

CITY OF GRAND JUNCTION, COLORADO  
ORDINANCE NO. 3417

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

DETTMER ANNEXATION

APPROXIMATELY 0.861 ACRES  
LOCATED 2916 D-1/2 Road

WHEREAS, on the 6<sup>th</sup> 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:

DETTMER ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) of Section 17, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) of said Section 17, and considering the South line of the SW ¼ NW ¼ of said Section 17 to bear S 89°50'21" W with all bearings contained herein being relative thereto; thence S 89°50'21" W along said South line, a distance of 395.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°50'21" W a distance of 133.00 feet; thence leaving said South line, N 00°00'00" E along the Easterly line of the Southern Pacific Transportation Company right-of-way, a distance of 282.00 feet; thence N 89°50'21" E a distance of 133.00 feet; thence S 00°00'00" W a distance of 282.00 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 0.861 Acres (37,506.2 square feet), more or less, as described.

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

INTRODUCED on first reading on the 6<sup>th</sup> day of March, 2002.

ADOPTED and ordered published this 17<sup>th</sup> day of April, 2002.

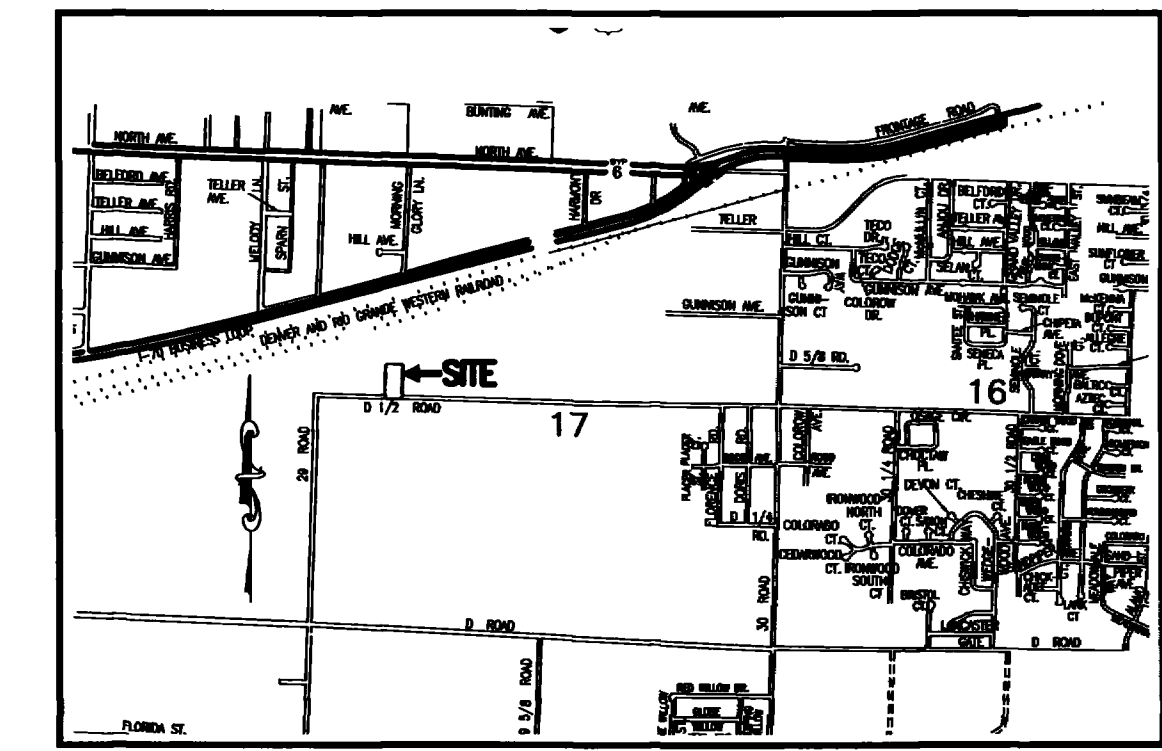
Attest:

/s/ Cindy Enos-Martinez  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# DETTMER ANNEXATION

