

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4578

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

MESA COUNTY WORKFORCE ANNEXATION

APPROXIMATELY 10.129 ACRES

**LOCATED AT 512 29 1/2 ROAD AND INCLUDING A PORTION
OF 29 1/2 ROAD RIGHT-OF-WAY**

WHEREAS, on the 20th day of February, 2013, 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 3rd day of April, 2013; 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:

MESA COUNTY WORKFORCE ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the SW 1/4 SE 1/4 of said Section 8 and assuming the North line of the SW 1/4 SE 1/4 of said Section 8 bears S 89°55'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°55'43" E along the North line of the SW 1/4 SE 1/4 of said Section 8, also being the South line of Centennial '76 Filing No. Two, as same is recorded in Plat Book 11, Pages 228 and 229 and the North line of Lot 2, Memorial Gardens Minor Subdivision, as same is recorded in Plat Bok 19, Page 379, all in the Public Records of

Mesa County, Colorado, a distance of 656.70 feet to a point being the Northeast corner of Lot 2 of said Memorial Gardens Minor Subdivision; thence S 00°03'39" E along the East line of said Lot 2, a distance of 415.07 feet; thence continuing along said East line, S 44°56'21" W, a distance of 82.02 feet; thence continuing along said East line, S 00°03'39" E, a distance of 187.55 feet, more or less, to a point being the Southeast corner of said Lot 2; thence N 89°56'42" W, along the South line of said Lot 2 and its Westerly extension, a distance of 628.62 feet; thence N 00°04'03" W, along a line 30.00 feet West of and parallel with, the East line of the SE 1/4 SW 1/4 of said Section 8, a distance of 660.88 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 8; thence N 89°58'35" E along the North line of the SE 1/4 SW 1/4 of said Section 8, a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 441,201 Square Feet or 10.129 Acres, more or less, as described above.

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

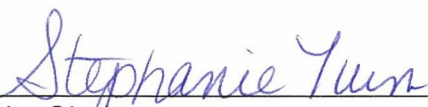
INTRODUCED on first reading on the 20th day of February, 2013, and ordered published.

ADOPTED on second reading the 3rd day of April, 2013.

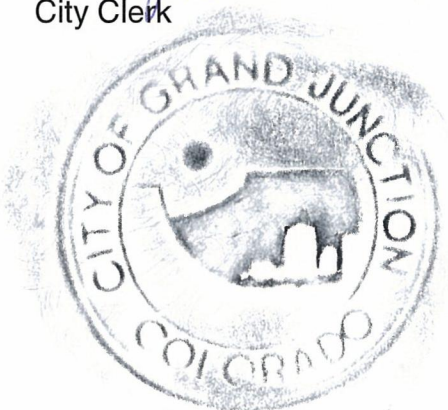
Attest:



President of the Council




City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4578 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of February, 2013 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

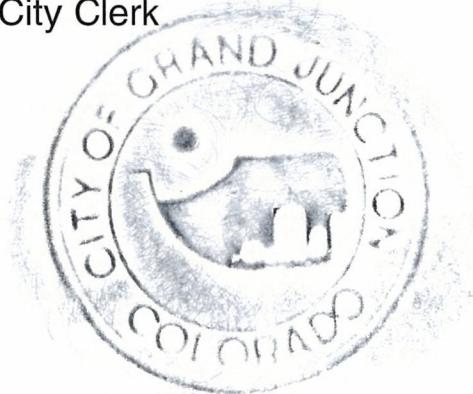
I FURTHER CERTIFY THAT a Public Hearing was held on the 3rd day of April, 2013, at which Ordinance No. 4578 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 10th day of April 2013.



