

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3415

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

STATON ANNEXATION

APPROXIMATELY 17.329 ACRES

LOCATED AT 2673 ½ B ½ ROAD AND
INCLUDING A PORTION OF THE LINDEN AVENUE RIGHT-OF-WAY

WHEREAS, on the 6th day of March, 2002, 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 17th day of April, 2002; 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:

A certain parcel of land being the East Three-Quarters (E ¾) of the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian, lying South of the South right of way line of Canal No. 1 of Orchard Mesa Irrigation District as conveyed in Book 156, Page 510, Public Records of Mesa County, Colorado, all said lands lying in Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NW ¼ SE ¼ of said Section 26, and considering the East line of the NW ¼ SE ¼ of said Section 26 to bear S 00°06'59" E with all bearings contained herein being relative thereto; thence S 00°06'59" E along the East line of the NW ¼ SE ¼ of said Section 26, a distance of 627.94 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°06'59" E along the East line of the NW ¼ SE ¼ of said Section 26, a distance of 692.84 feet to a point being the Southeast corner of the NW ¼ SE ¼ of said Section 26; thence N

89°36'24" W along the South line of the NW ¼ SE ¼ of said Section 26, a distance of 983.04 feet to a point being the Southwest corner of the E ¾ of the NW ¼ SE ¼ of said Section 26; thence N 00°21'11" W, along the West line of the E ¾ of the NW ¼ SE ¼ of said Section 26, a distance of 840.79 feet to a point on the South right of way line of Canal No. 1 of the Orchard Mesa Irrigation District as conveyed in Book 156, Page 510, Public Records of Mesa County, Colorado; thence along said Southerly canal right of way the following fourteen (14) courses:

- 1.) S 69°04'45" E a distance of 255.10 feet to a point; thence...
- 2.) N 75°48'30" E a distance of 25.28 feet to a point; thence...
- 3.) N 39°40'06" E a distance of 123.24 feet to a point being the beginning of a 64.50 foot radius curve, concave Southerly; thence...
- 4.) 87.07 feet along the arc of said curve, through a central angle of 77°20'28", having a chord bearing of N 78°20'20" E with a chord length of 80.60 feet; thence...
- 5.) S 62°59'26" E a distance of 32.63 feet to a point being the beginning of a 72.50 foot radius curve, concave Southeast; thence...
- 6.) 41.04 feet along the arc of said curve, through a central angle of 32°25'57", having a chord bearing of N 46°46'27" E with a chord length of 40.49 feet; thence...
- 7.) S 30°33'29" E a distance of 32.69 feet to a point being the beginning of a 60.50 foot radius curve, concave Northeast; thence...
- 8.) 30.22 feet along the arc of said curve, through a central angle of 28°37'21", having a chord bearing of S 44°52'09" E with a chord length of 29.91 feet; thence...
- 9.) S 59°10'50" E a distance of 198.64 feet to a point being the beginning of a 37.50 foot radius curve, concave North; thence...
- 10.) 49.98 feet along the arc of said curve, through a central angle of 76°21'39", having a chord bearing of N 82°38'21" E with a chord length of 46.36 feet; thence...
- 11.) N 44°27'32" E a distance of 55.14 feet to a point being the beginning of a 66.50 foot radius curve, concave South; thence...
- 12.) 91.13 feet along the arc of said curve, through a central angle of 78°31'01", having a chord bearing of N 83°43'02" E with a chord length of 84.17 feet; thence...
- 13.) S 57°01'27" E a distance of 110.28 feet; thence...
- 14.) S 69°19'32" E a distance of 9.38 feet to a point on the West right of way for 26 ¾ Road (Linden Avenue) as described in Quit Claim Deeds recorded in Book 2207, page 110 and Book 2215, Page 241, Public Records of Mesa County, Colorado; thence N 00°06'59" W, along said West right of way, said line being 30.00 feet West of and parallel to the East line of the NW ¼ SE ¼ of said Section 26, a distance of 21.49 feet; thence N 89°53'01" E a distance of 30.00 feet, more or less, to the Point of Beginning.

SUBJECT TO any easements, restrictions, reservations or rights of way of record, if any shall exist.

CONTAINING 17.329 Acres, more or less, as described.

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

INTRODUCED on first reading on the 6th day March, 2002.

ADOPTED and ordered published this 17th day of April, 2002.

