

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4364

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

PEIFFER ANNEXATION

APPROXIMATELY 2.10 ACRES

**LOCATED AT 2454 BELLA PAGO DRIVE AND INCLUDING A PORTION OF THE
BELLA PAGO DRIVE RIGHT-OF-WAY**

WHEREAS, on the 15th day of June 2009, 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 3rd day of August 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:

PEIFFER ANNEXATION

A certain parcel of land located in the East half of the Northwest Quarter (E 1/2 NW 1/4) and the West half of the Northeast Quarter (W 1/2 NE 1/4) of Section 21, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 21 and assuming the North line of the SE 1/4 NW 1/4 of said Section 21 to bear N89°48'35"E with all bearings contained herein relative thereto; thence N89°48'35"E a distance of 1277.50 feet along the North line of the SE 1/4 NW 1/4 of said Section 21 to the Point of Beginning; thence N16°55'21"E a distance of 190.91 feet along the Easterly line of Ridge Point-Filing 1, as same is recorded in Plat Book 14, Page 348, public records of Mesa County, Colorado, said line also being the Easterly line of Ridges Majority Annexation No. 3, Ordinance No. 2569,

City of Grand Junction; thence S76°31'56"E a distance of 181.07 feet along the Southerly line of said Ridge Point-Filing 1, said line also being the Southerly line of said Ridges Majority Annexation No. 3; thence S20°28'32"E a distance of 331.58 feet along the Westerly line of Country Club Park Subdivision, as same is recorded in Plat Book 6, Page 15, public records of Mesa County, Colorado, said line also being the Westerly line of Country Club West Annexation, Ordinance No. 2828, City of Grand Junction; thence S22°25'35"W a distance of 50.00 feet to a point on the Northerly line of Bella Pago Subdivision, as same is recorded in Plat Book 10, Page 64, public records of Mesa County, Colorado; thence along the Northerly line of said Bella Pago Subdivision the following three (3) courses: (1) N67°32'27"W a distance of 139.39 feet; (2) 89.91 feet along the arc of a 64.38 foot radius curve, concave Southeast, having a central angle of 80°01'01" and a chord bearing S72°27'03"W a distance of 82.78 feet; (3) S32°26'42"W a distance of 29.05 feet; thence N57°15'40"W a distance of 50.00 feet to a point on the Easterly line of said Ridge Point-Filing 1, said point also being on the Easterly line of said Ridges Majority Annexation No. 3; thence N28°20'59"W a distance of 81.73 feet along the Easterly line of said Ridge Point-Filing 1, said line also being the Easterly line of said Ridges majority Annexation; thence N12°07'21"W a distance of 116.24 feet along the Easterly line of said Ridge Point-Filing 1, said line also being the Easterly line of said Ridges majority Annexation No. 3 to the Point of Beginning.

Said parcel contains 2.10 acres (91,624.39 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 June 2009 and ordered published.

ADOPTED on second reading the 3rd day of August 2009.

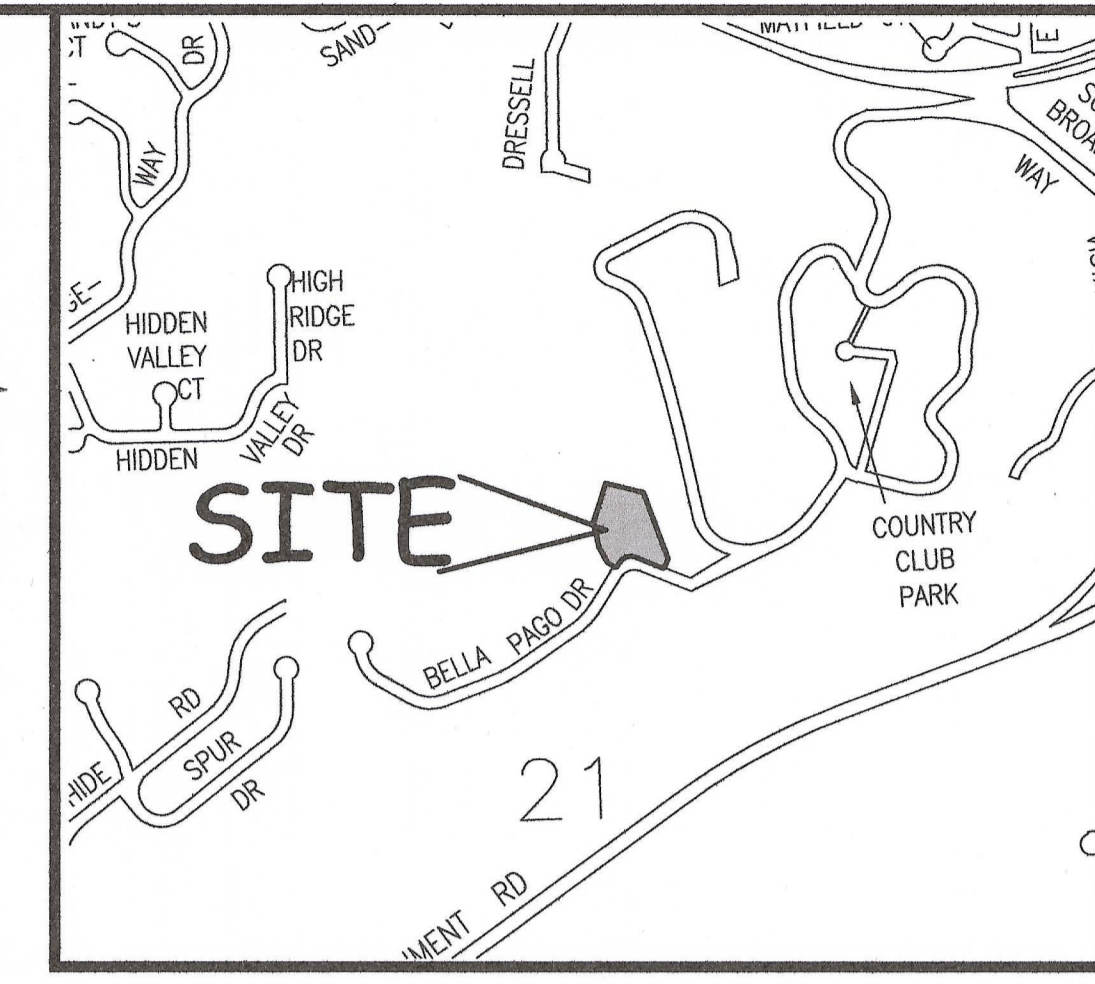
Attest:

/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk

PEIFFER ANNEXATION

SITUATE IN THE E 1/2 OF THE NW 1/4 AND THE W 1/2 OF THE NE 1/4 OF SECTION 21,
TWP 1S, RGE 1W, U.M. COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

2945-212-17-007

RIDGE POINT-FILING 1
(PLAT BOOK 14, PAGE 348)

LOT 7

RIDGES MAJORITY ANNEXATION NO. 3
ORDINANCE NO. 2569

EAST LINE OF NE 1/4 NW 1/4
SEC 21, TWP 1S, RGE 1W, U.M.

BLOCK A

2945-211-07-008
10

COUNTRY CLUB WEST ANNEXATION
ORDINANCE NO. 2828

2945-211-07-009
11

COUNTRY CLUB PARK SUBDIVISION
PLAT BOOK 6, PAGE 15

2945-211-07-010
12

NORTH LINE OF SW 1/4 NE 1/4
SEC 21, TWP 1S, RGE 1W, U.M.

2945-211-00-007

P.O.B.

N16° 55' 21" E 190.91'
N12° 07' 21" W 116.24'

NW CORNER
SW 1/4 NE 1/4
SEC 21 TWP 1S,
RGE 1W, U.M.

NORTH LINE OF SE 1/4 NW 1/4 SEC 21, TWP 1S, RGE 1W, U.M.
N89° 48' 35" E 1277.50' (BASIS OF BEARINGS)

P.O.C.
NW CORNER
SE 1/4 NW 1/4
SEC 21 TWP 1S,
RGE 1W, U.M.

N28° 20' 59" W
81.73'

N57° 15' 40" W
50.00'

S32° 26' 42" W
29.05'

Δ=80°01'01"
RAD=64.38'
AL=89.91'
CHB±S72°27'03"W
CHL=82.78'

N67° 32' 27" W
139.39'

S22° 25' 35" W
50.00'

2945-212-01-001
1

2945-212-01-002
2

BELLA PAGO SUBDIVISION
PLAT BOOK 10, PAGE 64

EAST LINE OF SE 1/4 NW 1/4
SEC 21, TWP 1S, RGE 1W, U.M.

ORDINANCE NO.
4364

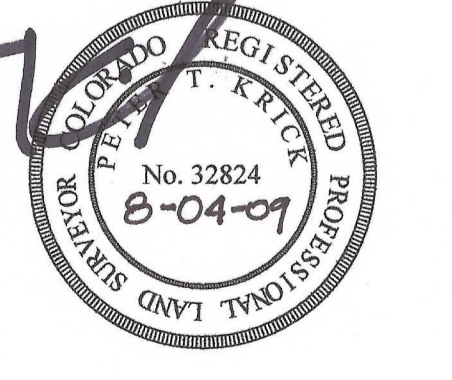
EFFECTIVE DATE
September 4th, 2009

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: AUGUST 4th, 2009



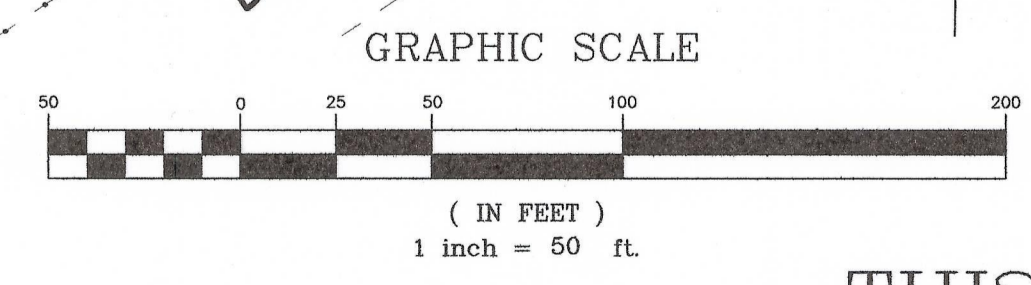
AREA OF ANNEXATION

CONTIGUOUS PERIMETER	901.53 FT.
ANNEXATION PERIMETER	1,259.85 FT
AREA IN SQUARE FEET	91,624.39***
AREA IN ACRES	2.10

***CONTAINS 14,642.30 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

LEGEND

ANNEXATION BOUNDARY	—
EXISTING CITY LIMITS	- - - - -



THIS IS NOT A BOUNDARY SURVEY

DRAWN BY	JKT	DATE	5-14-09
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 50'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

PEIFFER ANNEXATION

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.