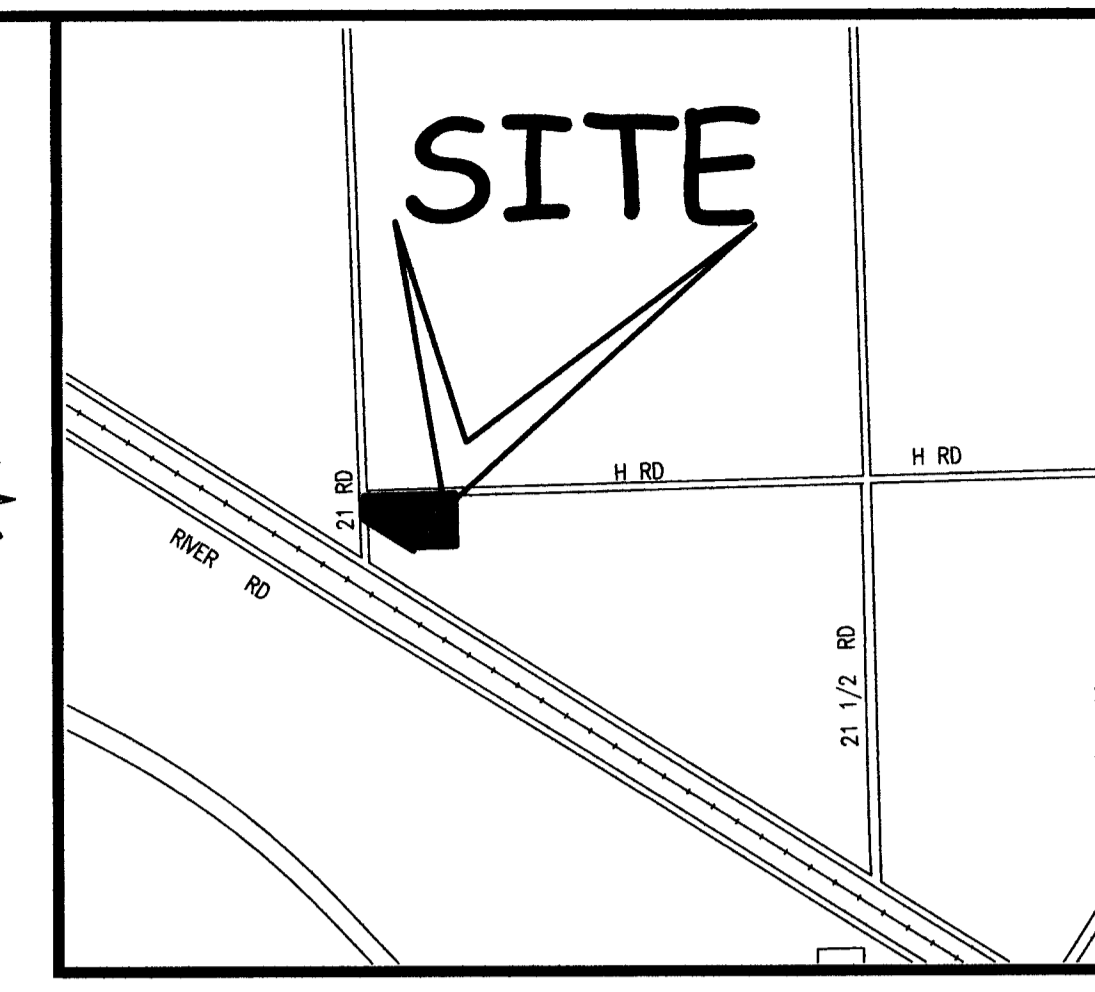
Attest:

/s/ Teresa Coons
President of the Council Pro Tem

/s/ Stephanie Tuin
City Clerk

MARTIN R AND S ANNEXATION

SITUATE IN THE NW 1/4 NW 1/4 OF SECTION 36, TWP 1N, RGE 2W, U.M.,
COUNTY OF MESA, STATE OF COLORADO



2697-264-00-126 (BK 3811, PG 916) 2697-253-00-063 (BK 2351, PG 778) 2697-253-00-066 (BK 1980, PG 459) 2697-253-00-086

2697-253-00-035 (BK 2336, PG 824)

P.O.B.
NW 1/4 NW 1/4
SEC 36, TWP 1N,
RGE 2W, U.M.

