

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4515

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

STURGEON ELECTRIC ENCLAVE ANNEXATION

LOCATED AT 2775 RIVERSIDE PARKWAY

CONSISTING OF APPROXIMATELY 2.375 ACRES

WHEREAS, on the 13th day of February, 2012, the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction the following described territory, commonly known as the Sturgeon Electric Enclave; and

WHEREAS, a hearing and second reading on the proposed annexation ordinance was duly held after proper notice on the 4th day of April, 2012; and

WHEREAS, the area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three (3) years, pursuant to C.R.S. 31-12-106(1); and

WHEREAS, the requirements of Section 30, Article II of the Colorado Constitution have been met, specifically that the area is entirely surrounded by the annexing municipality.

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:

STURGEON ELECTRIC ENCLAVE ANNEXATION

A certain enclaved parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that certain parcel of land bounded on the North by the Riverside Parkway Annexation No. 3, City of Grand Junction Ordinance Number 4319, as same is recorded in Book 4782, Page 921, Public Records of Mesa County, Colorado and bounded on the East, South and West by the Home Lumber Annexation, City of Grand Junction

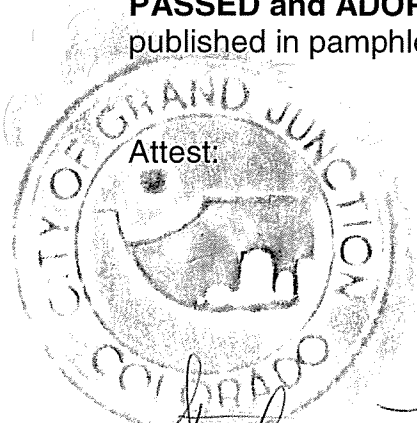
Ordinance Number 4059, as same is recorded in Book 4402, Page 966, Public Records of Mesa County, Colorado.

CONTAINING 103,472 Square Feet or 2.375 Acres, more or less, as described

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

INTRODUCED on first reading the 13th day of February, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 4th day of April, 2012 and ordered published in pamphlet form.



Attest:

Stephanie L.

