

ORDINANCE NO. 4387

**AN ORDINANCE AMENDING ORDINANCE NO. 3666 AND ORDINANCE NO. 3667
ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO**

BARKER ANNEXATION NO. 2

**LOCATED AT 172 LANTZER AVENUE, 2934 HIGHWAY 50 AND
2937 JON HALL DRIVE**

Recitals:

In August of 2004, the City Council annexed land to the City by Ordinance No. 3666. That ordinance described an area known as the Barker Annexation No. 2.

In September of 2004, the City Council approved the rezoning of the Barker Annexation No. 1 and No 2 to RSF-4 by Ordinance No. 3667

An improvement survey plat was completed on May 15, 2009 and submitted with a development application for the proposed Carson Subdivision. This survey indicated a small portion of land that had not been included in the legal description for Barker Annexation No. 2.

This ordinance amends both Ordinance No. 3666 and Ordinance No. 3667 and by adoption thereof serves to amend the legal description of the Barker Annexation No. 2.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION, COLORADO:**

Ordinance No. 3666 and Ordinance No. 3667 are hereby amended to wit:

A certain parcel of land lying in Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 32 and assuming the North line of the SE 1/4 NW 1/4 of said Section 32 bears N 89°51'18" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°51'18" E along the North line of the SE 1/4 NW 1/4 of said Section 32, a distance of 494.71 feet to a point being the Southwest corner of Lot 2, Sunset Park, as same is recorded in Plat Book 9, Page 93, Public Records of Mesa County, Colorado; thence N 00°08'57" W along the West line of said Lot 2, a distance of 160.06 feet, more or less, to a point on the North right of way for Jon Hall Drive, as same is shown on said Sunset Park; thence N 89°51'27" E along said North right of way, a distance of 82.00 feet; thence S 00°08'57" E along the East line of said Lot 2, a distance of 160.06 feet, more or less, to the Southeast corner of said Lot 2; thence S 89°51'18" W along the North line of the SE 1/4 NW 1/4 of said

Section 32, a distance of 15.94 feet to a point being the Northeast corner of that certain parcel of land described in Book 2276, Pages 610 and 611, Public Records of Mesa County, Colorado; thence S 00°42'37" E along the East line of said described parcel, a distance of 832.82 feet; thence N85°21'15"E a distance of 88.97 feet; thence S00°07'52"E a distance of 37.86 feet; thence N83°28'46"W a distance of 70.32 feet; thence S83°48'56"W a distance of 85.03 feet, more or less, to a point on the North right of way for Highway 50; thence N66°42'51"W a distance of 54.60 feet, thence S 00°00'00" E a distance of 59.07 feet; thence S 63°44'41" E a distance of 1374.64 feet; thence S 18°28'17" W a distance of 4.04 feet; thence N 63°44'41" W a distance of 1636.81 feet; thence N 00°22'37" W along the East line, and the Southerly projection thereof, of that certain parcel of land described in Book 2736, Page 236, Public Records of Mesa County, Colorado, a distance of 241.53 feet; thence N 62°34'37" W, along the North line of said described parcel, a distance of 110.00 feet; thence S 00°22'37" E a distance of 200.48 feet, more or less, to a point on the North right of way for Highway 50; thence N 66°35'00" W, along said North right of way, a distance of 16.45 feet; thence N 00°12'09" W a distance of 273.21 feet; thence N 26°21'53" W a distance of 294.96 feet to a point being the beginning of a 50.00 foot radius curve, concave East, whose long chord bears N 01°16'42" E with a long chord length of 87.50 feet; thence 106.55 feet Northerly along the arc of said curve, through a central angle of 122°06'00", said line being the West right of way for Lantzer Avenue, as same is shown on Neff Subdivision, as same is recorded in Plat Book 9, Page 133, Public Records of Mesa County, Colorado; thence N 00°13'42" W, along said West right of way, a distance of 192.16 feet, more or less, to a point on the North line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32; thence N 89°47'10" E, along said North line, a distance of 159.10 feet, more or less, to the Point of Beginning.

INTRODUCED for FIRST READING and PUBLICATION on the 5th day of October, 2009.

PASSED and ADOPTED this 19th day of October, 2009.

