

CITY OF GRAND JUNCTION, COLORADO  
ORDINANCE NO. 3419

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

TRAVER ANNEXATION NO. 3

APPROXIMATELY 0.2407 ACRES

LOCATED at the Grand Valley Irrigation Canal, Northeast of D and 30 Roads

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 17<sup>th</sup> 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:

TRAVER ANNEXATION NO. 3

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 17, and considering the South line of the SE ¼ SE ¼ of said Section 17 to bear S 89°57'32" W with all bearings contained herein being relative thereto; thence S 89°57'32" W, along the South line of the SE ¼ SE ¼ of said Section 17, a distance of 327.49 feet to a point on the East line of the West 990.00 feet of the SE ¼ SE ¼ of said Section 17; thence N 00°01'40" W, along the East line of the West 990.00 feet of the SE ¼ SE ¼ of said Section 17, a distance of 1059.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 84°09'52" W a distance of 67.43 feet; thence S 78°48'05" W a distance of 252.79 feet; thence S 79°21'59" W a distance of 138.86 feet; thence S 77°55'42" W a distance of 89.00 feet; thence S 81°10'14" W a distance of 57.58 feet; thence S 83°35'49" W a distance of 64.97 feet to its intersection with the Southerly extension of the East line of Lot 2, Brown's Minor Subdivision, as same is recorded in Plat Book 16, Page 36 of the Public Records of Mesa County, Colorado; thence N 00°03'36" W, along

the Southerly extension of the East line of said Lot 2, a distance of 17.79 feet; thence leaving said East line, N 83°16'55" E a distance of 93.87 feet; thence N 79°29'58" E a distance of 314.67 feet; thence N 78°44'09" E a distance of 172.93 feet; thence N 85°23'06" E a distance of 61.27 feet; thence N 88°52'02" E a distance of 26.74 feet to a point on the East line of the West 990.00 feet of the SE ¼ SE ¼ of said Section 17; thence S 00°01'40" E, along said East line, a distance of 22.80 feet, more or less, to the Point of Beginning.

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

CONTAINING 0.2407 Acres, 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.

