

STREET ADDRESS: 28 1/2 road and B road
PARCEL #: _____

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:

Vernon Pace
(Name(s))

Vernon Pace, President of Pace Enterprises Inc.

(Title(s))

Address: P. O. Box 40592, Grand Junction, Co. 81504

Date: October 3, 1997

Status: (Option Holder) (Landowner)

LANDOWNER(s)/PETITIONER(s)
MAILING ADDRESS

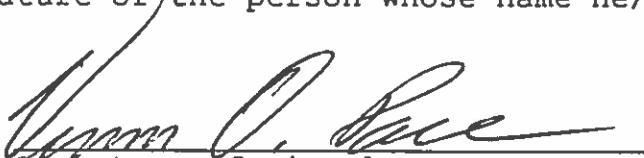
DATE
SIGNED

LEGAL DESCRIPTION OF
LANDOWNER(s)/PETITIONER LAND
See Exhibit A

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

Vernon Pace, 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.


Signature of circulator

Subscribed and sworn to before me this 3rd day of October, 1997.

Witness my hand and official seal.

My Commission expires: 12-31-2000


Notary Public

Address: C/O 925 N 7TH ST
GRAND JUNCTION CO



My Commission expires:
December 31, 2000

EXHIBIT A
ANNEXATION PETITION

Legal Description of the territory to be annexed.

(TO BE ATTACHED)

A parcel of land being part of Lots 27, 28 and 29 of the Grand Junction Orchard Mesa Land Company's Orchard Subdivision, located in the SW 1/4 SE 1/4 of Section 30, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado. Said parcel being more particularly described as follows:

Commencing at the Northwest corner of the said SW 1/4 SE 1/4 of said Section 30 from whence the South one-quarter corner of Section 30 bears S 00°05'25" W, a distance of 1315.03 feet with all bearings contained herein being referenced thereto. Thence S 00°05'25" W, a distance of 20.00 feet. Thence S 89°55'53" E, a distance of 30.00 feet, to a point on the North line of said Lot 28, of Grand Junction Orchard Mesa Land Company's ORCHARD SUBDIVISION, being the POINT OF BEGINNING. Thence around the said dedication boundary the following thirteen (13) courses:

- 1.) S 89°55'53" E, a distance of 836.75 feet, continuing along the North lines of said Lots 28 and 27;
- 2.) S 00°00'00" W, a distance of 196.00 feet;
- 3.) S 90°00'00" W, a distance of 56.40 feet;
- 4.) S 00°00'00" W, a distance of 462.80 feet;
- 5.) Westerly 309.30 feet along a 360.00 foot radius curve to the right with a central angle of 49°13'35", the chord of which bears N 63°28'36" W, a distance of 299.87 feet;
- 6.) S 65°19'49" W, a distance of 82.04 feet;
- 7.) N 78°07'17" W, a distance of 38.72 feet;
- 8.) N 38°42'04" W, a distance of 44.51 feet;
- 9.) N 10°34'06" E, a distance of 44.06 feet;
- 10.) Westerly 321.30 feet along a 360.00 foot radius curve to the left with a central angle of 51°08'12", the chord of which bears N 64°25'54" W, a distance of 310.74 feet;
- 11.) S 00°05'25" W, a distance of 125.00 feet;
- 12.) S 90°00'00" W, a distance of 100.06 feet to a point on the East right-of-way line of 28 1/2 Road;
- 13.) N 00°05'25" E, a distance of 465.00 feet along said East right-of-way line to the point of beginning.

The above parcel, as described, contains 9.23 acres, more or less.

EXHIBIT B
ANNEXATION PETITION PERIMETER BOUNDARY