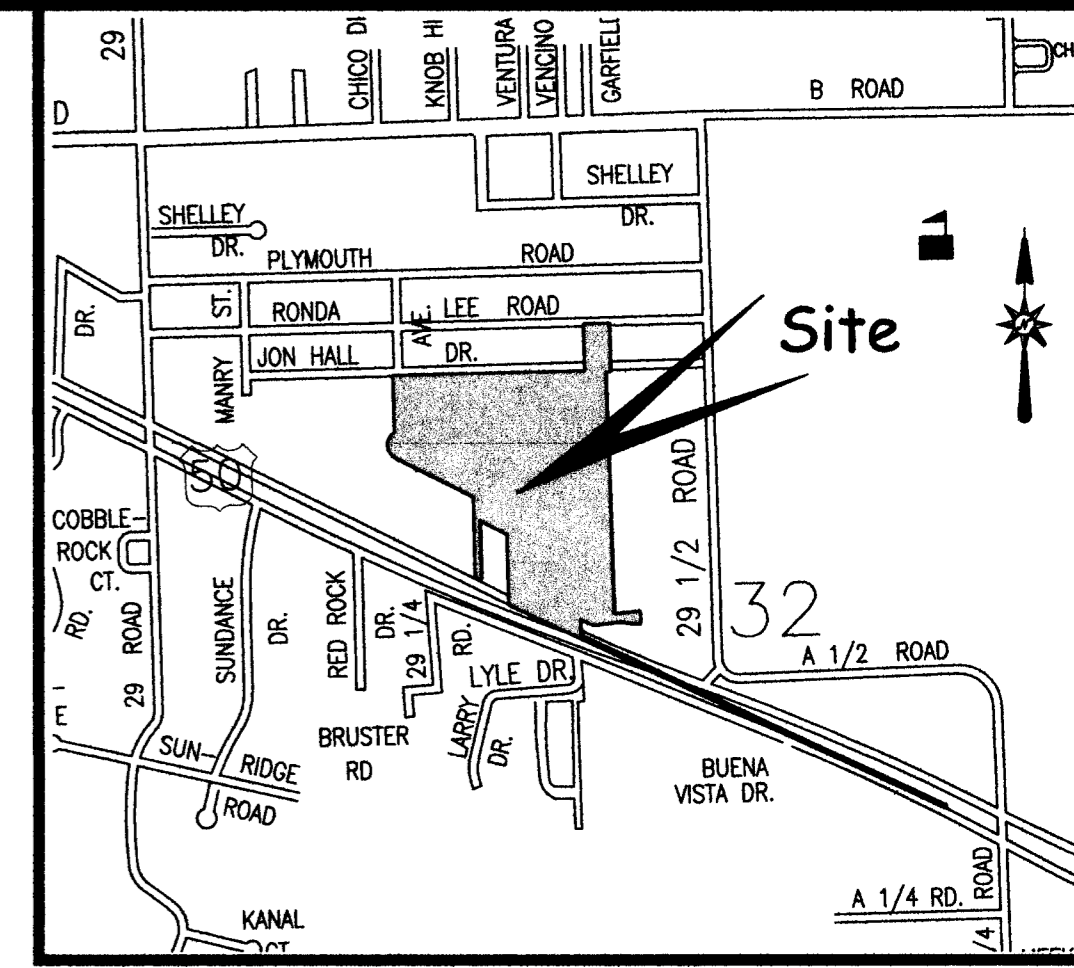
Attest:

/s/: Bruce Hill
President of the Council

/s/: Juanita Person
Deputy City Clerk

BARKER ANNEXATION NO. 2 REVISED

SITUATE IN SECTION 32, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



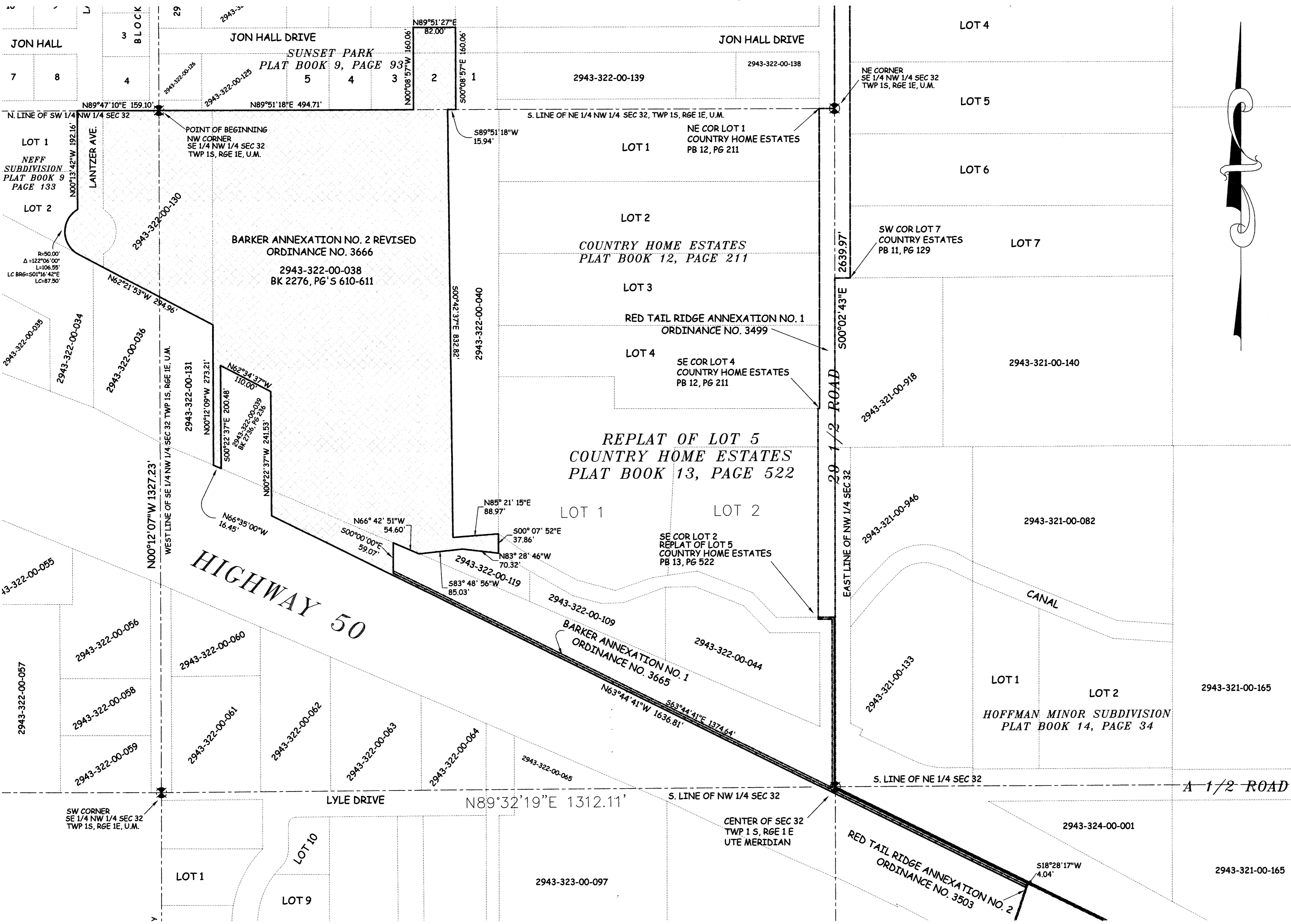
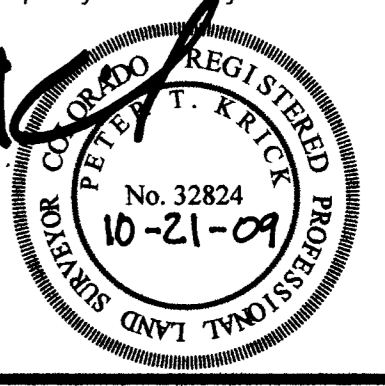
LOCATION MAP: NOT-TO-SCALE
LEGAL DESCRIPTION