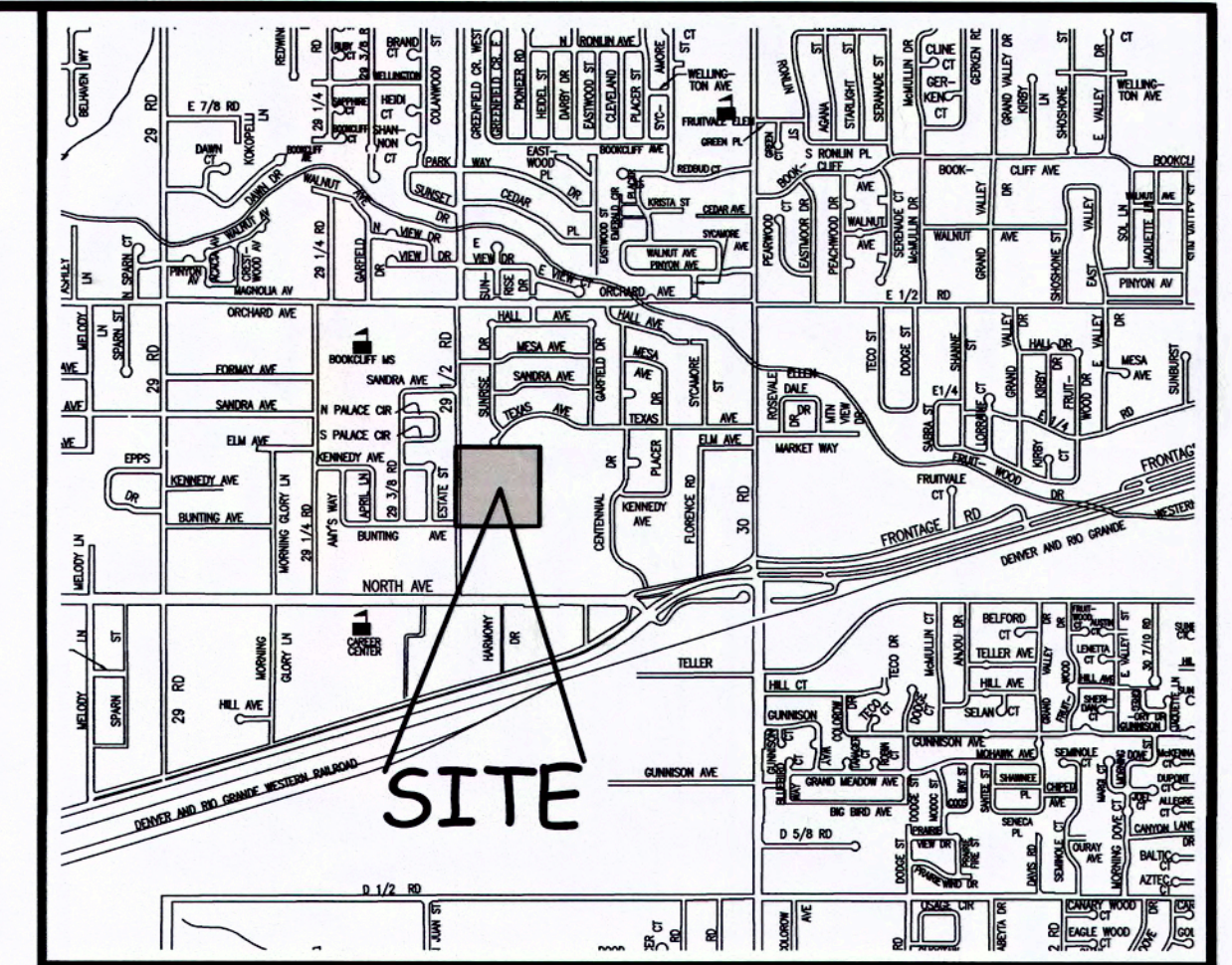
Stephanie Tuin, MMC
City Clerk

Published: February 22, 2013
Published: April 5, 2013
Effective: May 5, 2013



MESA COUNTY WORKFORCE ANNEXATION

SITUATE IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 8, TWP 1S, RGE 1E, U.P.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

