

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4398

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

MATTHEWS ENCLAVE ANNEXATION

**LOCATED ALONG THE COLORADO RIVER
WEST OF 25 ROAD AND SOUTH OF THE RIVERSIDE PARKWAY**

CONSISTING OF APPROXIMATELY 10.53 ACRES

WHEREAS, on the 2nd day of November, 2009, the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction the following described territory, commonly known as the Matthews Enclave; and

WHEREAS, a hearing and second reading on the proposed annexation ordinance was duly held after proper notice on the 14th day of December, 2009; and

WHEREAS, the area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three (3) years, pursuant to C.R.S. 31-12-106(1);

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:

MATTHEWS ENCLAVE ANNEXATION

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 9, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being an enclave bounded by the Reece Ice Skating Inc Annexation, Ordinance No. 3698, The Blue Heron Annexation, Ordinance No. 2549, the Hytech Hydronic Systems Inc Annexation, Ordinance No. 2985 and the Blue Heron II Annexation, Ordinance No. 2685, lying entirely within the plat of Riverside Subdivision, as same is recorded in Plat Book 1, Page 28, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 9 and assuming the North line of the SE 1/4 SE 1/4 of said Section 9 bears N 89°54'28" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°07'10" E along the West line

of the SE 1/4 SE 1/4 of said Section 9, a distance of 545.55 feet; thence N 52°16'39" W, a distance of 893.52 feet to a point on the North line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 9; thence N 89°54'28" W along said North line, a distance of 476.11 feet; thence N 78°15'24" East, a distance of 1232.77 feet; thence N 00°03'11" E, a distance of 140.00 feet; thence South 71°27'59" E, a distance of 289.49 feet; thence S 84°33'06" E, a distance of 55.68 feet; thence S 00°03'11" W, a distance of 271.07 feet; thence S 89°54'28" E, a distance of 70.00 feet; thence S 00°03'11" W, a distance of 25.00 feet to a point on the North line of the SE 1/4 SE 1/4 of said Section 9; thence N 89°54'28" W, a distance of 425.00 feet, more or less, to the Point of Beginning.

CONTAINING 458,629 Square Feet or 10.53 Acres, more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 2nd day of November, 2009 and ordered published.

ADOPTED on second reading the 14th day of December, 2009.

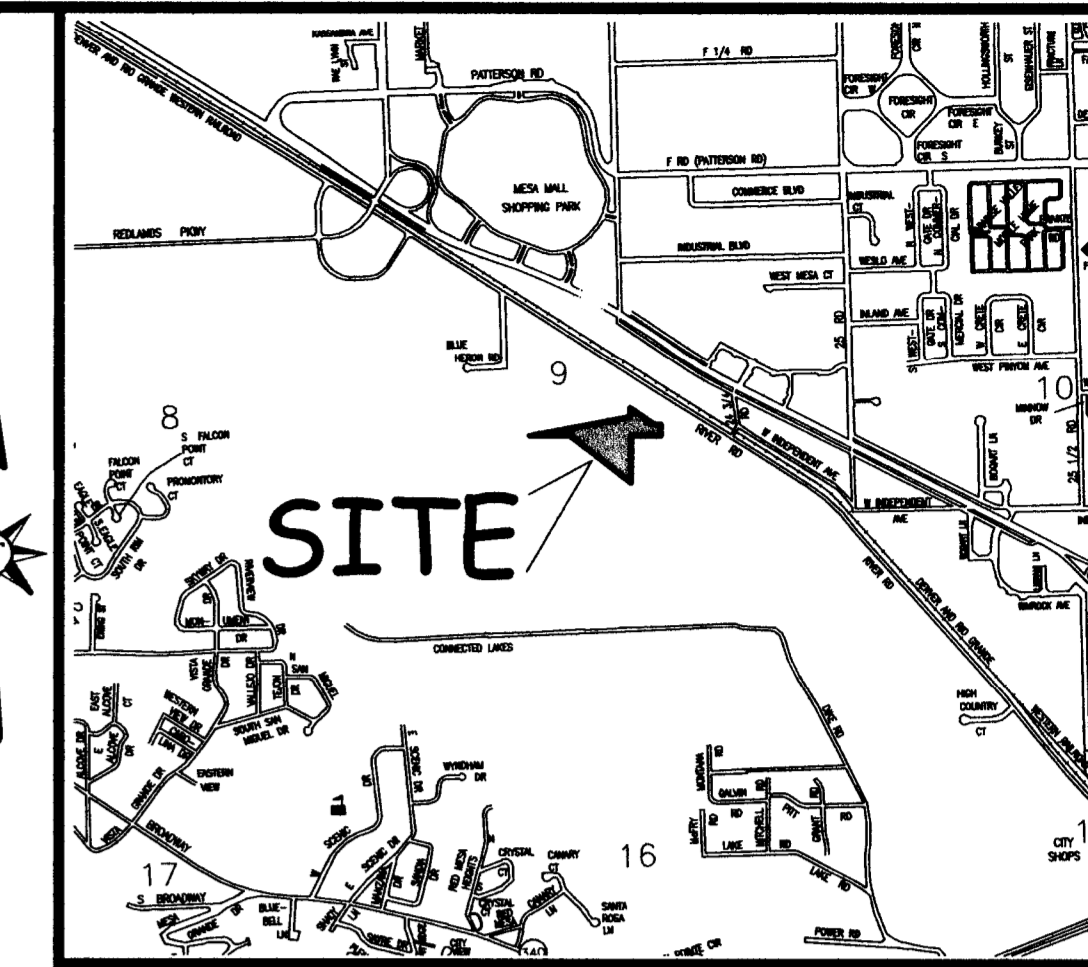
Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

