

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3424**

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

**LARSON ANNEXATION No. 2**

**APPROXIMATELY 1.921 ACRES**

**A portion of the 29 Road Right-of-way**

WHEREAS, on the 3<sup>rd</sup> day of April, 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 15<sup>th</sup> day of May, 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 situated in Mesa County, Colorado, and described to wit:

**LARSON ANNEXATION NO. 2  
DESCRIPTION**

A certain parcel of land lying in the Southwest Quarter (SW ¼) of Section 29 and the Southeast Quarter (SE ¼) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 29, and considering the West line of the SW ¼ of said Section 29 to bear N 00°00'00" E with all bearings contained herein being relative thereto, thence N 00°00'00" E along the West line of the SW ¼ of said Section 29 a distance of 31.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 89°55'00" W along a line 31.00 feet North of and parallel

with, the South line of the SE ¼ of said Section 30, a distance of 30.00 feet to a point on the West right of way for 29 Road; thence N 00°00'00" E, along said West right of way, a distance of 1280.95 feet to a point on the Easterly extension of the South line of Vista Rado Filing No. 1, as same is recorded in Plat Book 16, Page 281, Public Records of Mesa County, Colorado; thence N 89°47'15" W along the South line of said Vista Rado Filing No. 1, a distance of 10.00 feet to a point being the Southwest corner of Lot 30 of said Vista Rado Filing No. 1; thence N 00°00'00" E along a line 40.00 feet West of and parallel with the West line of the SW ¼ of said Section 29 and the West line of said Lot 30, a distance of 100.00 feet; thence S 89°47'15" E a distance of 10.00 feet; thence N 00°00'00" E along a line 30.00 feet West of and parallel with the West line of the SW ¼ of said Section 29, a distance of 211.97 feet; thence N 89°47'15" W a distance of 10.00 feet to a point being the Southwest corner of Lot 29 of said Vista Rado Filing No. 1; thence N 00°00'00" E along a line 40.00 feet West of and parallel with the West line of the SW ¼ of said Vista Rado Filing No. 1, a distance of 348.85 feet, more or less, to a point on the North line of said Vista Rado Filing No. 1; thence S 89°34'38" E along the Easterly extension of the North line of said Vista Rado Filing No. 1, a distance of 10.00 feet; thence N 00°00'00" E along a line 30.00 feet West of and parallel with the West line of the SW ¼ of said Section 29, a distance of 230.22 feet; thence N 90°00'00" E a distance of 30.00 feet to a point on the West line of the SW ¼ of said Section 29; thence S 00°00'00" E along said West line, a distance of 1965.06 feet; thence N 90°00'00" E a distance of 55.00 feet to a point on the East right of way for 29 Road, as same is shown on the Plat of Chipeta Golf Course, as same is recorded in Plat Book 15, Pages 197 and 198, Public Records of Mesa County, Colorado; thence S 00°00'00" E, along said East right of way, a distance of 10.00 feet; thence N 90°00'00" W a distance of 1.00 feet; thence S 00°00'00" E, along a line 54.00 feet East of and parallel with the West line of the SW ¼ of said Section 29, a distance of 115.08 feet to a point being the beginning of a 171.00 foot radius non-tangent curve, concave Northeast; thence 148.70 feet Southeasterly along the arc of said curve, through a central angle of 49°49'21", having a long chord bearing of S 56°17'02" E with a long chord length of 144.06 feet; thence N 89°58'00" W along a line 31.00 feet North of and parallel with the South line of the SW ¼ of said Section 29, a distance of 172.82 feet; thence N 00°00'00" E along a line 1.00 feet East of and parallel with the West line of the SW ¼ of said Section 29, a distance of 194.94 feet; thence N 90°00'00" W a distance of 1.00 feet to a point on the West line of the SW ¼ of said Section 29; thence S 00°00'00" E along the West line of the SW ¼ of said Section 29, a distance of 194.94 feet, more or less, to the Point of Beginning.

CONTAINING 83,694.29 square feet or 1.921 acres, more or less, as described, be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 3<sup>RD</sup> day April, 2002.

ADOPTED and ordered published this 15<sup>th</sup> day of May, 2002.

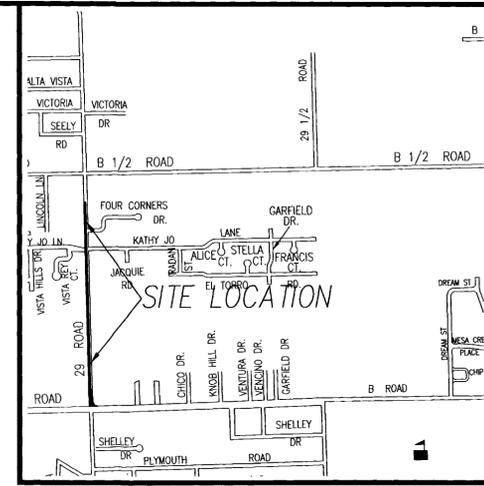
Attest:

/s/ Cindy Enos-Martinez  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# LARSON ANNEXATION NO. 2

