

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4465

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

POMONA 24 ROAD ANNEXATION

APPROXIMATELY 1.17 ACRES OF PUBLIC RIGHT-OF-WAY FOR 24 ROAD

LOCATED SOUTH OF H ROAD AND NORTH OF I-70

WHEREAS, on the 14th day of March, 2011, 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 18th day of April, 2011; 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:

POMONA 24 ROAD ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 32 and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 33, all in Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, lying entirely within the right of way for 24 Road, being more particularly described as follows:

COMMENCING at the Southeast corner of the NE 1/4 NE 1/4 of said Section 32, thence S 89°50'33" E (the East line of the NE 1/4 NE 1/4 of said Section 32 bears N 00°03'00" E with all bearings contained herein being relative thereto) along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°03'00" E along a line 30.00 feet East of and parallel with, the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 330.29 feet; thence N 89°57'56" W, a distance of 30.00 feet; thence N 00°03'00" E along the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 330.22 feet; thence N 89°58'07" W, a distance of 29.00 feet; thence N 00°03'00" E

along a line 29.00 feet West of and parallel with the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 330.21 feet; thence N 89°58'16" W, a distance of 59.00 feet; thence N 00°03'00" E along a line 30.00 feet East of and parallel with the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 88.15 feet to a point on the South line of that certain parcel of land described in Book 3557, Page 963, Public Records of Mesa County, Colorado; thence S 89°48'32" E, along the South line of said parcel, a distance of 20.00 feet; thence S 00°03'00" W, along a line 50.00 feet East of and parallel with the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 1,078.86 feet to a point on the South line of the NW 1/4 NW 1/4 of said Section 33; thence N 89°50'33" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 20.00 feet, more or less, to the Point of Beginning.

CONTAINING 50,966 Square Feet or 1.17 Acres, more or less, as described.

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

INTRODUCED on first reading the 14th day of March, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 18th day of April, 2011 and ordered published in pamphlet form.

Attest:



Teresa L. Coors

President of the Council

Stephanie Yain
City Clerk



STATE OF COLORADO
County of MESA
I hereby certify that this
instrument was filed for record

MAR 28 2011

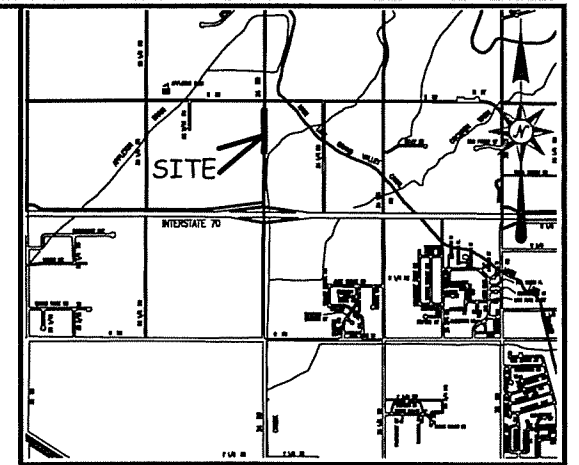
at _____ M and recorded
in Book _____ Page _____
Mesa County Clerk & Recorder
By _____

Stamped in error (SB)

STATE OF COLORADO, COUNTY OF MESA
RECORDED AT _____ COUNTY _____ M
RECEPTION NO. _____ COUNTY RECORDER _____

POMONA 24 ROAD ANNEXATION

SITUATE IN THE NE 1/4 NE 1/4 OF SECTION 32 AND THE NW 1/4 NW 1/4 OF SECTION 33, T1N, R1W, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