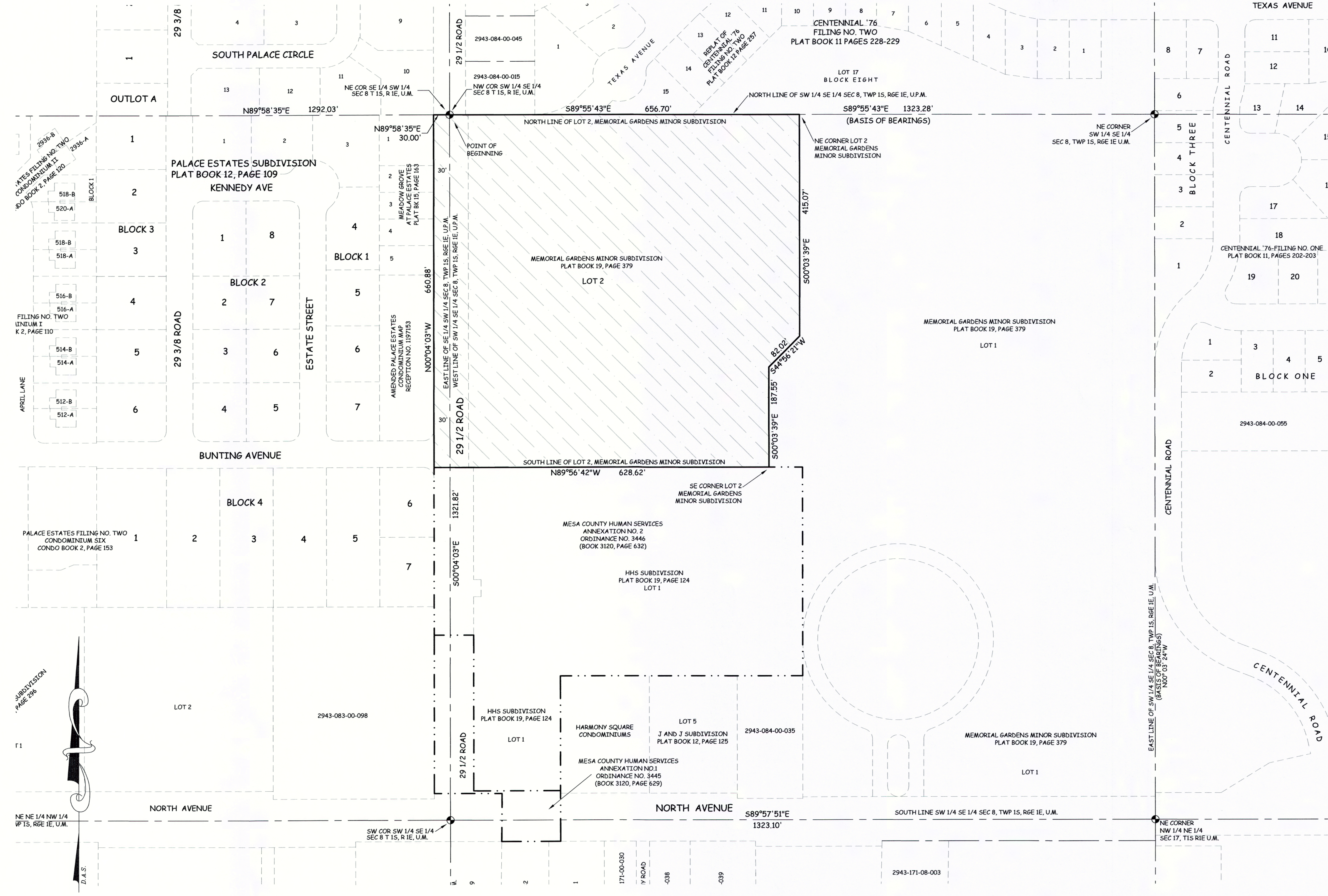
BEGINNING at the Northwest corner of the SW 1/4 SE 1/4 of said Section 8 and assuming the North line of the SW 1/4 SE 1/4 of said Section 8 bears S 89°55'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°55'43" E along the North line of the SW 1/4 SE 1/4 of said Section 8, also being the South line of Centennial '76 Filing No. Two, as same is recorded in Plat Book 11, Pages 228 and 229 and the North line of Lot 2, Memorial Gardens Minor Subdivision, as same is recorded in Plat Book 19, Page 379, all in the Public Records of Mesa County, Colorado, a distance of 656.70 feet to a point being the Northeast corner of Lot 2 of said Memorial Gardens Minor Subdivision; thence S 00°03'39" E along the East line of said Lot 2, a distance of 415.07 feet; thence continuing along said East line, S 44°56'21" W, a distance of 82.02 feet; thence continuing along said East line, S 00°03'39" E, a distance of 187.55 feet, more or less, to a point being the Southeast corner of said Lot 2; thence N 89°56'42" W, along the South line of said Lot 2 and its Westerly extension, a distance of 628.62 feet; thence N 00°04'03" W, along a line 30.00 feet West of and parallel with, the East line of the SE 1/4 SW 1/4 of said Section 8, a distance of 660.88 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 8; thence N 89°58'35" E along the North line of the SE 1/4 SW 1/4 of said Section 8, a distance of 30.00 feet, more or less, to the Point of Beginning.

