

ORDINANCE NO. 3091

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

SONRISE CHURCH ANNEXATION NO. 2
APPROXIMATELY 16.09 ACRES
LOCATED ALONG THE I-70 B, TELLER COURT, 28 ROAD,
29 ROAD AND 30 ROAD RIGHTS-OF-WAY AND AT 483 30 ROAD

WHEREAS, on the 2nd day of December, 1998 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 January, 1999; 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:

Sonrise Church Annexation No.2

A parcel of land situate in the N 1/2 of Section 17 and in the NE 1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northeast corner of said Section 18; thence S 00°16'00" E along the east line of said Section 18 a distance of 1644.59 feet to the True Point of Beginning of the parcel described herein; thence S 73°32'00" W a distance of 1711.40 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1666.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence S 73°32'00" W a distance of 1841.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1841.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence S 73°32'00" W a distance of 1891.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point on the northerly right-of-way line for I-70B; thence along the northerly right-of-way line for said I-70B the following 4 courses:

622.30 feet along the arc of a curve to the right having a radius of 5630.00 feet, a delta angle of 6°20'00" and a long chord bearing S 76°42'00" W a distance of 622.00 feet;

S 79°52'00" W a distance of 69.80 feet;

N 50°04'00" W a distance of 60.50 feet;

N 90°00'00" W a distance of 22.80 feet to a point on the west line of the NE 1/4 of said Section

18; thence S 00°00'00" W along the west line of said NE 1/4 a distance of 254.40 feet to a point on the southerly right-of-way line for said I-70B; thence along the southerly right-of-way line for said I-70B the following 13 courses:

N 79°52'00" E a distance of 175.90 feet;

644.40 feet along the arc of a non-tangent curve to the left having a radius of 5830.00 feet, a delta angle of 6°20'00" and a long chord bearing N 76°42'00" E a distance of 644.10 feet;

N 75°13'00" E a distance of 562.30 feet;

N 72°52'00" E a distance of 3425.50 feet;

N 73°59'30" E a distance of 345.70 feet;

N 73°13'30" E a distance of 1628.10 feet;
319.80 feet along the arc of a non-tangent curve to the left having a radius of 1532.50 feet, a delta angle of 11°57'21" and a long chord bearing N 56°20'37" E a distance of 319.21 feet;
N 50°22'00" E a distance of 306.90 feet;
220.50 feet along the arc of a non-tangent curve to the right having a radius of 1332.50 feet, a delta angle of 09°28'52" and a long chord bearing N 55°06'26" E a distance of 220.25 feet;
N 75°09'30" E a distance of 54.40 feet;
N 00°00'00" E a distance of 15.10 feet;
N 62°29'00" E a distance of 3.10 feet;
N 89°51'00" E a distance of 632.00 feet to a point on the west right-of-way line for 30 Road,(whence the northeast corner of Section 17 bears N 89°51'00" E a distance of 40.00 feet and N 00°00'00" E a distance of 30.00 feet);
thence S 00°00'00" E along the west right-of-way line for said 30 Road (said west right-of-way line is 40.00 feet west of and parallel with the east line of said Section 17) a distance of 679.42 feet to the northeast corner of a parcel of land found described in Book 1933 at Page 12 of the records of the Mesa County Clerk and Recorder;
thence N 89°57'07" W along the north line of said parcel of land a distance of 971.44 feet to the northwest corner of said parcel of land; thence S 00°00'00" W along the west line of said parcel of land a distance of 279.82 feet to the southwest corner of said parcel of land; thence S 89°57'20" E along the south line of said parcel of land a distance of 971.44 feet to the southeast corner of said parcel of land; thence S 89°57'20" E a distance of 1.00 feet to a point; thence N 00°00'00" W along a line 1.00 feet east of and parallel with the west right-of-way line for said 30 Road a distance of 960.17 feet to a point; thence along a line 1.00 feet north of and parallel with the southerly right-of-way line for said I-70B the following 10 courses:
S 89°51'00" W a distance of 633.25 feet;
S 62°29'00" W a distance of 3.95 feet;
S 00°00'00" W a distance of 14.94 feet;
S 75°09'30" W a distance of 53.76 feet;
220.80 feet along the arc of a non-tangent curve to the left having a radius of 1333.50 feet, a delta angle of 09°29'13" and a long chord bearing S 55°06'37" W a distance of 220.55 feet;
S 50°22'00" W a distance of 306.90 feet;
319.50 feet along the arc of a non-tangent curve to the left having a radius of 1531.50 feet, a delta angle of 11°57'09" and a long chord bearing S 56°20'31" W a distance of 318.91 feet;
S 73°13'30" W a distance of 1628.00 feet;
S 73°59'30" W a distance of 345.70 feet;
S72°52'00" W a distance of 2072.81 feet to a point on the west line of said Section 17; thence
N 00°16'00" W along the west line of said Section 17 a distance of 77.91 feet to the point of beginning, containing 16.09 acres more or less.

