

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4318

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

NIGHT HAWK DRIVE ANNEXATION

**APPROXIMATELY 1.45 ACRES
LOCATED APPROXIMATELY 660 FEET WEST OF 30 ROAD AND ADJOINING B
ROAD ON THE NORTH AND EXTENDING SOUTHERLY FOR
APPROXIMATELY 2,060 FEET**

WHEREAS, on the 15th day of December 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 21st day of January 2009; 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:

A certain parcel of land located in the East 1/2 of the Northeast Quarter (E 1/2 NE 1/4) of Section 32, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of the NE 1/4 NE 1/4 of said Section 32 and assuming the North line of the NE 1/4 NE 1/4 of said Section 32 to bear N89°51'58"E with all bearings contained herein relative thereto; thence S00°06'53"W a distance of 30.00 feet along the West line of the NE 1/4 NE 1/4 of said Section 32; thence N89°51'58"E a distance of 625.77 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 32 to the Point of Beginning; thence N89°51'58"E a distance of 30.00 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 32, said line also being the Southerly line of Hawks Nest Annexation No. 2, Ordinance No. 3737, City of Grand Junction; thence S00°15'22"W a distance of 2059.41 feet along the West line of Hawks Nest Subdivision Filing Two, as same is recorded in Book 4470, Pages 500 through 501, inclusive, public records of Mesa County, Colorado; thence N89°44'27"W a distance of 55.30 feet; thence N00°15'33"E a distance of 32.72 feet; thence 39.57 feet along the arc of a 25.00 foot radius curve, concave Southeast, having a central angle of 90°41'52" and a chord bearing N45°35'42"E a distance of 35.57 feet; thence N00°15'22"E a distance of 2001.47 feet to the Point of Beginning.

Said parcel contains 1.45 acres (63,101.43 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 15th day of December, 2008 and ordered published.

ADOPTED on second reading the 21st day of January, 2009.

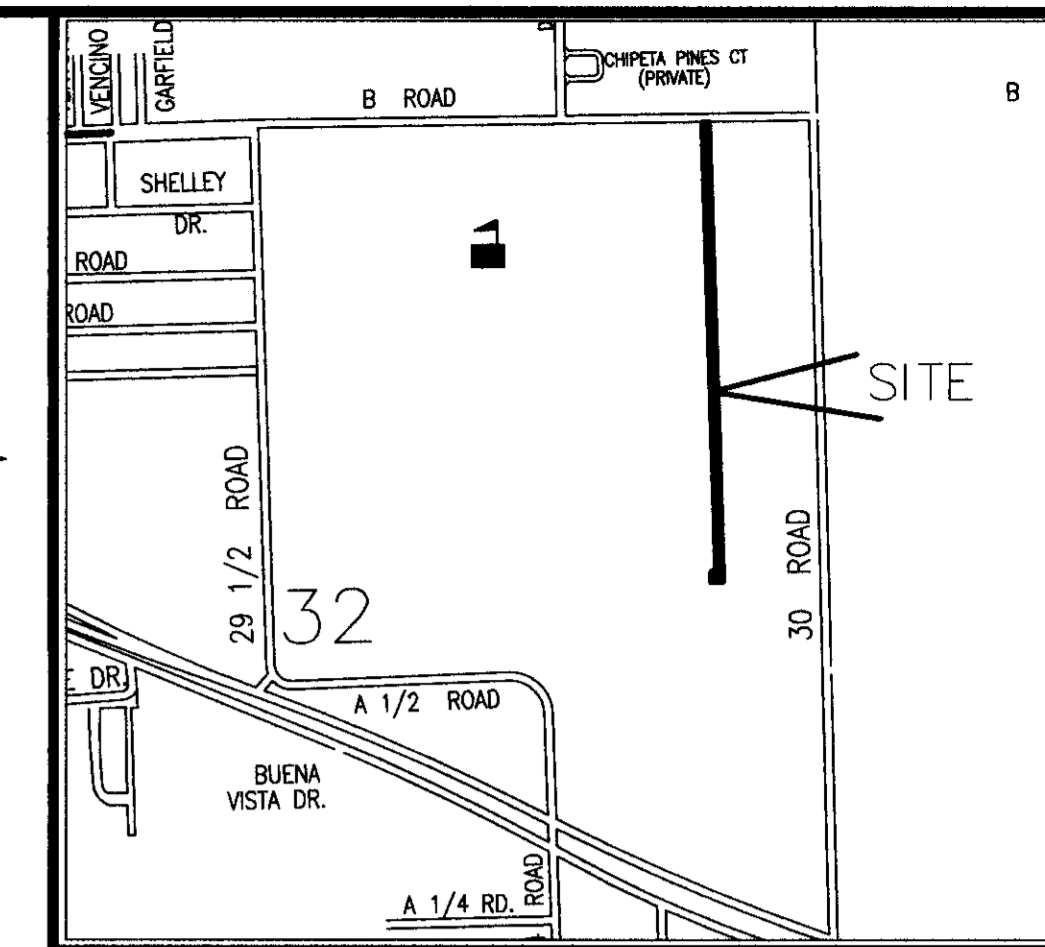
Attest:

/s/: Gregg Palmer
President of the Council

/s/: Stephanie Tuin
City Clerk

NIGHT HAWK DRIVE ANNEXATION

SITUATE IN THE E 1/2 OF THE NE 1/4 OF SECTION 32,
TWP 1S, R6E 1E, U.M., COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A certain parcel of land located in the East 1/2 of the Northeast Quarter (E 1/2 NE 1/4) of Section 32, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

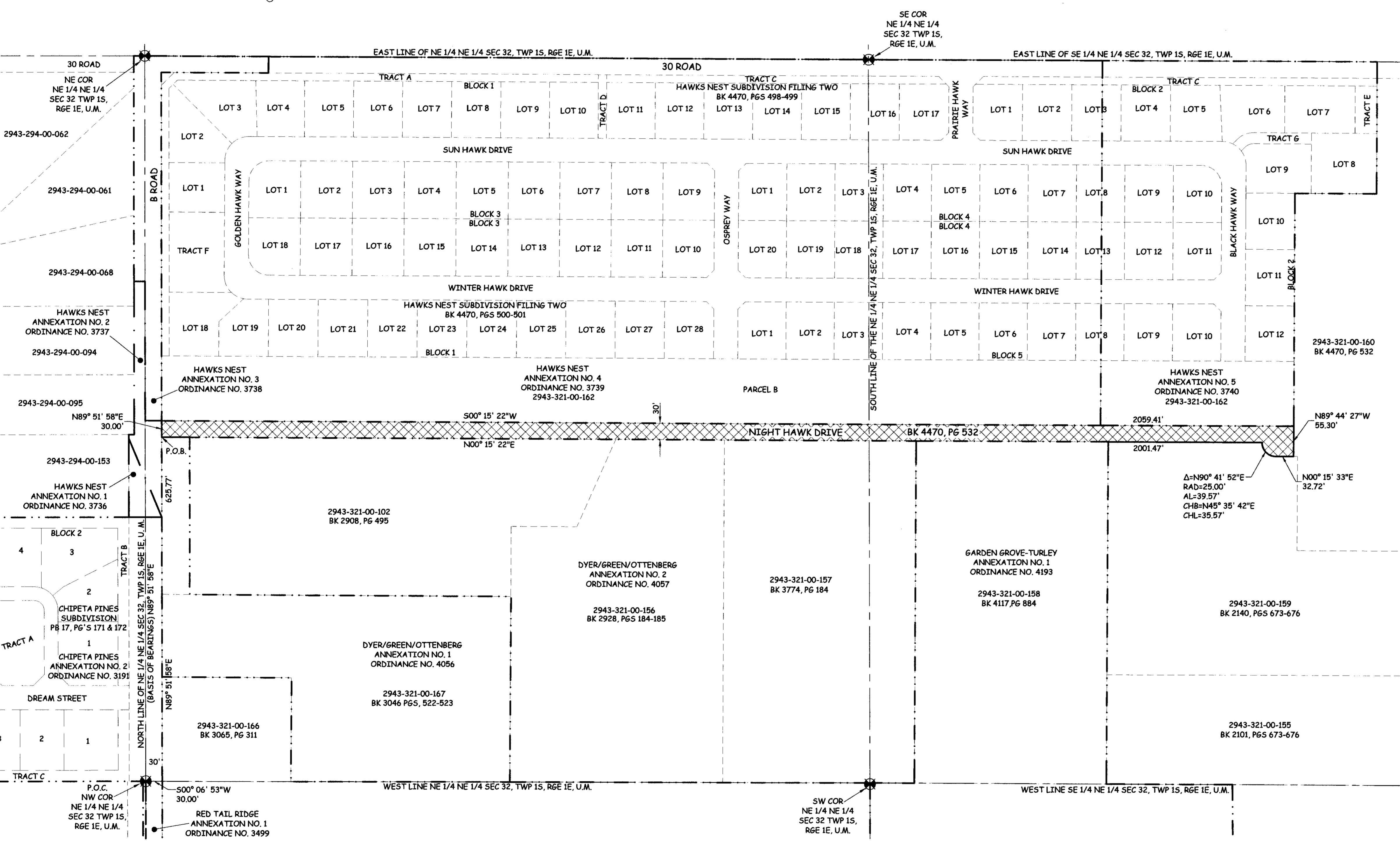
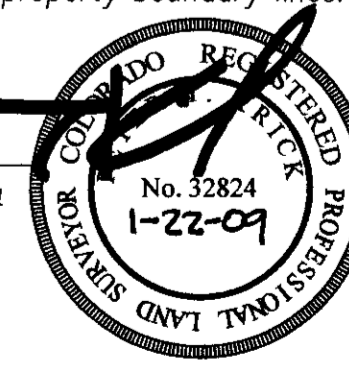
Commencing at the Northwest corner of the NE 1/4 NE 1/4 of said Section 32 and assuming the North line of the NE 1/4 NE 1/4 of said Section 32 to bear N89°51'58"E with all bearings contained herein relative thereto; thence S00°06'53"W a distance of 30.00 feet along the West line of the NE 1/4 NE 1/4 of said Section 32; thence N89°51'58"E a distance of 625.77 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 32 to the Point of Beginning; thence N89°51'58"E a distance of 30.00 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 32, said line also being the Southerly line of Hawks Nest Annexation No. 2, Ordinance No. 3737, City of Grand Junction; thence S00°15'22"W a distance of 2059.41 feet along the West line of Hawks Nest Subdivision Filing Two, as same is recorded in Book 4470, Pages 500 through 501, inclusive, public records of Mesa County, Colorado; thence N89°44'27"W a distance of 55.30 feet; thence N00°15'33"E a distance of 32.72 feet; thence 39.57 feet along the arc of a 25.00 foot radius curve, concave Southeast, having a central angle of 90°41'52" and a chord bearing N45°35'42"E a distance of 35.57 feet; thence N00°15'22"E a distance of 2001.47 feet 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: January 22nd, 2009