MATTHEWS ENCLAVE ANNEXATION

SITUATE IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TWP 1S, RGE 1W, U.M., COUNTY OF MESA, STATE OF COLORADO

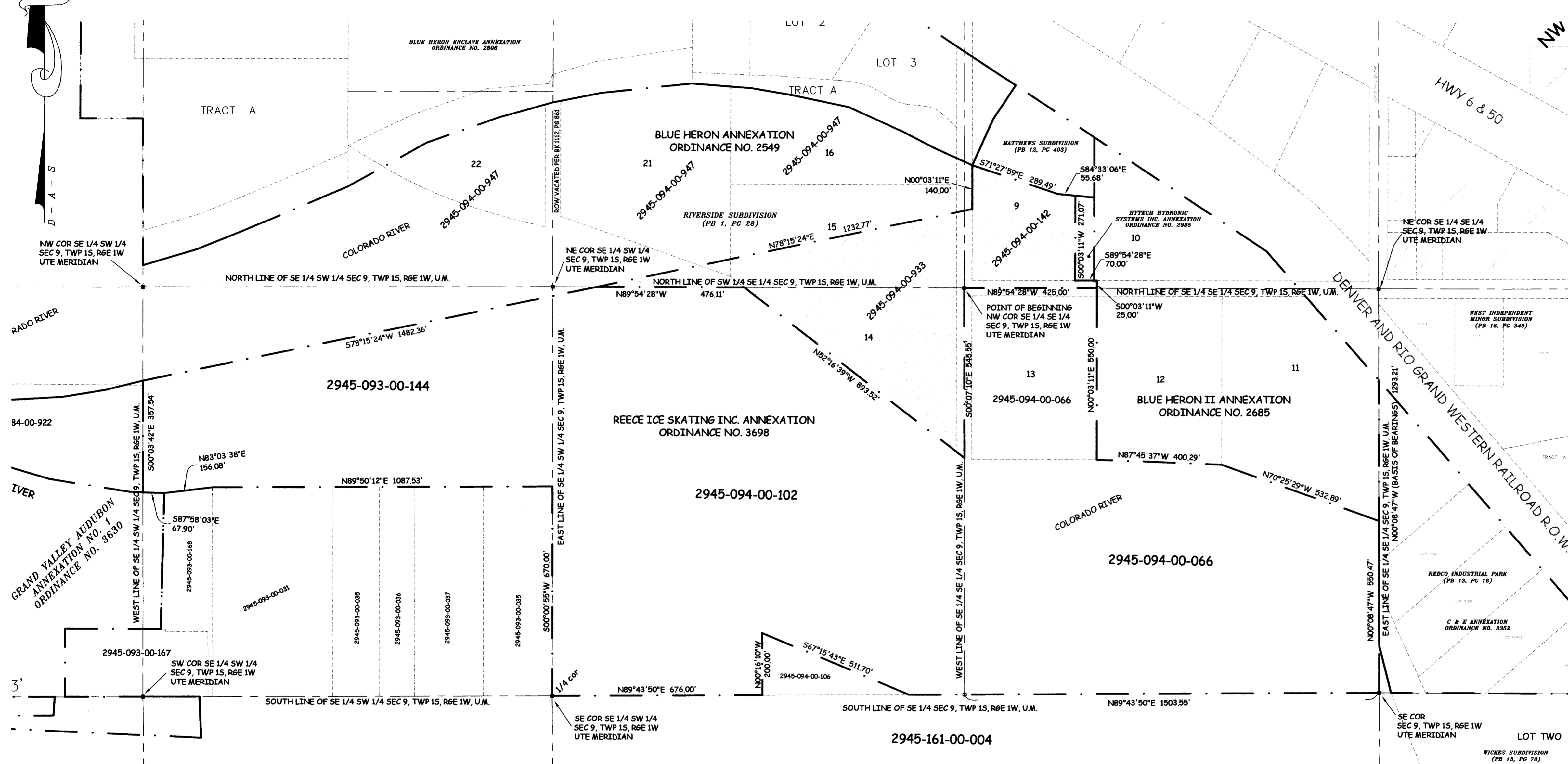


LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

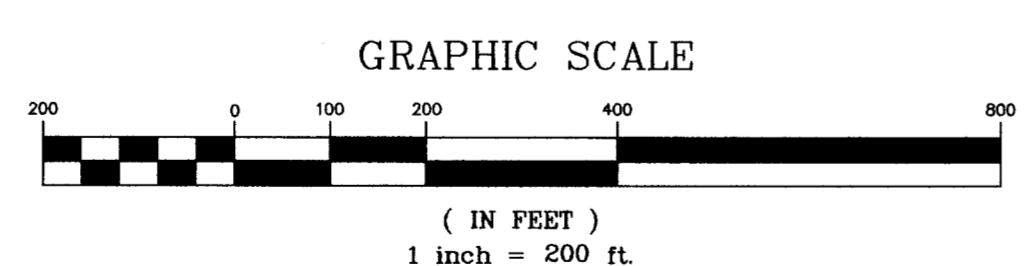
A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 9, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being an enclave bounded by the Reece Ice Skating Inc Annexation, Ordinance No. 3698, The Blue Heron Annexation, Ordinance No. 2549, the Hytech Hydronic Systems Inc Annexation, Ordinance No. 2985 and the Blue Heron II Annexation, Ordinance No. 2685, lying entirely within the plat of Riverside Subdivision, as same is recorded in Plat Book 1, Page 28, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 9 and assuming the North line of the SE 1/4 SE 1/4 of said Section 9 bears N 89°54'28" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°07'10" E along the West line of the SE 1/4 SE 1/4 of said Section 9, a distance of 545.55 feet; thence N 52°16'39" W, a distance of 893.52 feet to a point on the North line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 9; thence N 89°54'28" W along said North line, a distance