

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4474

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

CROSSROADS UNITED METHODIST ANNEXATION

APPROXIMATELY 3.90 ACRES

LOCATED AT 599 30 ROAD

WHEREAS, on the 1st day of June, 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 20th day of July, 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:

CROSSROADS UNITED METHODIST ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 8 and the Northwest Quarter (NW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 8 and assuming the North line of the NE 1/4 of said Section 8 bears N 89°58'34" E with all other bearings contained herein being relative thereto; thence S 00°06'07" E along the East line of the NE 1/4 of said Section 8, a distance of 50.00 feet to the Point of Beginning; thence from said Point of Beginning, S 89°55'10" E along a line 50.00 feet South of and parallel with the North line of the NW 1/4 of said Section 9, a distance of 65.00 feet; thence S 44°59'20" W a distance of 35.30 feet; thence S 00°06'07" E along the East right of way for 30 Road, being a line 40.00 feet East of and parallel with, the West line of the NW 1/4 of said

Section 9, a distance of 222.93 feet; thence S 89°58'34" W along the South line of the North 298.0 feet of said Section 8, a distance of 700.71 feet to a point on the East line of Sunny Meadows Subdivision, as same is recorded in Plat Book 13, Page 50, Public Records of Mesa County, Colorado; thence N 00°06'19" W along the East line of said Sunny Meadows Subdivision, a distance of 168.00 feet; thence N 89°58'36" E, along the South line of that certain parcel of land described in Book 1284, Page 168, Public Records of Mesa County, Colorado, a distance of 50.00 feet; thence N 00°06'20" W along the East line of said parcel, a distance of 80.00 feet to a point on the South line of Patterson Road (F Road); thence N 89°58'34" E along the South line of said Patterson Road, being a line 50.00 feet South of and parallel with the North line of the NE 1/4 of said Section 8, a distance of 610.72 feet, more or less, to the Point of Beginning.

CONTAINING 170,089 Square Feet or 3.90 Acres, more or less, as described.

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

INTRODUCED on first reading the 1st day of June, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 20th day of July, 2011 and ordered published in pamphlet form.

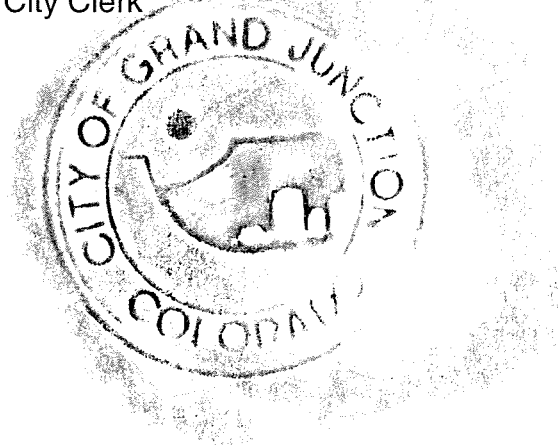
Attest:



President of the Council

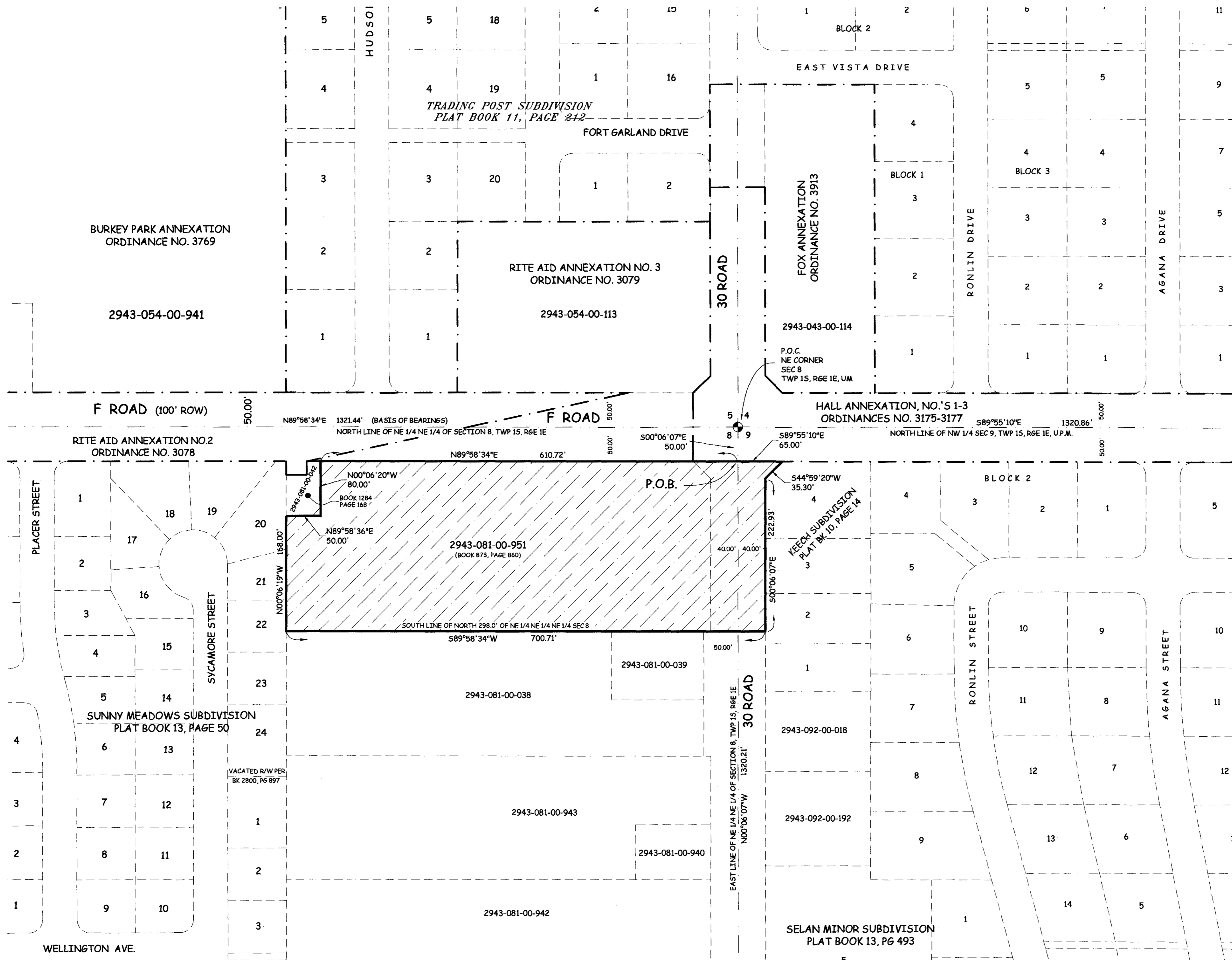
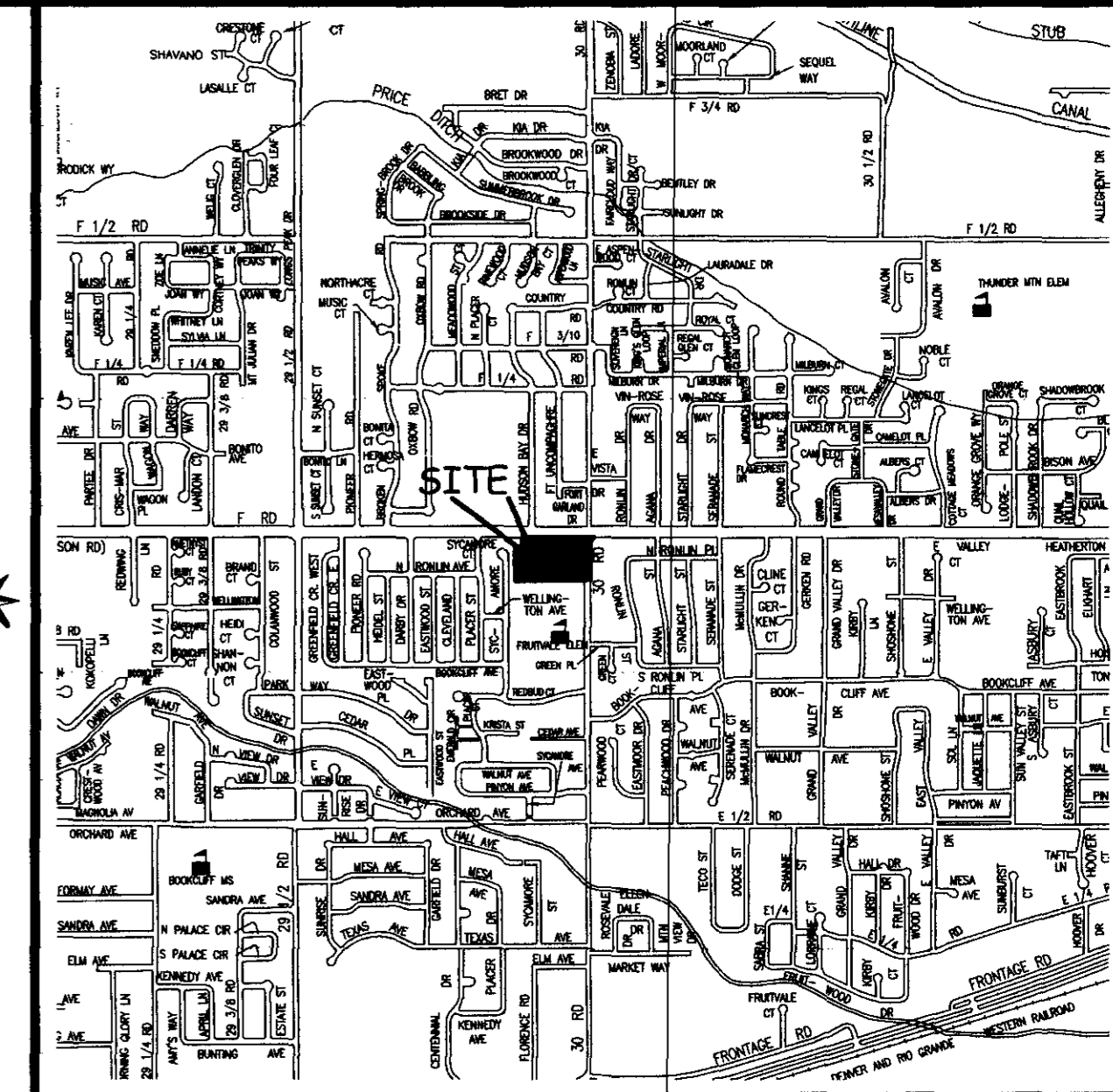