589°52'49"E 363.00' NORTH LINE OF NW 1/4 NW 1/4 SEC 36, TWP 1N, RGE 2W, U.M.
589°52'49"E (BASIS OF BEARINGS)

H ROAD

MARTIN ANNEXATION
ORDINANCE NO. 4219
2943-362-00-090
(BK 4647, PG 620)

2697-362-00-040
(BK 1778, PG 467)

WEST LINE OF NW 1/4 NW 1/4 SEC 36, TWP 1N, RGE 2W, U.M.
21 ROAD

N00°17'30"E
99.65'

N56°34'50"W

230.64'

N89°52'50"W

171.06'

2697-362-00-012
(BK 4025, PG 675)

500°00'52"E
210.27'

BOUNDARY LINE AGREEMENT
BOOK 4259, PAGE 22

2697-362-00-011
(BK 4009, PG 294)

BALDWIN ANNEXATION NO. 2
ORDINANCE NO. 3983

NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 6 & 50

2697-362-00-087
(BK 4127, PG 620)

2697-362-00-056
(BK 3669, PG 252)

LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 36, Township One North, Range Two West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

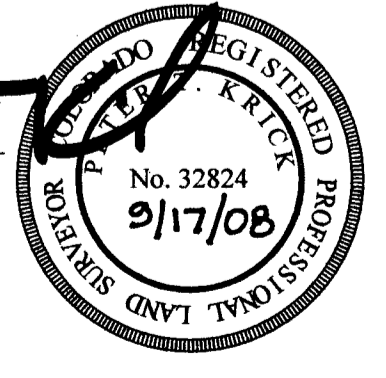
Beginning at the Northwest corner of said Section 36 and assuming the North line of the NW 1/4 NW 1/4 of said Section 36 to bear S89°52'49"E with all bearings contained herein relative thereto; thence S89°52'49"E a distance of 363.00 feet along the North line of the NW 1/4 NW 1/4 of said Section 36 to the Northwest corner of Martin Annexation, Ordinance No. 4219, City of Grand Junction; thence S00°00'52"E a distance of 210.27 feet along the West line of said Martin Annexation; thence along the Northerly line of Baldwin Annexation No. 2, Ordinance No. 3983, City of Grand Junction the following three (3) courses: (1) N89°52'50"E a distance of 171.06 feet; (2) S00°00'50"E a distance of 16.00 feet; (3) N56°34'50"W a distance of 230.64 feet to a point on the West line of NW 1/4 NW 1/4 of said Section 36; thence N00°17'30"E a distance of 99.65 feet along the West line of NW 1/4 NW 1/4 of said Section 36 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
RB	ROAD 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: September 17th, 2008



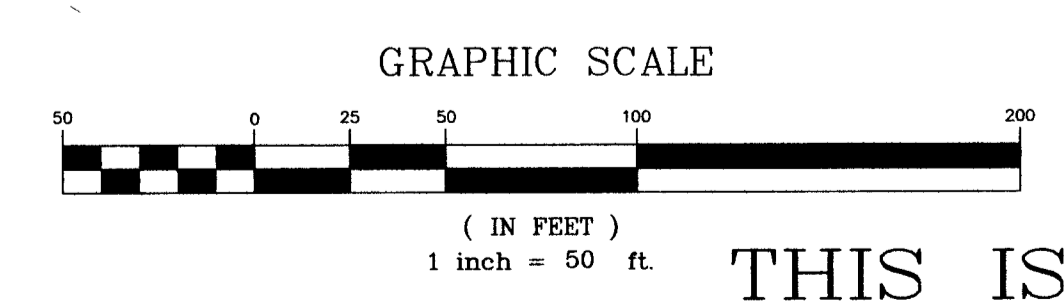
AREA OF ANNEXATION

ANNEXATION PERIMETER	1,091.22FT
CONTIGUOUS PERIMETER	627.97 FT.
AREA IN SQUARE FEET	67,299.20***
AREA IN ACRES	1.54

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	- - -

***CONTAINS 13,276.54 SQUARE FEET WITHIN 21 ROAD & H ROAD RIGHTS OF WAY



ORDINANCE NO.
4291

EFFECTIVE DATE
October 17th, 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	JKT	DATE	07-10-08
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 50'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

Martin R and S Annexation