of 476.11 feet; thence N 78°15'24" East, a distance of 1232.77 feet; thence N 00°03'11" E, a distance of 140.00 feet; thence South 71°27'59" E, a distance of 289.49 feet; thence S 84°33'06" E, a distance of 55.68 feet; thence S 00°03'11" W, a distance of 271.07 feet; thence S 89°54'28" E, a distance of 70.00 feet; thence S 00°03'11" W, a distance of 25.00 feet to a point on the North line of the SE 1/4 SE 1/4 of said Section 9; thence N 89°54'28" W, a distance of 425.00 feet, more or less, 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



AREA OF ANNEXATION

ANNEXATION PERIMETER	4,424.19 FT.
CONTIGUOUS PERIMETER	4,424.19 FT.
AREA IN SQUARE FEET	458,629
AREA IN ACRES	10.53

LEGEND

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

ORDINANCE NO.
4398

EFFECTIVE DATE
January 15, 2010

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS
AND UTILITIES
ENGINEERING DIVISION

MATTHEWS ENCLAVE
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.

DRAWN BY	P.T.K.	DATE	10-06-09
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	12-16-09
APPROVED BY		DATE	

SCALE
1" = 200'

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
No. 32824
12-16-09
PROFESSIONAL LAND SURVEYOR

DATE: December 16, 2009