City Clerk



CROSSROADS UNITED METHODIST ANNEXATION

SITUATE IN THE NE 1/4 OF SECTION 8 AND NW 1/4 SEC 9, TWP 1S, RGE 1E, U.P.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 8 and the Northwest Quarter (NW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

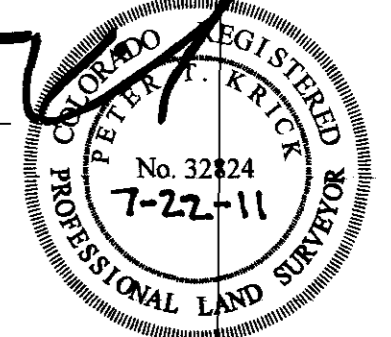
COMMENCING at the Northeast corner of said Section 8 and assuming the North line of the NE 1/4 of said Section 8 bears N 89°58'34" E with all other bearings contained herein being relative thereto; thence S 00°06'07" E along the East line of the NE 1/4 of said Section 8, a distance of 50.00 feet to the Point of Beginning; thence from said Point of Beginning, S 89°55'10" E along a line 50.00 feet South of and parallel with the North line of the NW 1/4 of said Section 9, a distance of 65.00 feet; thence S 44°59'20" W a distance of 35.30 feet; thence S 00°06'07" E along the East right of way for 30 Road, being a line 40.00 feet East of and parallel with, the West line of the NW 1/4 of said Section 9, a distance of 222.93 feet; thence S 00°06'07" W along the South line of the North 298.0 feet of said Section 8, a distance of 700.71 feet to a point on the East line of Sunny Meadows Subdivision, as same is recorded in Plat Book 13, Page 50, Public Records of Mesa County, Colorado; thence N 00°06'19" W along the East line of said Sunny Meadows Subdivision, a distance of 168.00 feet; thence N 89°58'36" E, along the South line of that certain parcel of land described in Book 1284, Page 168, Public Records of Mesa County, Colorado, a distance of 50.00 feet; thence N 00°06'20" W along the East line of said parcel, a distance of 80.00 feet to a point on the South line of Patterson Road (F Road); thence N 89°58'34" E along the South line of said Patterson Road, being a line 50.00 feet South of and parallel with the North line of the NE 1/4 of said Section 8, a distance of 610.72 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.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
∠	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, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
DATE: 07-22-2011

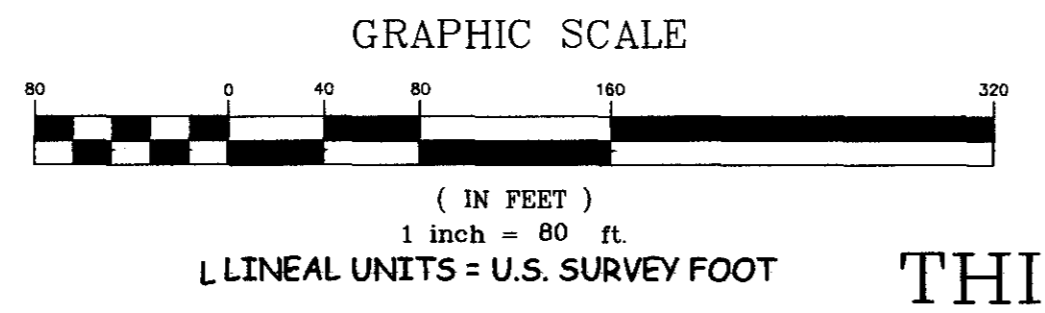


AREA OF ANNEXATION

ANNEXATION PERIMETER	1,932.66 FT
CONTIGUOUS PERIMETER	675.72 FT
AREA IN SQUARE FEET	170,089***
AREA IN ACRES	3.90

LEGEND

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



ORDINANCE NO. 4474

EFFECTIVE DATE August 21st, 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 hereon.

DRAWN BY	P.T.K.	DATE	4-14-2011	SCALE	1" = 80'
DESIGNED BY		DATE			
CHECKED BY	P.T.K.	DATE			
APPROVED BY		DATE			



PUBLIC WORKS AND UTILITIES ENGINEERING DIVISION

CROSSROADS UNITED METHODIST ANNEXATION
NE 1/4 OF SECTION 8 & NW 1/4 SEC 9, TWP 1S, RGE 1E, U.P.M.