

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3425

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

LARSON ANNEXATION No. 3

APPROXIMATELY 11.626 ACRES

**LOCATED at 2919/2921 B ½ Road and including a portion of the B ½ Road
Right-of-way**

WHEREAS, on the 3rd 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 15th 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. 3
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 235.94 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'00" E along the West line of the SW ¼

of said Section 29 a distance of 1965.06 feet; thence leaving said West line, N 90°00'00" W 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 400.51 feet; thence S 89°53'00" E along a line 30.00 feet South of and parallel with the North line of the SE ¼ of said Section 30, a distance of 30.00 feet to a point on the West line of the SW ¼ of said Section 29; thence N 00°00'00" E along said West line a distance of 30.00 feet to a point being the Northwest corner of the SW ¼ of said Section 29; thence leaving said North line, N 90°00'00" E along the North line of the SW ¼ of said Section 29 a distance of 1406.58 feet; thence S 00°00'12" W a distance of 165.00 feet; thence N 90°00'00" E a distance of 79.78 feet; thence S 00°00'12" W a distance of 494.01 feet, more or less, to a point on the North line of Loma Linda Subdivision First Addition, as same is recorded in Plat Book 11, Pages 322 and 323, Public Records of Mesa County, Colorado; thence S 89°57'43" W along said North line a distance of 166.63 feet; thence S 00°00'51" W a distance of 10.58 feet; thence N 90°00'00" W along the North line of said Loma Linda Subdivision First Addition and the North line of Loma Linda Subdivision, as same is recorded in Plat Book 11, Page 195, Public Records of Mesa County, Colorado, a distance of 389.61 feet; thence N 00°01'24" W a distance of 639.70 feet; thence N 90°00'00" W along a line 30.00 feet South of and parallel with the North line of the SW ¼ of said Section 29, a distance of 260.12 feet; thence S 00°00'00" E a distance of 10.00 feet; thence N 90°00'00" W along a line 40.00 feet South of and parallel with the North line of the SW ¼ of said Section 29, a distance of 291.36 feet; thence N 00°00'00" E a distance of 10.00 feet; thence N 90°00'00" W along a line 30.00 feet South of and parallel with the North line of the SW ¼ of said Section 29, a distance of 348.34 feet to a point on the East right of way for 29 Road; thence S 00°00'00" E along said East right of way and being a line 30.00 feet East of and parallel with the West line of the SW ¼ of said Section 29, a distance of 234.00 feet; thence S 90° 00'00" E along the Westerly extension of the North line of Lot 1, Plat of Four Corners Subdivision, as same is recorded in Plat Book 12, Page 53, Public Records of Mesa County, Colorado, a distance of 20.00 feet; thence S 00°00'00" E along the West line of said Four Corners Subdivision, a distance of 405.70 feet to a point on the South line of said Four Corners Subdivision; thence N 90°00'00" W along the Westerly extension of the South line of said Four Corners Subdivision, a distance of 20.00 feet; thence S 00°00'00" E along the East right of way for 29 Road and being a line 30.00 feet East of and parallel with the West line of the SW ¼ of said Section 29, a distance of 650.26 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 29, as same is shown on said Loma Linda Subdivision; thence N 89°55'26" E, along said South line, a distance of 25.00 feet; thence S 00°00'00" E along the East right of way for 29 Road, being a line 55.00 feet East of and parallel with the West line of the SW ¼ of said Section 29, 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, a distance of 1075.58 feet; thence N 90°00'00" W a distance of 55.00 feet, more or less, to the Point of Beginning.

CONTAINING 506,469.85 square feet or 11.626 acres, more or less, as

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

INTRODUCED on first reading on the 3rd day April, 2002.

ADOPTED and ordered published this 15th day of May, 2002.