ABBREVIATIONS

- | | |
|---------------------------------|------------------------------------|
| R = RADIUS | FD = FOUND |
| AL = ARC LENGTH | CONC. = CONCRETE |
| CA = CENTRAL ANGLE | ALUM. = ALUMINUM |
| CB = CHORD BEARING | LS = LAND SURVEYOR |
| CL = CHORD LENGTH | R/W = RIGHT OF WAY |
| COR = CORNER | MCSM = MESA COUNTY SURVEY MONUMENT |
| TWP = TOWNSHIP | RGE = RANGE |
| PM = PRINCIPAL MERIDIAN | BK = BOOK |
| PG = PAGE | PLS = PROFESSIONAL LAND SURVEYOR |
| FT = FEET | PB = PLAT BOOK |
| U.P.M. = UTE PRINCIPAL MERIDIAN | |
| POB = POINT OF BEGINNING | |
| POC = POINT OF COMMENCEMENT | |
| SEC = SECTION | |
| NO. = NUMBER | |

The Description contained herein has 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
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: May 4th, 2013



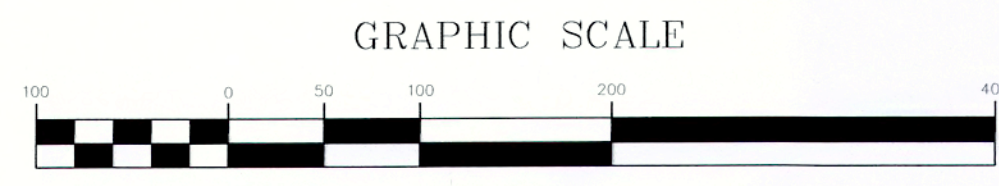
AREA OF ANNEXATION

| | |
|----------------------|-------------|
| ANNEXATION PERIMETER | 2,660.84 FT |
| CONTIGUOUS PERIMETER | 563.62 FT |
| AREA IN SQUARE FEET | 441,201*** |
| AREA IN ACRES | 10.129 |

***CONTAINS 42,958 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

LEGEND

| | |
|----------------------|-------|
| ANNEXATION BOUNDARY | ————— |
| EXISTING CITY LIMITS | ————— |



ORDINANCE NO.
4578

EFFECTIVE DATE
May 5th, 2013

THIS IS NOT A BOUNDARY SURVEY

| | | | |
|-------------|--------|------|------------|
| DRAWN BY | P.T.K. | DATE | 01-31-2013 |
| DESIGNED BY | | DATE | |
| CHECKED BY | P.T.K. | DATE | |
| APPROVED BY | | DATE | |

SCALE
1" = 100'



PUBLIC WORKS AND UTILITIES
SURVEY DEPARTMENT

MESA COUNTY WORKFORCE ANNEXATION
SE 1/4 OF SW 1/4 & SW 1/4 OF SE 1/4
SEC 8, TWP 1S, RGE 1E, U.P.M.

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 hereon.