SITUATE IN THE SW 1/4 OF SECTION 29 AND SE 1/4 OF SECTION 30, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



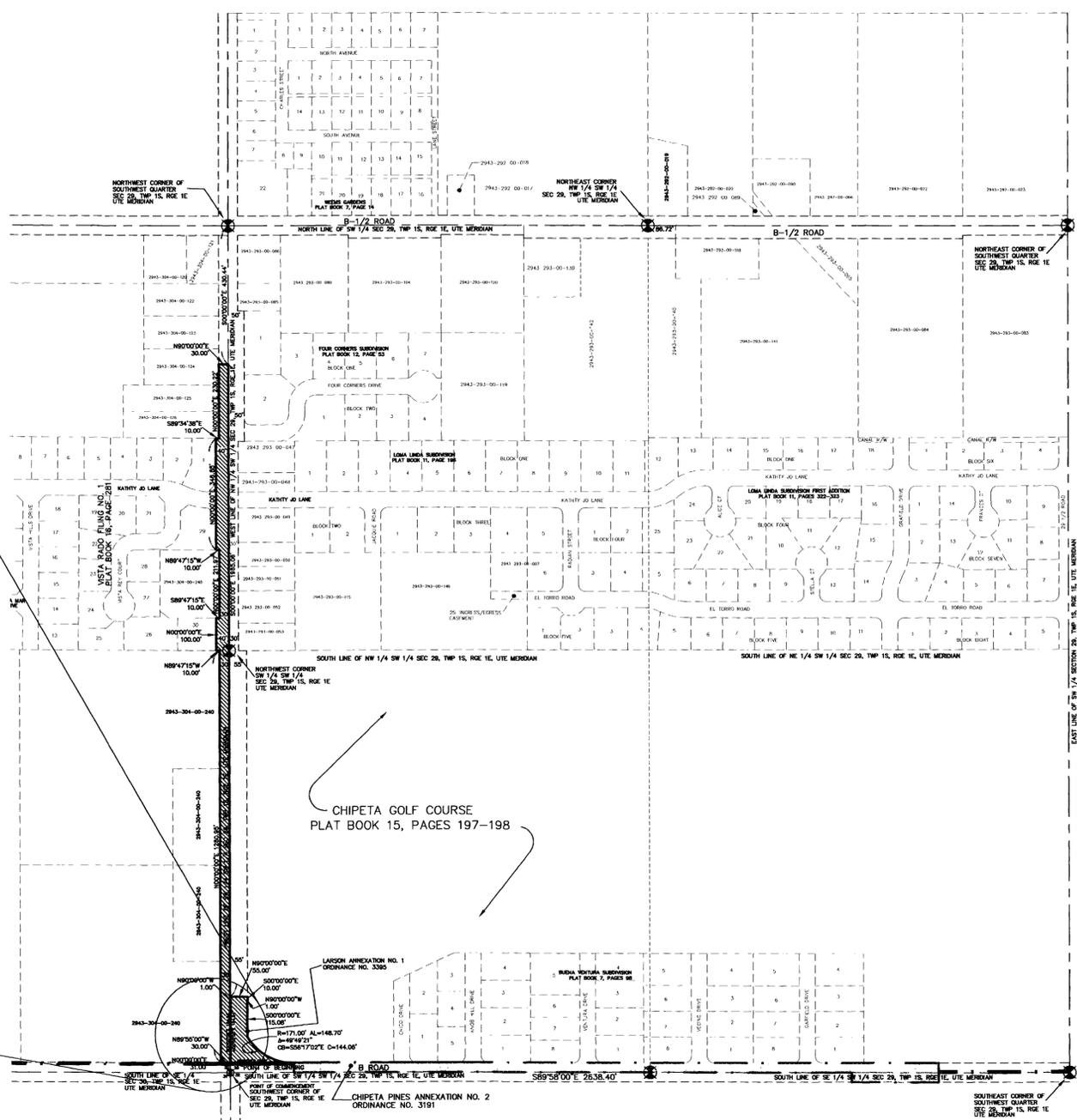
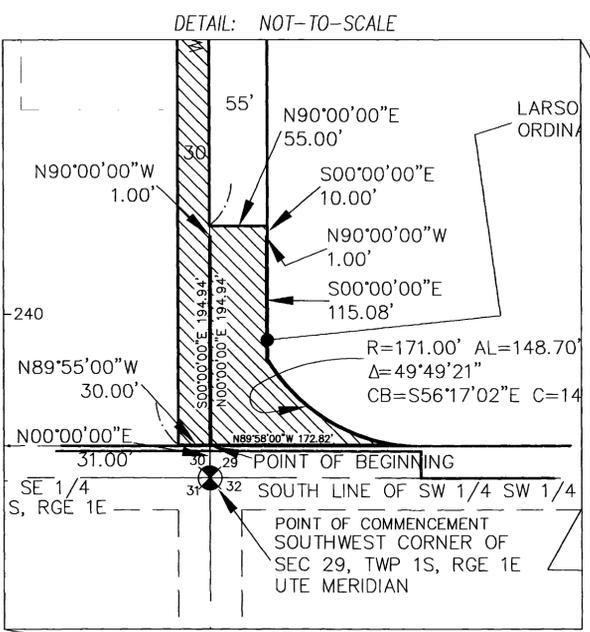
LOCATION MAP: NOT-TO-SCALE