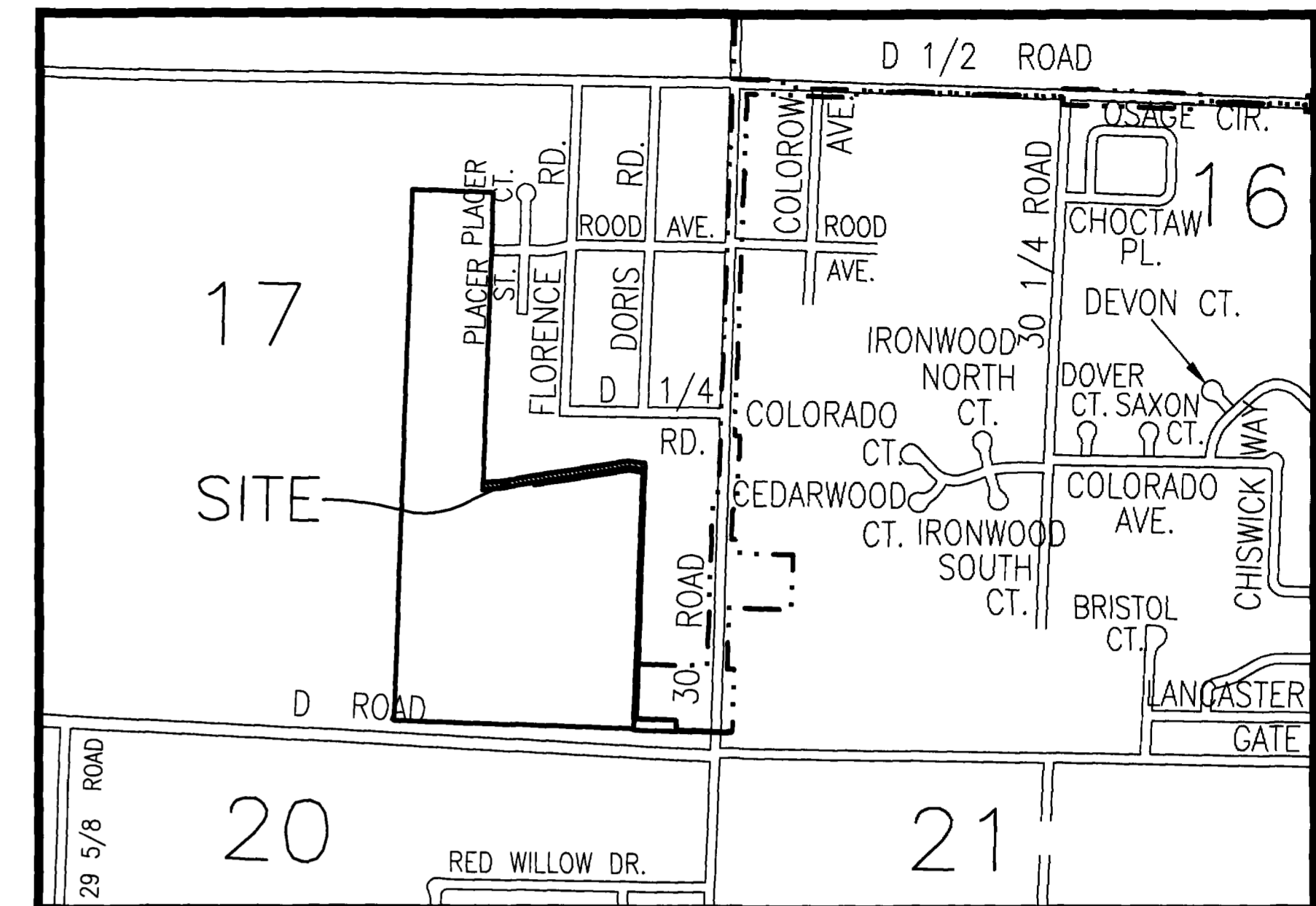
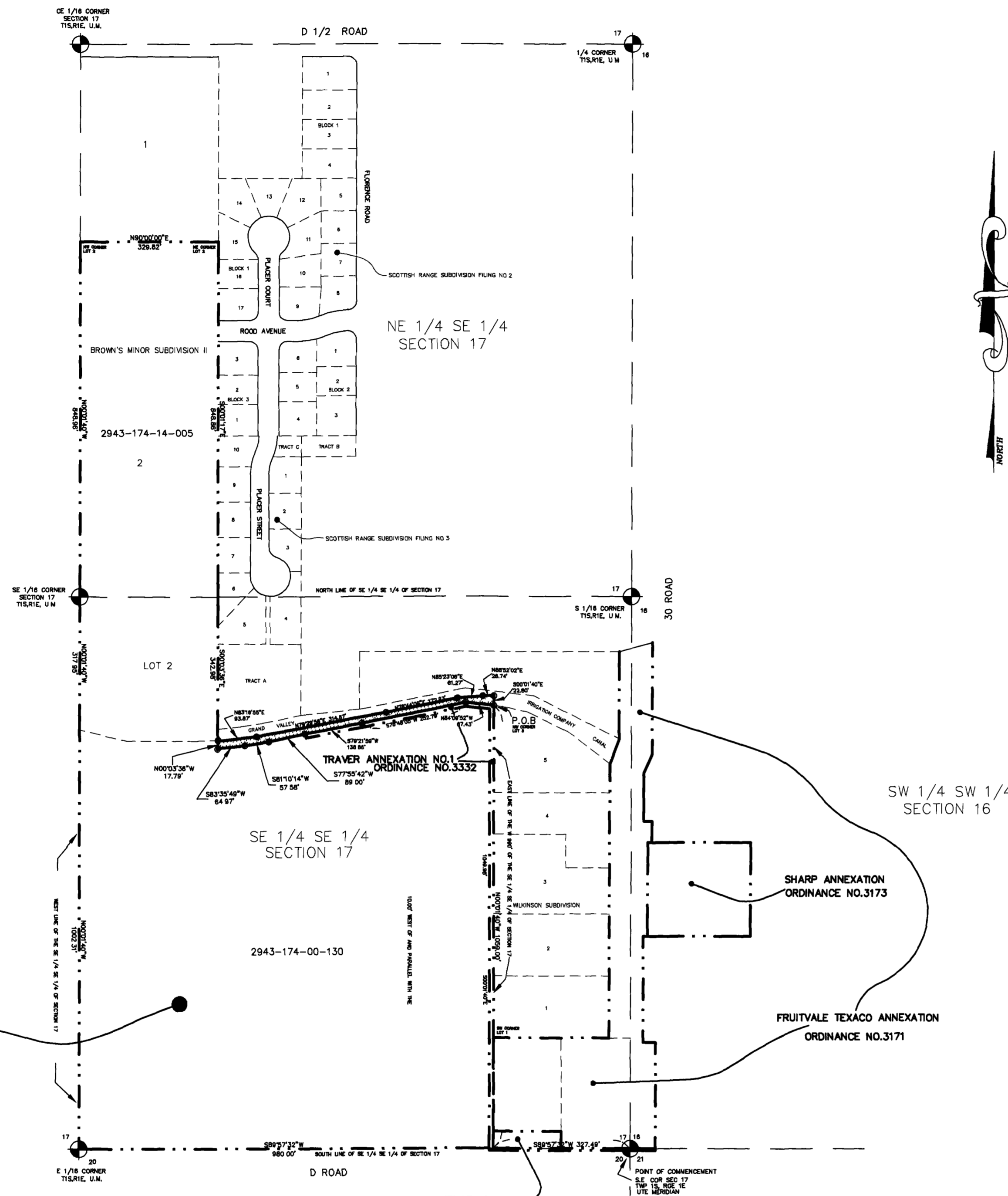
ADOPTED and ordered published this 17<sup>th</sup> day of April, 2002.