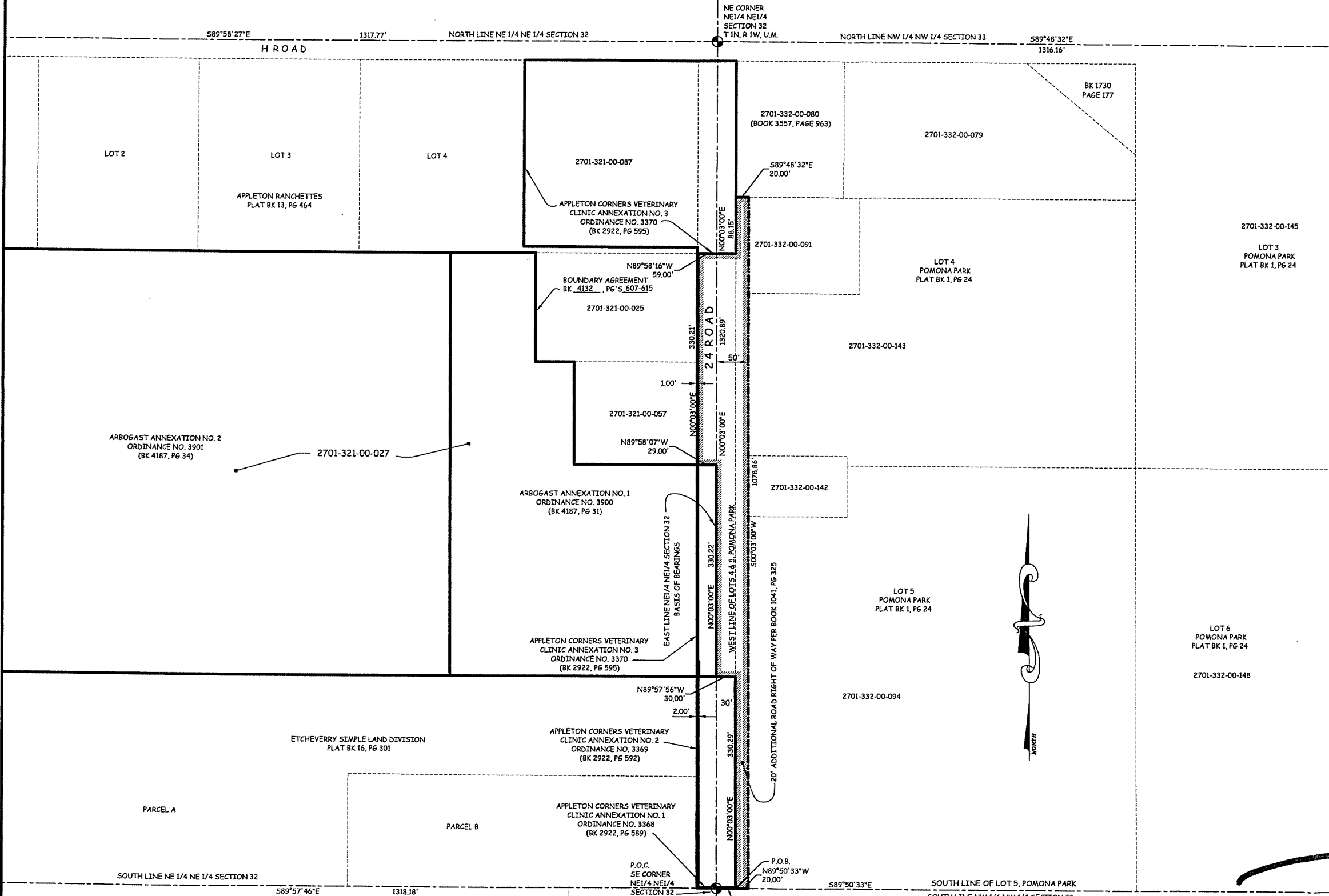
A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 32 and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 33, all in Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, lying entirely within the right of way for 24 Road, being more particularly described as follows:

COMMENCING at the Southeast corner of the NE 1/4 NE 1/4 of said Section 32, thence S 89°50'33" E, assuming the East line of the NE 1/4 NE 1/4 of said Section 32 bears N 00°03'00" E with all bearings contained herein being relative thereto, along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°03'00" E along a line 30.00 feet East of and parallel with, the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 330.29 feet; thence N 89°57'56" W, a distance of 30.00 feet; thence N 00°03'00" E along the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 330.22 feet; thence N 89°58'07" W, a distance of 29.00 feet; thence N 00°03'00" E along a line 29.00 feet West of and parallel with the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 330.21 feet; thence N 89°58'16" W, a distance of 59.00 feet; thence N 00°03'00" E along a line 30.00 feet East of and parallel with the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 88.15 feet to a point on the South line of that certain parcel of land described in Book 3557, Page 963, Public Records of Mesa County, Colorado; thence S 89°48'32" E, along the South line of said parcel, a distance of 20.00 feet; thence S 00°03'00" W, along a line 50.00 feet East of and parallel with the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 1,078.86 feet to a point on the South line of the NW 1/4 NW 1/4 of said Section 33; thence N 89°50'33" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 20.00 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
T.	TOWNSHIP
R.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET

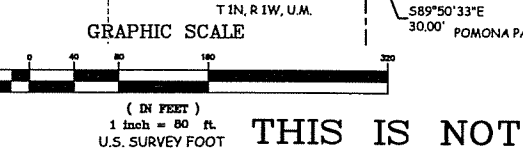
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the records of Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundaries.

[Signature]
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
DATE: 4-22-2011



AREA OF ANNEXATION	
ANNEXATION PERIMETER	2,315.73 FT
CONTIGUOUS PERIMETER	1,196.87 FT
AREA IN SQUARE FEET	50,966***
AREA IN ACRES	1.17

*** (LIES ENTIRELY WITHIN PUBLIC RIGHTS OF WAY)



ORDINANCE NO. 4465
EFFECTIVE DATE: May 20th, 2011

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 herein.

DRAWN BY: P.T.K. DATE: 02-28-2011
DESIGNED BY: DATE: _____
CHECKED BY: P.T.K. DATE: _____
APPROVED BY: DATE: _____

SCALE: 1" = 80'

CITY OF Grand Junction COLORADO

PUBLIC WORKS AND UTILITIES ENGINEERING DIVISION

POMONA 24 ROAD ANNEXATION