### LEGAL DESCRIPTION

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 29 and the Southeast Quarter (SE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

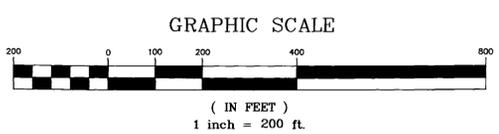
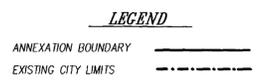
COMMENCING at the Southwest corner of said Section 29, and considering the West line of the SW 1/4 of said Section 29 to bear N 00°00'00" E with all bearings contained herein being relative thereto, thence N 00°00'00" E along the West line of the SW 1/4 of said Section 29 a distance of 31.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 89°55'00" W along a line 31.00 feet North of and parallel with, the South line of the SE 1/4 of said Section 30, a distance of 30.00 feet to a point on the West right of way for 29 Road; thence N 00°00'00" E, along said West right of way, a distance of 1280.95 feet to a point on the Easterly extension of the South line of Vista Rado Filing No. 1, as same is recorded in Plat Book 16, Page 281, Public Records of Mesa County, Colorado; thence N 89°47'15" W along the South line of said Vista Rado Filing No. 1, a distance of 10.00 feet to a point being the Southwest corner of Lot 30 of said Vista Rado Filing No. 1; thence N 00°00'00" E along a line 40.00 feet West of and parallel with the West line of the SW 1/4 of said Section 29 and the West line of said Lot 30, a distance of 100.00 feet; thence S 89°47'15" E a distance of 10.00 feet; thence N 00°00'00" E along a line 30.00 feet West of and parallel with the West line of the SW 1/4 of said Section 29, a distance of 211.97 feet; thence N 89°47'15" W a distance of 10.00 feet to a point being the Southwest corner of Lot 29 of said Vista Rado Filing No. 1; thence N 00°00'00" E along a line 40.00 feet West of and parallel with the West line of the SW 1/4 of said Section 29, a distance of 348.85 feet, more or less, to a point on the North line of said Vista Rado Filing No. 1; thence S 89°34'38" E along the Easterly extension of the North line of said Vista Rado Filing No. 1, a distance of 10.00 feet; thence N 00°00'00" E along a line 30.00 feet West of and parallel with the West line of the SW 1/4 of said Section 29, a distance of 230.22 feet; thence N 90°00'00" E a distance of 30.00 feet to a point on the West line of the SW 1/4 of said Section 29; thence S 00°00'00" E along said West line, a distance of 1965.06 feet; thence N 90°00'00" E a distance of 55.00 feet to a point on the East right of way for 29 Road, as same is shown on the Plat of Chipeta Golf Course, as same is recorded in Plat Book 15, Pages 197 and 198, Public Records of Mesa County, Colorado; thence S 00°00'00" E, along said East right of way, a distance of 10.00 feet; thence N 90°00'00" W a distance of 1.00 feet; thence S 00°00'00" E, along a line 54.00 feet East of and parallel with the West line of the SW 1/4 of said Section 29, a distance of 115.08 feet to a point being the beginning of a 171.00 foot radius non-tangent curve, concave Northeast; thence 148.70 feet Southeasterly along the arc of said curve, through a central angle of 49°49'21", having a long chord bearing of S 56°17'02" E with a long chord length of 144.06 feet; thence N 89°58'00" W along a line 31.00 feet North of and parallel with the South line of the SW 1/4 of said Section 29, a distance of 172.82 feet; thence N 00°00'00" E along a line 1.00 feet East of and parallel with the West line of the SW 1/4 of said Section 29, a distance of 194.94 feet; thence N 90°00'00" W a distance of 1.00 feet to a point on the West line of the SW 1/4 of said Section 29; thence S 00°00'00" E along the West line of the SW 1/4 of said Section 29, a distance of 194.94 feet, more or less, to the Point of Beginning.

CONTAINING 83,694.29 Square Feet or 1.921 Acres, more or less, as described.



**AREA OF ANNEXATION**

ANNEXATION PERIMETER	5128.54 FT
CONTIGUOUS PERIMETER	858.48 FT
AREA IN SQUARE FEET	83,694.29
AREA IN ACRES	1.921



ORDINANCE NO.  
3424

EFFECTIVE DATE  
June 16th, 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 plat does not constitute a legal survey, and should not be used as a means for establishing or verifying property boundary lines.

*Peter T. Krick*  
  
 PETER T. KRICK, P.L.S.  
 SENIOR REAL ESTATE TECHNOLOGIST  
 DATE: 5-20-2002

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.

DRAWN BY P.T.K. DATE 3-19-2002  
 DESIGNED BY \_\_\_\_\_ 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

LARSON ANNEXATION NO. 2