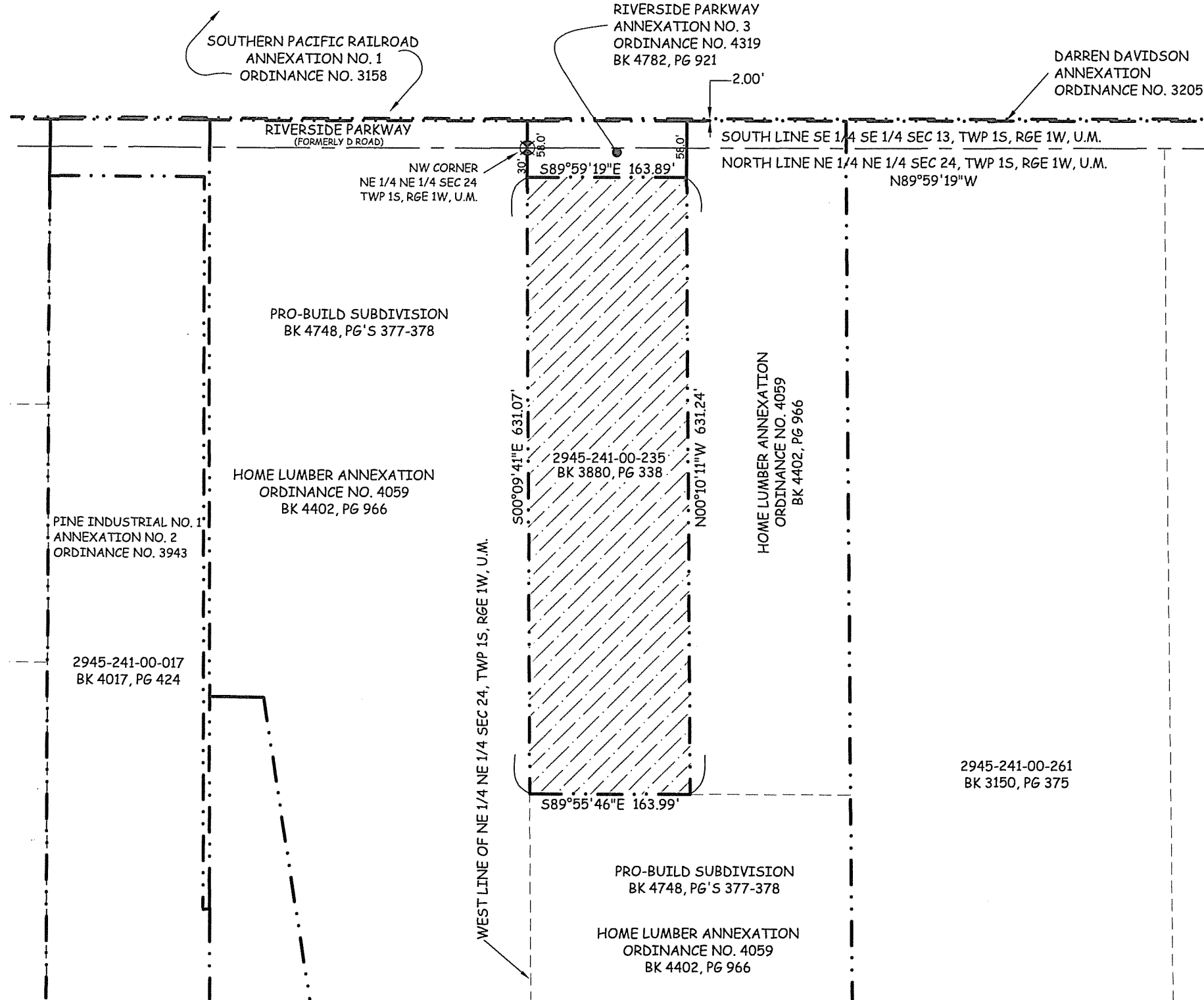
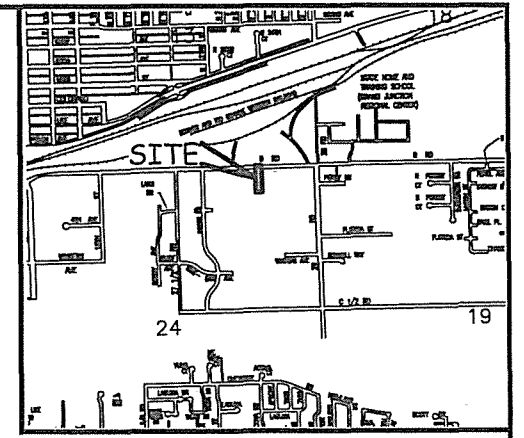
City Clerk

Tom Kenyon

President of the Council

STURGEON ELECTRIC ENCLAVE ANNEXATION

SITUATE IN THE NE 1/4 OF THE NE 1/4 OF SECTION 24
TWP 1S, RGE 1W, U.P.M., COUNTY OF MESA, STATE OF COLORADO



DESCRIPTION

A certain enclaved parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that certain parcel of land bounded on the North by the Riverside Parkway Annexation No. 3, City of Grand Junction Ordinance Number 4319, as same is recorded in Book 4782, Page 921, Public Records of Mesa County, Colorado and bounded on the East, South and West by the Home Lumber Annexation, City of Grand Junction Ordinance Number 4059, as same is recorded in Book 4402, Page 966, Public Records of Mesa County, Colorado.

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
Δ	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: April 11th, 2012

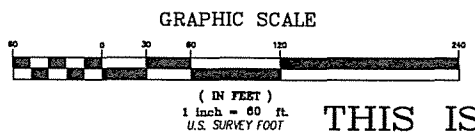
AREA OF ANNEXATION

ANNEXATION PERIMETER	1,590.19 FT
CONTIGUOUS PERIMETER	1,590.19 FT.
AREA IN SQUARE FEET	103,472***
AREA IN ACRES	2.375

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---

***CONTAINS NO LAND WITHIN PUBLIC RIGHTS OF WAY



ORDINANCE NO.
4515

EFFECTIVE DATE
May 6th, 2012

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	12-09-2011
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 60'

CITY OF Grand Junction COLORADO

PUBLIC WORKS AND UTILITIES ENGINEERING DIVISION

STURGEON ELECTRIC ENCLAVE ANNEXATION