A certain parcel of land lying in Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 32 and assuming the North line of the SE 1/4 NW 1/4 of said Section 32 bears N 89°51'18" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°51'18" E along the North line of the SE 1/4 NW 1/4 of said Section 32, a distance of 494.71 feet to a point being the Southwest corner of Lot 2, Sunset Park, as same is recorded in Plat Book 9, Page 93, Public Records of Mesa County, Colorado; thence N 00°08'57" W along the West line of said Lot 2, a distance of 160.06 feet, more or less, to a point on the North right of way for Jon Hall Drive, as same is shown on said Sunset Park; thence N 89°51'27" E along said North right of way, a distance of 82.00 feet; thence S 00°08'57" E along the East line of said Lot 2, a distance of 160.06 feet, more or less, to the Southeast corner of said Lot 2; thence S 89°51'18" W along the North line of the SE 1/4 NW 1/4 of said Section 32, a distance of 15.94 feet to a point being the Northeast corner of that certain parcel of land described in Book 2276, Pages 610 and 611, Public Records of Mesa County, Colorado; thence S 00°42'37" E along the East line of said described parcel, a distance of 832.82 feet; thence N85°21'15"E a distance of 88.97 feet; thence S00°07'52"E a distance of 37.86 feet; thence N83°28'46"W a distance of 70.32 feet; thence S83°48'56"W a distance of 85.03 feet, more or less, to a point on the North right of way for Highway 50; thence N66°42'51"W a distance of 54.60 feet, thence S 00°00'00" E a distance of 59.07 feet; thence S 63°44'41" E a distance of 1374.64 feet; thence S 18°28'17" W a distance of 4.04 feet; thence N 63°44'41" W a distance of 1636.81 feet; thence N 00°22'37" W along the East line, and the Southerly projection thereof, of that certain parcel of land described in Book 2736, Page 236, Public Records of Mesa County, Colorado, a distance of 241.53 feet; thence N 62°34'37" W, along the North line of said described parcel, a distance of 110.00 feet; thence S 00°22'37" E a distance of 200.48 feet, more or less, to a point on the North right of way for Highway 50; thence N 66°35'00" W, along said North right of way, a distance of 16.45 feet; thence N 00°12'09" W a distance of 273.21 feet; thence N 26°21'53" W a distance of 294.96 feet to a point being the beginning of a 50.00 foot radius curve, concave East, whose long chord bears N 01°16'42" E with a long chord length of 87.50 feet; thence 106.55 feet Northerly along the arc of said curve, through a central angle of 122°06'00", said line being the West right of way for Lantzer Avenue, as same is shown on Neff Subdivision, as same is recorded in Plat Book 9, Page 133, Public Records of Mesa County, Colorado; thence N 00°13'42" W, along said West right of way, a distance of 192.16 feet, more or less, to a point on the North line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32; thence N 89°47'10" E, along said North line, a distance of 159.10 feet, more or less, to the Point of Beginning.

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: October 21, 2009



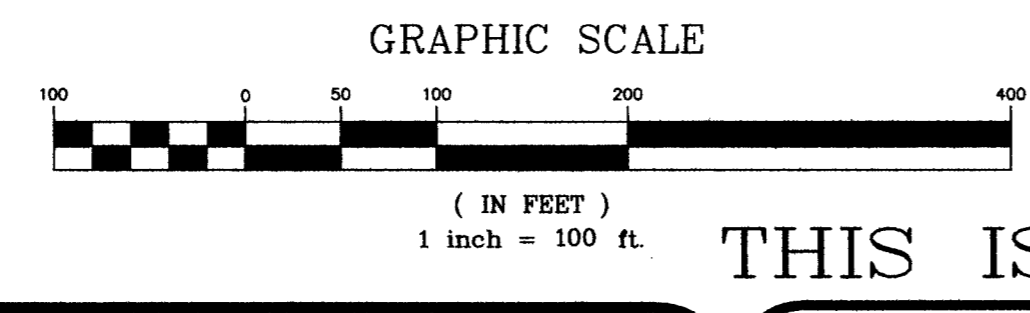
AREA OF ANNEXATION

| | |
|----------------------|--------------|
| ANNEXATION PERIMETER | 6,747.54 FT |
| CONTIGUOUS PERIMETER | 1,378.68 FT. |
| AREA IN SQUARE FEET | 472,131.23** |
| AREA IN ACRES | 10.84 |

(**CONTAINS 18,840.27 SQ. FT. WITHIN HWY 50 PUBLIC RIGHTS OF WAY)

LEGEND

| | |
|----------------------|---|
| ANNEXATION BOUNDARY | — |
| EXISTING CITY LIMITS | — |



ORDINANCE NO.
4387

EFFECTIVE DATE
November 20, 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 | 9-21-2009 |
| DESIGNED BY | | DATE | |
| CHECKED BY | P.T.K. | DATE | |
| APPROVED BY | | DATE | |

SCALE

1" = 100'



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

BARKER ANNEXATION NO. 2 REVISED