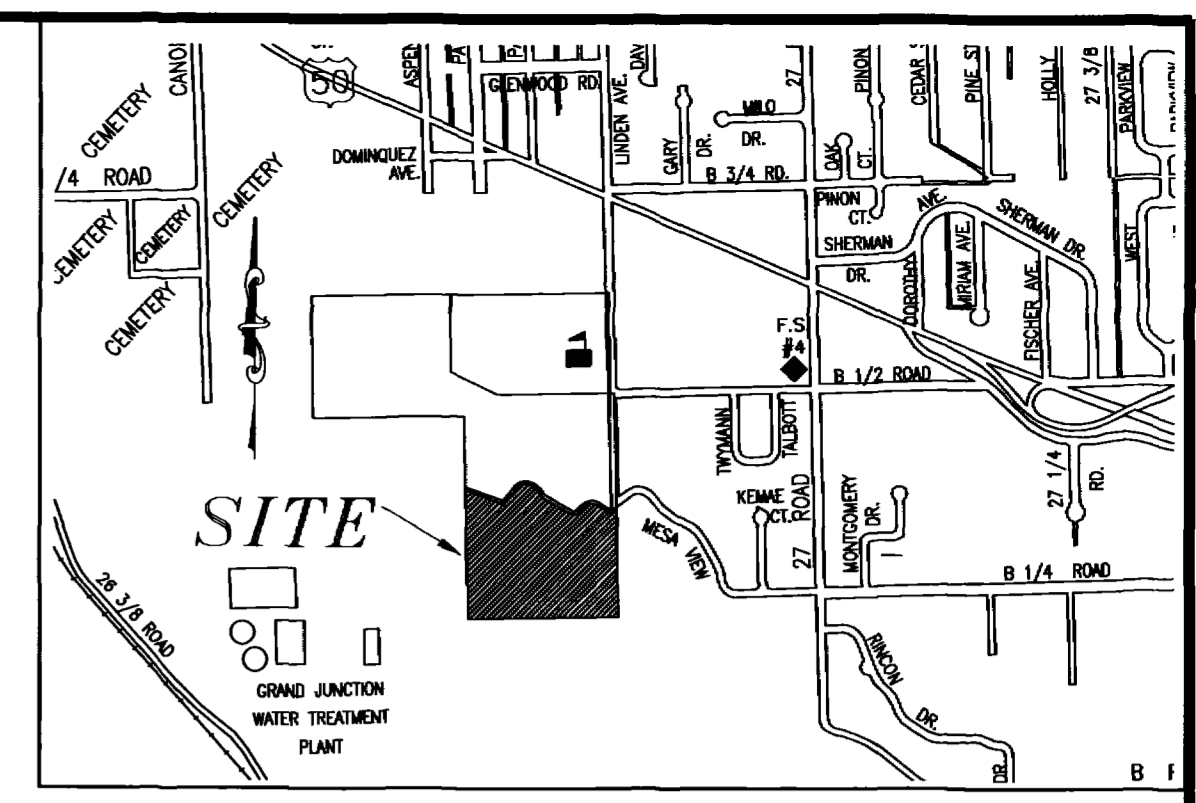
Attest:

/s/ Stephanie Tuin
City Clerk

/s/ Cindy Enos-Martinez
President of the Council

STATON ANNEXATION

LYING IN THE NW 1/4 SE 1/4 OF SECTION 26, TWP 1S, RGE 1W, U.M.
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP NOT TO SCALE

DESCRIPTION

A certain parcel of land being the East Three-Quarters (E 3/4) of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian, lying South of the South right of way line of Canal No. 1 of Orchard Mesa Irrigation District as conveyed in Book 156, Page 510, Public Records of Mesa County, Colorado, all said lands lying in Mesa County, Colorado and being more particularly described as follows:

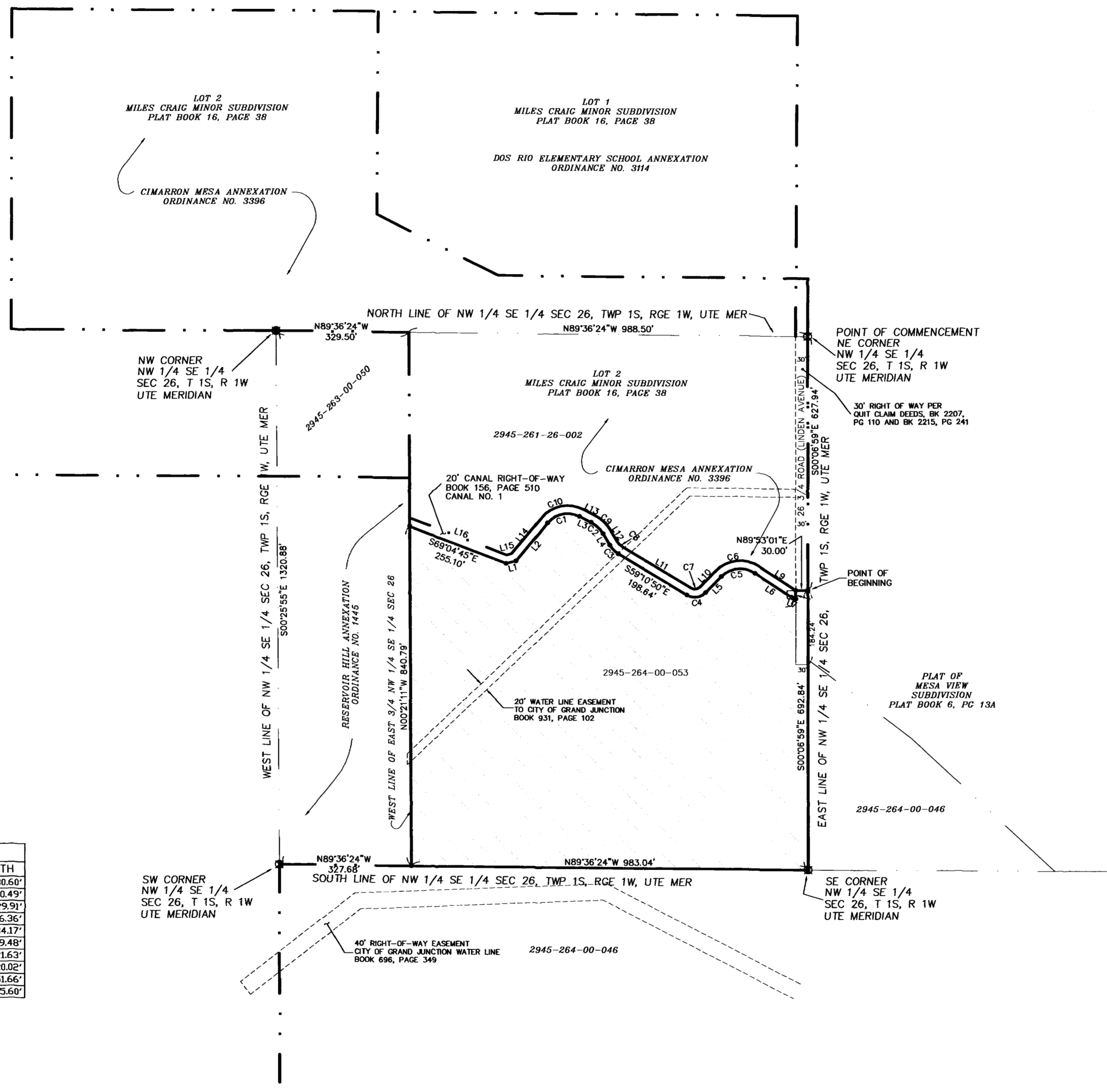
COMMENCING at the Northeast corner of the NW 1/4 SE 1/4 of said Section 26, and considering the East line of the NW 1/4 SE 1/4 of said Section 26 to bear S 00°06'59" E with all bearings contained herein being relative thereto; thence S 00°06'59" E along the East line of the NW 1/4 SE 1/4 of said Section 26, a distance of 627.94 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°06'59" E along the East line of the NW 1/4 SE 1/4 of said Section 26, a distance of 692.84 feet to a point being the Southeast corner of the NW 1/4 SE 1/4 of said Section 26; thence N 89°36'24" W along the South line of the NW 1/4 SE 1/4 of said Section 26, a distance of 983.04 feet to a point being the Southwest corner of the E 3/4 of the NW 1/4 SE 1/4 of said Section 26; thence N 00°21'11" W, along the West line of the E 3/4 of the NW 1/4 SE 1/4 of said Section 26, a distance of 840.79 feet to a point on the South right of way line of Canal No. 1 of the Orchard Mesa Irrigation District as conveyed in Book 156, Page 510, Public Records of Mesa County, Colorado; thence along said Southerly canal right of way the following fourteen (14) courses:

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 - 2.) N 75°48'30" E a distance of 25.28 feet to a point; thence...
 - 3.) N 39°40'06" E a distance of 123.24 feet to a point being the beginning of a 64.50 foot radius curve, concave Southerly; thence...
 - 4.) 87.07 feet along the arc of said curve, through a central angle of 77°20'28", having a chord bearing of N 78°20'20" E with a chord length of 80.60 feet; thence...
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 - 6.) 41.04 feet along the arc of said curve, through a central angle of 32°25'57", having a chord bearing of N 46°46'27" E with a chord length of 40.49 feet; thence...
 - 7.) S 30°33'29" E a distance of 32.69 feet to a point being the beginning of a 60.50 foot radius curve, concave Northeast; thence...
 - 8.) 30.22 feet along the arc of said curve, through a central angle of 28°37'21", having a chord bearing of S 44°52'09" E with a chord length of 29.91 feet; thence...
 - 9.) S 59°10'50" E a distance of 198.64 feet to a point being the beginning of a 37.50 foot radius curve, concave North; thence...
 - 10.) 49.98 feet along the arc of said curve, through a central angle of 76°21'39", having a chord bearing of N 82°38'21" E with a chord length of 46.36 feet; thence...
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 - 12.) 91.13 feet along the arc of said curve, through a central angle of 78°31'01", having a chord bearing of N 83°43'02" E with a chord length of 84.17 feet; thence...
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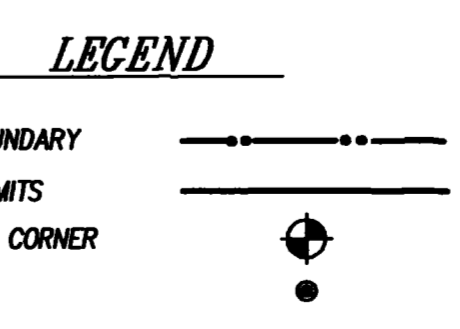
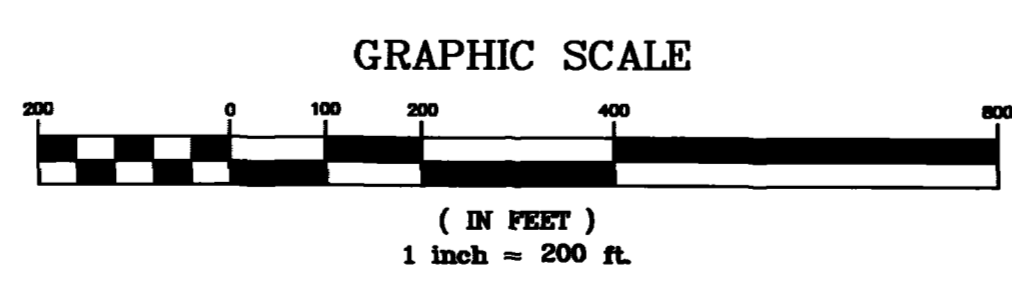
LINE	LENGTH	BEARING
L1	25.28'	N75°48'30"E
L2	123.24'	N39°40'06"E
L3	32.63'	S62°59'26"E
L4	32.69'	S30°33'29"E
L5	55.14'	N44°27'32"E
L6	110.28'	S57°01'27"E
L7	9.38'	S69°19'32"E
L8	21.49'	N00°06'59"W
L9	107.70'	S57°01'27"E
L10	55.14'	N44°27'32"E
L11	198.64'	S59°10'50"E
L12	32.69'	S30°33'29"E
L13	32.63'	S62°59'26"E
L14	116.72'	N39°40'06"E
L15	12.43'	N75°48'30"E
L16	256.56'	S69°04'45"E

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	87.07'	64.50'	77°20'28"	S78°20'20"W	80.60'
C2	41.04'	72.50'	32°25'57"	N46°46'27"E	40.49'
C3	30.22'	60.50'	28°37'21"	S44°52'09"E	29.91'
C4	49.98'	37.50'	76°21'39"	N82°38'21"E	46.36'
C5	91.13'	66.50'	78°31'01"	S83°43'02"W	84.17'
C6	118.54'	86.50'	78°31'01"	S83°43'02"W	109.48'
C7	23.32'	17.50'	76°21'38"	N82°38'21"E	21.63'
C8	20.23'	40.50'	28°37'21"	S44°52'09"E	20.02'
C9	52.36'	32.50'	32°25'57"	N46°46'27"E	51.66'
C10	114.06'	84.50'	77°20'28"	S78°20'20"W	105.60'



AREA OF ANNEXATION

ANNEXATION PERIMETER 3709.97 FT.
CONTIGUOUS PERIMETER 2011.81 FT.
AREA IN SQUARE FEET 754,866.85 SQ. FT.
AREA IN ACRES 17.329 ACRES



ORDINANCE NO. 3415
EFFECTIVE DATE MAY 19th, 2002

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 any defects and or errors.

DRAWN BY P.T.K. DATE 2-21-2002
DESIGNED BY DATE
CHECKED BY T.W. DATE
APPROVED BY DATE

SCALE 1" = 200'

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

STATON ANNEXATION

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 permanent property boundary lines.

PETER T. KRICK, REGISTERED SENIOR REAL ESTATE TECHNICIAN
CITY OF GRAND JUNCTION
DATE: APRIL 19th, 2002