SITUATE IN THE NORTHWEST QUARTER OF SECTION 17, TWP 1S, RGE 1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

**LEGAL DESCRIPTION**

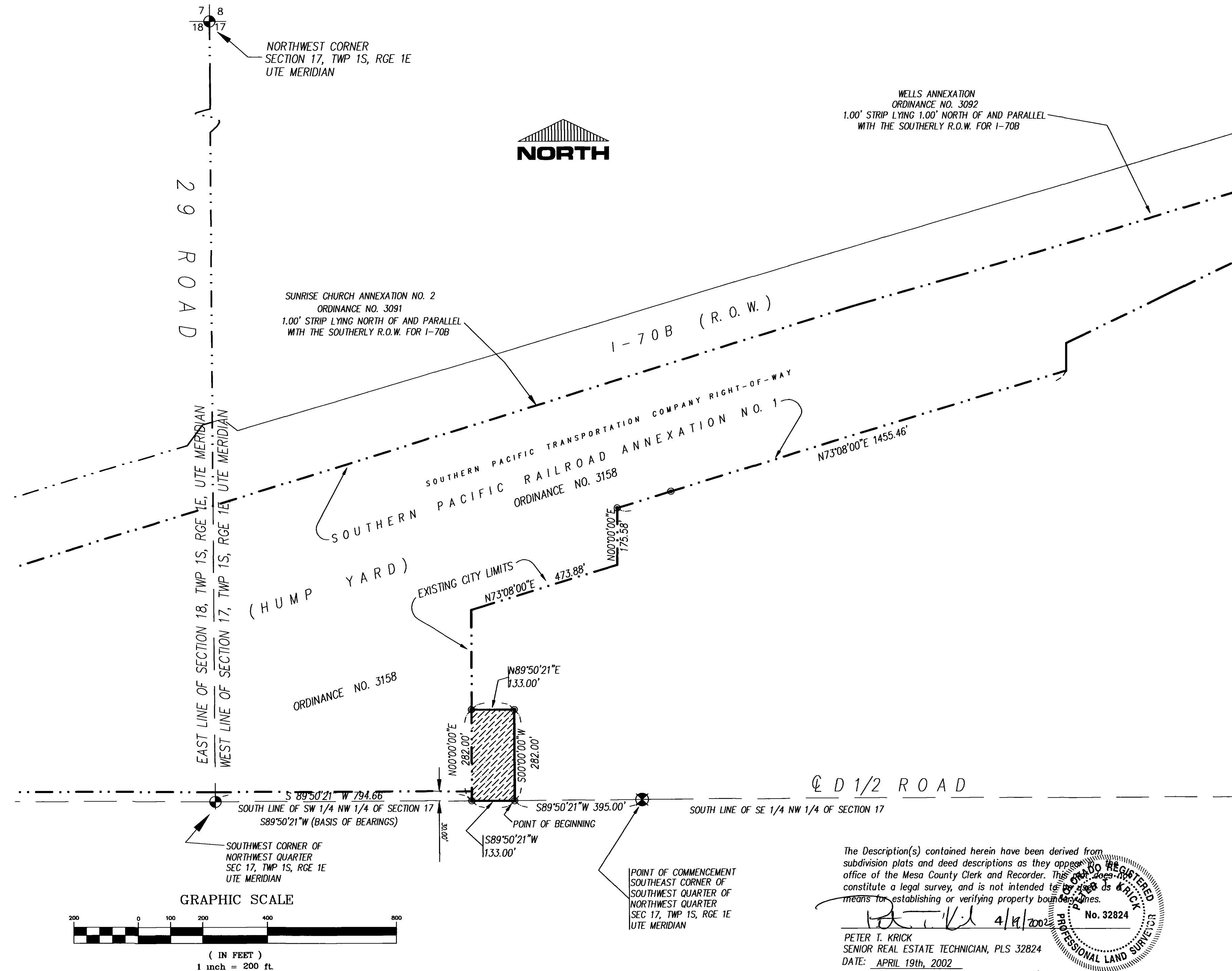
A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 17, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 17, and considering the South line of the SW 1/4 NW 1/4 of said Section 17 to bear S 89°50'21" W with all bearings contained herein being relative thereto; thence S 89°50'21" W along said South line, a distance of 395.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°50'21" W a distance of 133.00 feet; thence leaving said South line, N 00°00'00" E along the Easterly line of the Southern Pacific Transportation Company right-of-way, a distance of 282.00 feet; thence N 89°50'21" E a distance of 133.00 feet; thence S 00°00'00" W a distance of 282.00 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 0.861 Acres (37,506.2 square feet), more or less, as described.

AREA OF ANNEXATION	
ANNEXATION PERIMETER	830.00 FT.
CONTIGUOUS PERIMETER	252.00 FT.
AREA IN SQUARE FEET	37,506.2
AREA IN ACRES	0.861

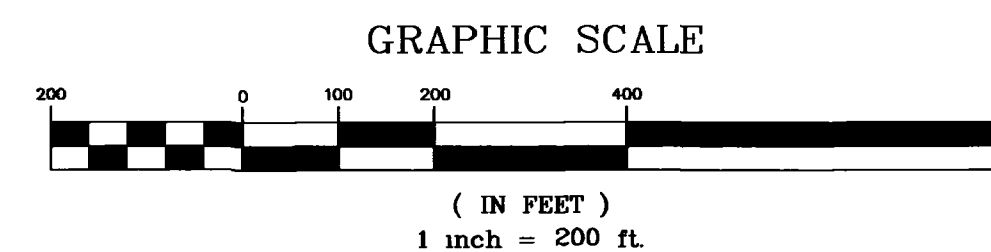


**LEGEND**

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

ORDINANCE NO.  
3417

EFFECTIVE DATE  
19 May, 2002



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 does not constitute a legal survey, and is not intended to be used as such for establishing or verifying property boundaries.

PETER T. KRICK  
 SENIOR REAL ESTATE TECHNICIAN, PLS 32824  
 DATE: APRIL 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 all defects and or errors.

DRAWN BY P.T.K. DATE 2-14-2002  
 DESIGNED BY P.T.K. DATE \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY T.W. DATE \_\_\_\_\_

SCALE  
1" = 200'

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

**DETTMER ANNEXATION**