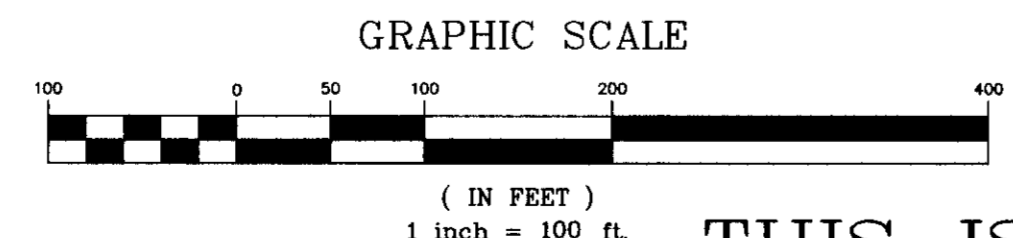
AREA OF ANNEXATION

CONTIGUOUS PERIMETER	3,811.59 FT
ANNEXATION PERIMETER	4,218.47 FT
AREA IN SQUARE FEET	63,101.43***
AREA IN ACRES	1.45

***CONTAINS 63,101.43 SQ. FT. WITHIN NIGHT HAWK DRIVE RIGHTS OF WAY

LEGEND

ANNEXATION BOUNDARY	— — — — —
EXISTING CITY LIMITS	— · — · — ·



ORDINANCE NO.
4318

EFFECTIVE DATE
February 22nd, 2009

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	7-29-08
DESIGNED BY	_____	DATE	_____
CHECKED BY	P.T.K.	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

NIGHT HAWK DRIVE
ANNEXATION