

STREET ADDRESS:

PARCEL #:

Partridge Farms Subdivision (I-70 & 26 Rd)
2701-V-352-00-013

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: _____

(Name(s))

(Title(s))

Address: _____

Date: _____

Status: (Option Holder) (Landowner)

LANDOWNER(s)/PETITIONER(s) DATE
MAILING ADDRESS SIGNED

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

X
D.P. Id
2621 El Corona Dr
G.I. 81506

9/11/98

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

David P. Fisher, 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.

X D.P.F.
Signature of circulator

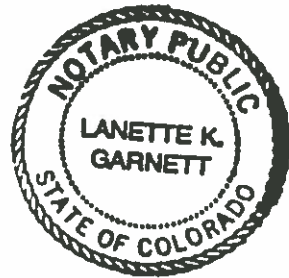
Subscribed and sworn to before me this 11 day of September, 1998

Witness my hand and official seal.

My Commission expires: 02/17/02

Lanette K. Garnett
Notary Public

Address: 487 Tracy Dr. #2
Clifton, CO 81520



26 RD AND I-70
NORTHEAST CORNER

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

A parcel situated in the Southwest one-quarter of the Northwest one-quarter of Section 35, Township 1 North, Range 1 West of the Ute Meridian, lying northerly and easterly of the Interstate 70 right-of-way, EXCEPT that parcel of land conveyed in an instrument recorded in Book 1868 at Page 663 of the Mesa County records, and being more particularly described as follows:

Commencing at the Mesa County survey marker for the North one-sixteenth corner of said Section 35;

Thence along the North line of said SW1/4 NW1/4, N89°23'57"E, a distance of 500.00 feet to the Northeasterly corner of said parcel described in Book 1868 at Page 663, the POINT OF BEGINNING;

Thence continuing along the North line of said SW1/4 NW1/4, N89°23'57"E, a distance of 812.43 feet to its intersection with the extension of a fence line; Thence generally along said fence line, S00°32'41"E, a distance of 656.59 feet; Thence N89°23'57"E, a distance of 2.58 feet to the C-S-NW 1/64 Corner of said Section 35

Thence along the East line of said SW1/4 NW1/4, S00°32'41"E, a distance of 254.73 feet to the Northerly right-of-way line of Interstate 70;

Thence along said right-of-way line, N85°13'08"W, a distance of 254.73 feet;

Thence along said right-of-way line N89°05'08"W, a distance of 980.00 feet;

Thence along said right-of-way line N05°04'34"W, a distance of 377.35 feet to the Southerly line of said parcel described in Book 1868 at Page 663;

Thence along said Southerly line, N47°02'03"E, a distance of 606.70 feet to the POINT OF BEGINNING.

Containing 21.002 Acres, more or less.

EXHIBIT A
ANNEXATION PETITION

Legal Description of the territory to be annexed.

(TO BE ATTACHED)

EXHIBIT B
ANNEXATION PETITION PERIMETER BOUNDARY