Attest:

/s/ Cindy Enos-Martinez  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# TRAVER ANNEXATION NO.3



LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 17, and considering the South line of the SE 1/4 SE 1/4 of said Section 17 to bear S 89°57'32" W with all bearings contained herein being relative thereto; thence S 89°57'32" W, along the South line of the SE 1/4 SE 1/4 of said Section 17, a distance of 327.49 feet to a point on the East line of the West 990.00 feet of the SE 1/4 SE 1/4 of said Section 17; thence N 00°01'40" W, along the East line of the West 990.00 feet of the SE 1/4 SE 1/4 of said Section 17, a distance of 1059.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 84°09'52" W a distance of 67.43 feet, thence S 78°48'05" W a distance of 252.79 feet; thence S 79°21'59" W a distance of 138.86 feet; thence S 77°55'42" W a distance of 89.00 feet; thence S 81°10'14" W a distance of 57.58 feet; thence S 83°35'49" W a distance of 64.97 feet to its intersection with the Southerly extension of the East line of Lot 2, Brown's Minor Subdivision, as same is recorded in Plat Book 16, Page 36 of the Public Records of Mesa County, Colorado; thence N 00°03'36" W, along the Southerly extension of the East line of said Lot 2, a distance of 17.79 feet; thence leaving said East line, N 83°16'55" E a distance of 93.87 feet; thence N 79°29'58" E a distance of 314.67 feet; thence N 78°44'09" E a distance of 172.93 feet; thence N 85°23'06" E a distance of 81.27 feet; thence N 88°52'02" E a distance of 26.74 feet to a point on the East line of the West 990.00 feet of the SE 1/4 SE 1/4 of said Section 17; thence S 00°01'40" E, along said East line, a distance of 22.80 feet, more or less, to the Point of Beginning.

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

CONTAINING 0.2407 Acres, more or less, as described.

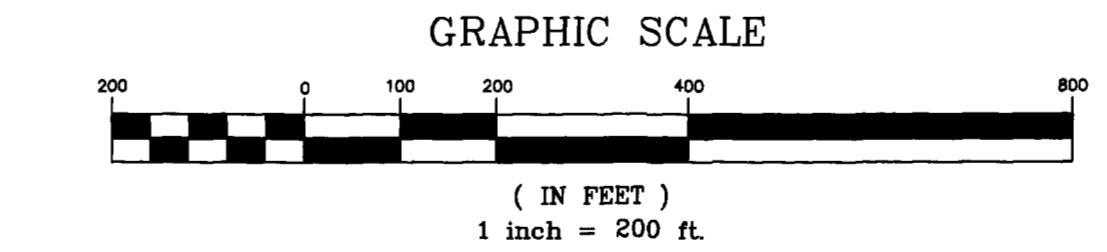
TRAVER ANNEXATION NO.2  
ORDINANCE NO.3333

SE 1/4 SE 1/4  
SECTION 17

SW 1/4 SW 1/4  
SECTION 16

NE 1/4 NE 1/4  
SECTION 20

NW 1/4 NW 1/4  
SECTION 21



### AREA OF ANNEXATION

ANNEXATION PERIMETER	1380.69 FT.
CONTIGUOUS PERIMETER	459.08 FT.
AREA IN SQUARE FEET	10,486.45
AREA IN ACRES	0.2407

### LEGEND

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

ORDINANCE NO.  
3419

EFFECTIVE DATE  
MAY 17th, 2002

The Description contained herein has been derived from subdivision plats and other 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 basis for establishing or verifying property boundaries.

*Peter T. Krick*  
No. 32824  
Peter T. Krick, S.No. 32824  
Senior Real Estate Broker  
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 2-18-2002	SCALE
DESIGNED BY _____	DATE _____	1" = 200'
CHECKED BY _____	DATE _____	
APPROVED BY _____	DATE _____	

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

TRAVER ANNEXATION NO.3