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

INTRODUCED on first reading on the 20th day of January, 1999.

ADOPTED and ordered published this 3rd day of February, 1999.

Attest:

/s/ Janet L. Terry
President of the Council

/s/ Stephanie Nye
City Clerk

DESCRIPTION

A parcel of land situate in the N 1/2 of Section 17 and in the NE 1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northeast corner of said Section 18; thence S 00°16'00" E along the east line of said Section 18 a distance of 1644.59 feet to the True Point of Beginning of the parcel described herein; thence S 73°32'00" W a distance of 1711.40 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1666.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence S 73°32'00" W a distance of 1841.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1841.50 feet to a point; thence S 73°32'00" W a distance of 1891.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point on the northerly right-of-way line for I-70B; thence along the northerly right-of-way line for said I-70B the following 4 courses:

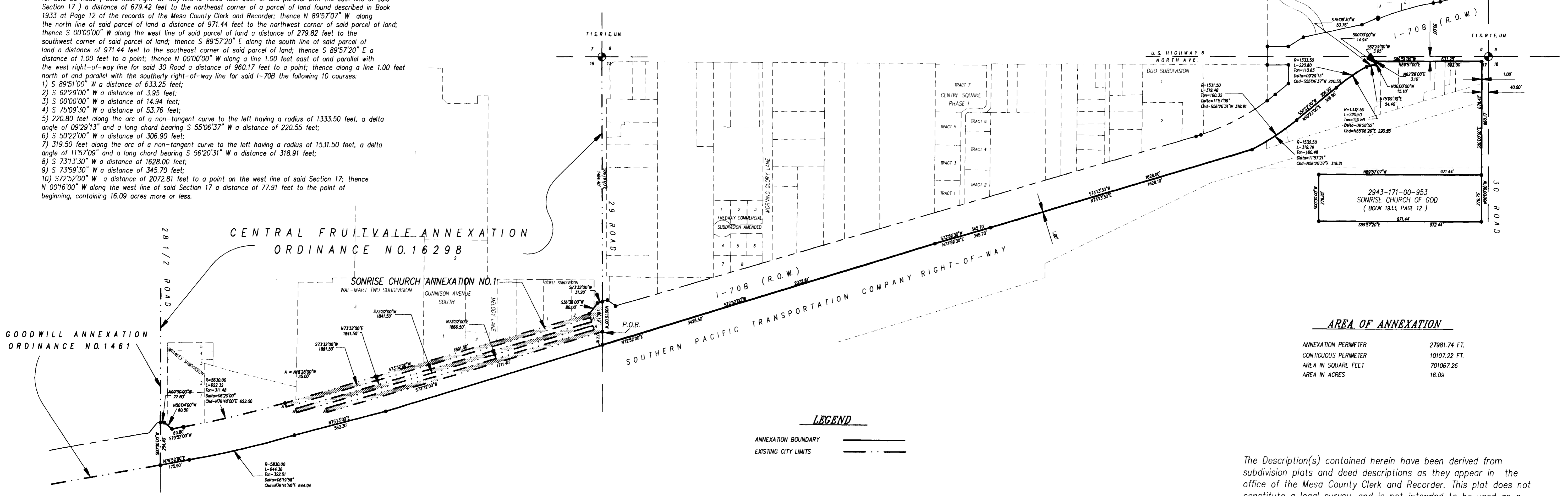
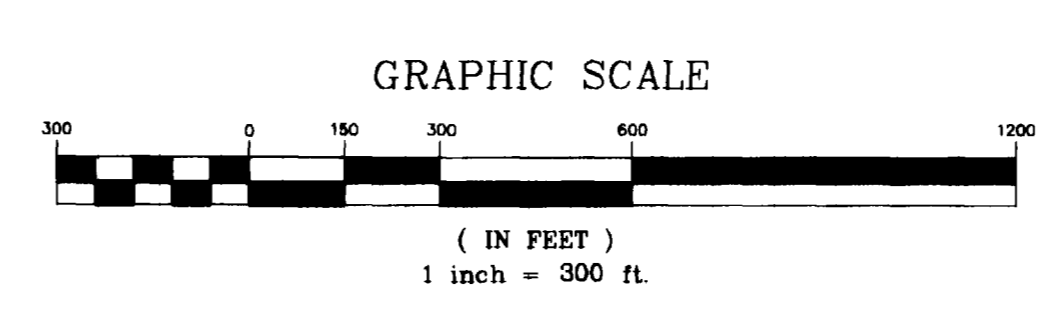
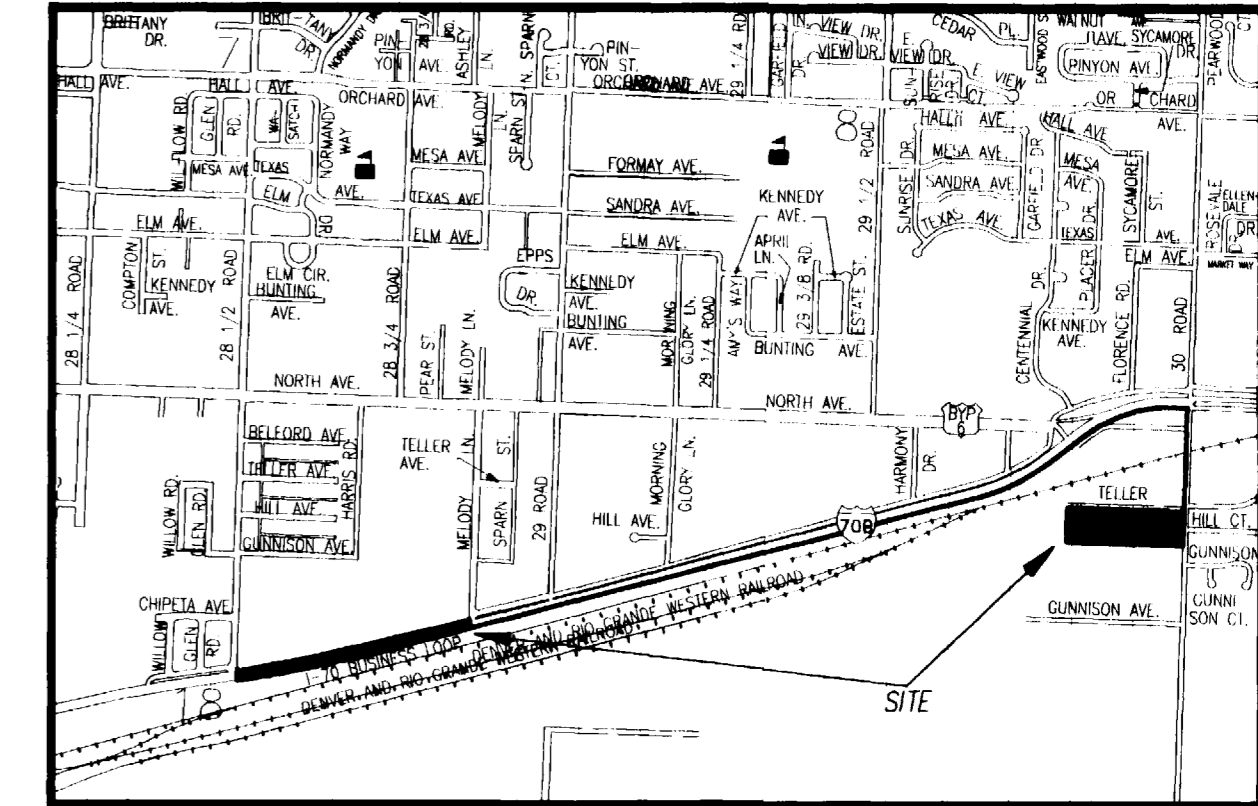
- 1) 622.30 feet along the arc of a curve to the right having a radius of 5630.00 feet, a delta angle of 6°20'00" and a long chord bearing S 76°42'00" W a distance of 622.00 feet;
- 2) S 79°52'00" W a distance of 69.80 feet;
- 3) N 50°04'00" W a distance of 60.50 feet;
- 4) N 90°00'00" W a distance of 22.80 feet to a point on the west line of the NE 1/4 of said Section 18; thence S 00°00'00" W along the west line of said NE 1/4 a distance of 254.40 feet to a point on the southerly right-of-way line for said I-70B; thence along the southerly right-of-way line for said I-70B the following 13 courses:

- 1) N 79°52'00" E a distance of 175.90 feet;
- 2) 644.40 feet along the arc of a non-tangent curve to the left having a radius of 5630.00 feet, a delta angle of 6°20'00" and a long chord bearing N 76°42'00" E a distance of 644.10 feet;
- 3) N 75°13'00" E a distance of 562.30 feet;
- 4) N 72°52'00" E a distance of 3425.50 feet;
- 5) N 73°59'30" E a distance of 345.70 feet;
- 6) N 73°13'30" E a distance of 1628.10 feet;
- 7) 319.80 feet along the arc of a non-tangent curve to the left having a radius of 1532.50 feet, a delta angle of 11°57'21" and a long chord bearing N 56°20'37" E a distance of 319.21 feet;
- 8) N 50°22'00" E a distance of 306.90 feet;
- 9) 220.50 feet along the arc of a non-tangent curve to the right having a radius of 1332.50 feet, a delta angle of 09°28'52" and a long chord bearing N 55°06'26" E a distance of 220.25 feet;
- 10) N 75°09'30" E a distance of 54.40 feet;
- 11) N 00°00'00" E a distance of 15.10 feet;
- 12) N 62°29'00" E a distance of 3.10 feet;
- 13) N 89°51'00" E a distance of 632.00 feet to a point on the west right-of-way line for 30 Road; (whence the northeast corner of Section 17 bears N 89°51'00" E a distance of 40.00 feet and N 00°00'00" E a distance of 30.00 feet); thence S 00°00'00" E along the west right-of-way line for said 30 Road (said west right-of-way line is 40.00 feet west of and parallel with the east line of said Section 17) a distance of 679.42 feet to the northeast corner of a parcel of land found described in Book 1933 at Page 12 of the records of the Mesa County Clerk and Recorder; thence N 89°57'07" W along the north line of said parcel of land a distance of 971.44 feet to the northwest corner of said parcel of land; thence S 00°00'00" W along the west line of said parcel of land a distance of 279.82 feet to the southwest corner of said parcel of land; thence S 89°57'20" E along the south line of said parcel of land a distance of 971.44 feet to the southeast corner of said parcel of land; thence S 89°57'20" E a distance of 1.00 feet to a point; thence N 00°00'00" W along a line 1.00 feet east of and parallel with the west right-of-way line for said 30 Road a distance of 960.17 feet to a point; thence along a line 1.00 feet north of and parallel with the southerly right-of-way line for said I-70B the following 10 courses:

- 1) S 89°51'00" W a distance of 633.25 feet;
- 2) S 62°29'00" W a distance of 3.95 feet;
- 3) S 00°00'00" W a distance of 14.94 feet;
- 4) S 75°09'30" W a distance of 53.76 feet;
- 5) 220.80 feet along the arc of a non-tangent curve to the left having a radius of 1333.50 feet, a delta angle of 09°29'13" and a long chord bearing S 55°06'37" W a distance of 220.55 feet;
- 6) S 50°22'00" W a distance of 306.90 feet;
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- 10) S 72°52'00" W a distance of 2072.81 feet to a point on the west line of said Section 17; thence N 00°16'00" W along the west line of said Section 17 a distance of 77.91 feet to the point of beginning, containing 16.09 acres more or less.

SONRISE CHURCH ANNEXATION NO.2

SITUATE IN SECTION 17 & 18, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



AREA OF ANNEXATION

ANNEXATION PERIMETER	27981.74 FT.
CONTIGUOUS PERIMETER	10107.22 FT.
AREA IN SQUARE FEET	701067.26
AREA IN ACRES	16.09

ORDINANCE NO. 3091
EFFECTIVE DATE MARCH 7, 1999

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 lines.

Stu R. Pace
SENIOR REAL ESTATE TECHNICIAN, P
22580

Notice: According to Colorado law you have 60 days from the effective date shown hereon to file a complaint based upon any defect on this plat. If no complaint is filed within said 60 days then said plat stands despite all defects and errors.

DRAWN BY SRP DATE 11-12-98 SCALE 1" = 300'
DESIGNED BY _____ DATE _____
CHECKED BY _____ DATE _____
APPROVED BY _____ DATE _____

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING AND TECHNICAL SERVICES DIVISIONS
CITY OF GRAND JUNCTION, COLORADO

SONRISE CHURCH ANNEXATION NO.2
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