

rr. Dupl.
3.12.98
SLC

~~East~~
East

STREET ADDRESS: 2970 C 3/4 Rd Grand Jct. Co. 81503
PARCEL #: 2943-201-00-071

PETITION FOR ANNEXATION
[100% PETITION]

The undersigned, being the record owner(s) of the territory hereinafter proposed to be annexed to the City of Grand Junction, Colorado, hereby petition(s) the City Council to annex to the City of Grand Junction the territory described in Exhibit A, which is incorporated herein by this reference, to the City of Grand Junction.

In support of their petition, Petitioners allege that:

1. It is desirable and necessary that the described territory be annexed to the City.
2. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; a community of interest exists between the territory proposed to be annexed and the City; the territory proposed to be annexed is urban or will be urbanized in the near future; the territory proposed to be annexed is integrated or is capable of being integrated with the City;
3. No land within the boundary of the territory to be annexed held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - a. is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;
 - b. comprising twenty acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation is included within the territory proposed to be annexed without the written consent of the landowner or landowners;
4. No annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality; the proposed annexation will not have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year;
5. The undersigned comprise the landowners of more than 50% of the territory included in the area proposed to be annexed, exclusive of streets and alleys; and are persons comprising more than 50% of the landowners in the area proposed for annexation and owning more than 50% of the area proposed for annexation, excluding public streets, alleys, and any land owned by the City of Grand Junction.
6. The mailing address of each signer, the legal description of the land owned by each signer, and the date of signing of each signature are all shown on this petition; as a part of this petition is the affidavit of the circulator or circulators of this petition stating that each signature hereon is the signature of the person whose name it purports to be;

7. Accompanying this petition are four (4) prints of an annexation map which complies with C.R.S. 31-12-107(d).

8. That the territory described on Exhibit A is not presently a part of any incorporated municipality;

9. That all of the requirements of §§ 31-12-104 and 105, C.R.S., have been met;

10. The signers of this petition comprise 100% of the land owners of the territory included in the area proposed to be annexed, exclusive of streets and alleys;

11. The description of the perimeter boundary of the territory proposed to be annexed is attached as Exhibit B.

ANNEXOR(s)

By: Dell Co. LLC. Dell Co LLC [Signature]
(Name(s))

(Title(s))

Address: 2970 C 3/4 Rd
Grand Jct. Co. 81503

Date: 4/01/97

Status: (Option Holder) (Landowner)

<u>LANDOWNER(s)/PETITIONER(s)</u> <u>MAILING ADDRESS</u>	<u>DATE</u> <u>SIGNED</u>	<u>LEGAL DESCRIPTION OF</u> <u>LANDOWNER(s)/PETITIONER LAND</u> See Exhibit A
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CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO

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) ss.

COUNTY OF MESA

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Larry D. Lof, being duly sworn, upon oath, states that I have circulated the foregoing Petition and that each of the signatures on said Petition is the signature of the person whose name he/she purports to be.

[Handwritten Signature]
Signature of circulator

Subscribed and sworn to before me this 1st day of April, 1997.

Witness my hand and official seal.

My Commission expires: 8-8-98

[Handwritten Signature]
Notary Public

Address: 350 N 5th
Grand Jet Co 81501

TREASURER'S CERTIFICATE OF TAXES DUE

Date: 08/07/96

Certificate No: 52476

STATE OF COLORADO
COUNTY OF MESA

I, the undersigned do hereby certify that the entire amount of taxes and assessments due upon the real estate or personal property described below, and all sales of the same for unpaid taxes or assessments shown by the books in my office, from which the same may still be redeemed, with the amount required for redemption, are as noted herein:

Title Co	: WESTERN COLORADO TITLE	Order #:	96-8-22 L
Seller	: BRADLWY	Buyer	: DELL CO LLC
Lender	:	Ordered:	KC
Tax Year	: 1995		
Schedule #:	2943-201-00-071		

Description:

NW4NE4 SEC 20 1S 1E LYG S OF DN DESC AS FOLL BEG S 44 DEG50'46SEC W
1868.01FT FR NE COR SEC 20 1S 1E S 89 DEG59'08SEC W 755.24FT TO DN ALG DN
N 63DEG12' E 846.05FT S ODEGO'40SEC E 381.27FT TO BEG

Base Tax Amounts Paid:

95 REAL	\$	412.95
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Total Due	\$	0.00
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BEFORE PAYING TOTAL DUE, PLEASE CALL FOR UPDATED FIGURES
IF PENALTY IS DUE OR IF THERE ARE OUTSTANDING TAX SALES

--- Continued ---



WARRANTY DEED

Grantor(s). HARVEY BRADLEY

whose address is 1097 WALLACE STREET
FRUITA, CO, 81521-2006

*County of MESA . State of COLORADO

. for the consideration of TWENTY-TWO THOUSAND, FIVE HUNDRED and XX/100
DOLLARS

in hand paid, hereby sell(s)

and conveys(s) to DELL COMPANY, L.L.C., A COLORADO LIMITED LIABILITY
COMPANY

whose legal address is

*County of MESA

. and State of COLORADO

the following real property in the County of MESA and State of

Handwritten: COPY

Colorado, to wit:

The NW 1/4 NE 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, lying South of the Grand Junction Drainage Ditch, more particularly described as follows:
Beginning at the Northeast corner of said Section 20 and considering the North line of NE 1/4 of said Section 20 to bear North 90° 00' West with all other lines to contain herein relative thereto, thence South 44° 50' 46" West 1868.01 feet to the True Point of Beginning, thence South 89° 59' 08" West 755.24 feet to a point on the Grand Junction Drainage Ditch, thence along said ditch North 63° 12' 00" East 846.05 feet, thence South 00° 00' 40" East 381.27 feet to the point of beginning,
Mesa County, Colorado.

also known by street and number as 380 29.75 ROAD
GRAND JUNCTION, CO 81501

with all its appurtenances, and warrant(s) the title to the same, subject to

1996 taxes due and payable in 1997 and subsequent years; easements; reservations; restrictions; and rights of way of record, if any.

Signed this 16TH day of September . 19 96

HARVEY BRADLEY

State of COLORADO

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)ss.

County of MESA

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Text:

EXHIBIT A

REAL PROPERTY-MAIN

2d=Owner Hist 3d=Ass Spec 4d=Abstract 5d=Mob Home 6d add'l owner #s=Add'l

Parcel Number	2943-201-00-071	Yr	1995	Ty	C 0	Serial	82576196
Change Type	LOC	LOCATION	CG			Bill Num	1010237
Owner Name: Last	BRADLEY					A/R Cust	26944
First	HARVEY						
Mid							

Legal Desc

Com View: T)op E)xit

Joi NW4NE4 SEC 20 1S 1E LYG S OF DN DESC AS FOLL BEG S 44 DEG50'46SEC W

Loc 1868.01FT FR NE COR SEC 20 1S 1E S 89 DEG59'08SEC W 755.24FT TO DN ALG DN
N 63DEG12' E 846.05FT S ODEGO'40SEC E 381.27FT TO BEG

Mai

Tax

EXHIBIT B
ANNEXATION PETITION PERIMETER BOUNDARY