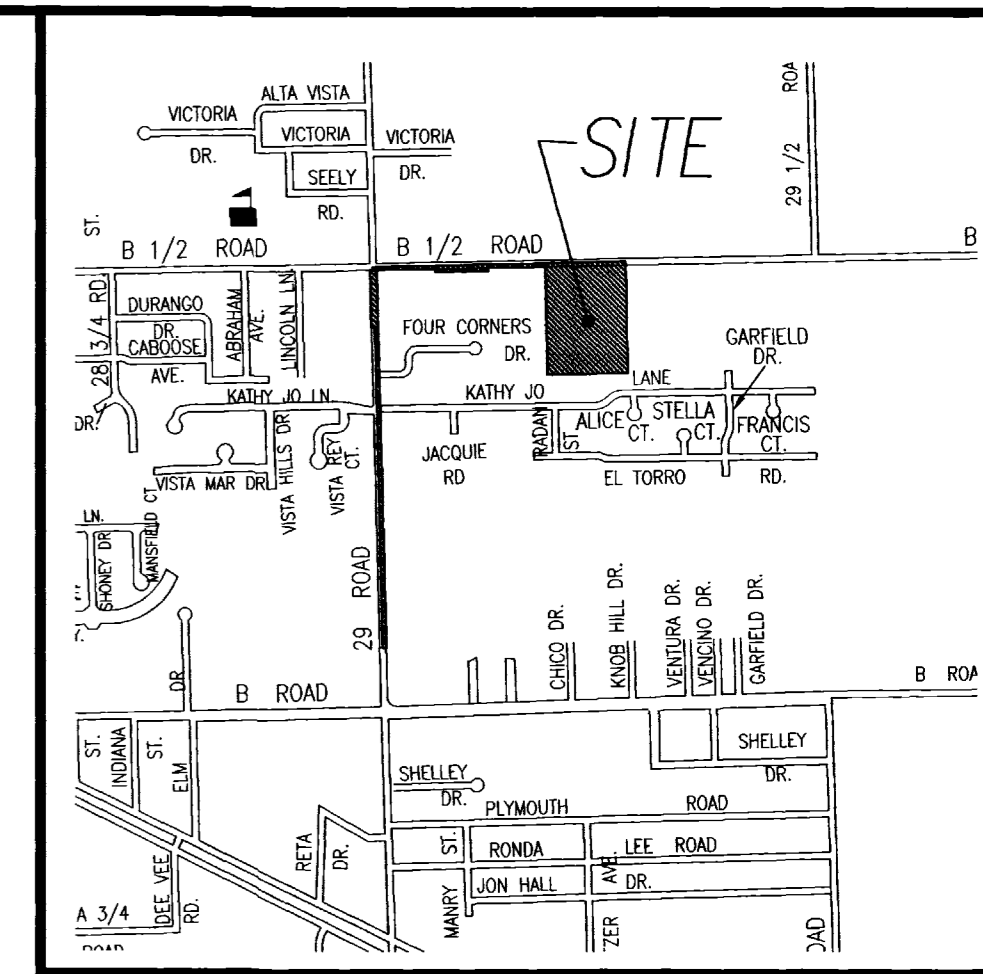
Attest:

/s/ Cindy Enos-Martinez
President of the Council

/s/ Stephanie Tuin
City Clerk

LARSON ANNEXATION NO. 3

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



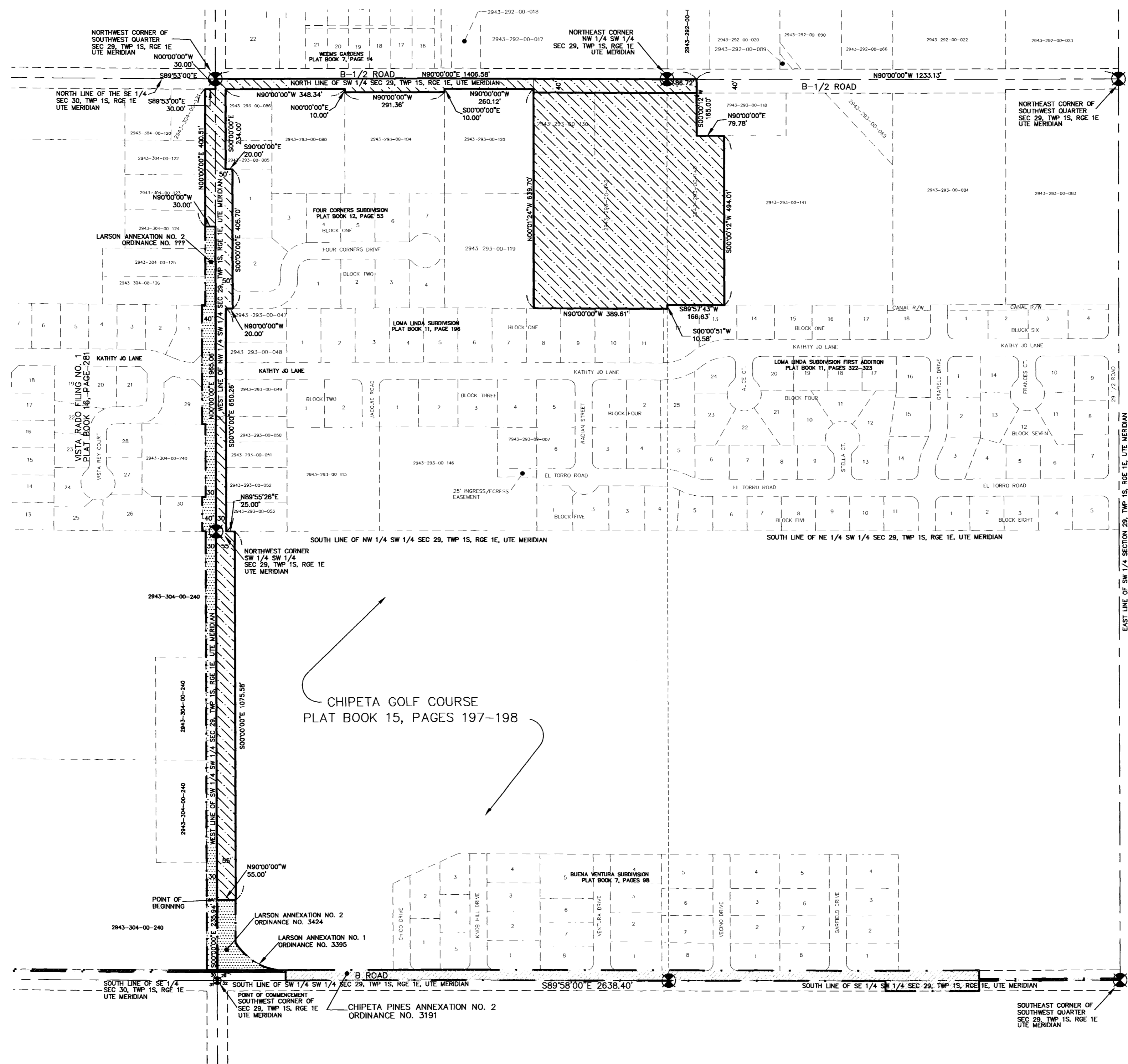
LOCATION MAP: NOT-TO-SCALE

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 235.94 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'00" E along the West line of the SW 1/4 of said Section 29 a distance of 1965.06 feet; thence leaving said West line, N 90°00'00" W 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 400.51 feet; thence S 89°53'00" E along a line 30.00 feet South of and parallel with the North line of the SE 1/4 of said Section 30, a distance of 30.00 feet to a point on the West line of the SW 1/4 of said Section 30; thence N 00°00'00" E along said West line a distance of 30.00 feet to a point being the Northwest corner of the SW 1/4 of said Section 29; thence leaving said North line, N 90°00'00" E along the North line of the SW 1/4 of said Section 29 a distance of 1406.58 feet; thence S 00°00'12" W a distance of 165.00 feet; thence N 90°00'00" E a distance of 79.78 feet; thence S 00°00'12" W a distance of 494.01 feet, more or less, to a point on the North line of Loma Linda Subdivision First Addition, as same is recorded in Plat Book 11, Pages 322 and 323, Public Records of Mesa County, Colorado; thence S 89°57'43" W along said North line a distance of 166.63 feet; thence S 00°00'51" W a distance of 10.58 feet; thence N 90°00'00" W along the North line of said Loma Linda Subdivision First Addition and the North line of Loma Linda Subdivision, as same is recorded in Plat Book 11, Page 195, Public Records of Mesa County, Colorado, a distance of 389.61 feet; thence N 00°01'24" W a distance of 639.70 feet; thence N 90°00'00" W along a line 30.00 feet South of and parallel with the North line of the SW 1/4 of said Section 29, a distance of 260.12 feet; thence S 00°00'00" E a distance of 10.00 feet; thence N 90°00'00" W along a line 40.00 feet South of and parallel with the North line of the SW 1/4 of said Section 29, a distance of 291.36 feet; thence N 00°00'00" E a distance of 10.00 feet; thence N 90°00'00" W along a line 30.00 feet South of and parallel with the North line of the SW 1/4 of said Section 29, a distance of 348.34 feet to a point on the East right of way for 29 Road; thence S 00°00'00" E along said East right of way and being a line 30.00 feet East of and parallel with the West line of the SW 1/4 of said Section 29, a distance of 234.00 feet; thence S 90° 00'00" E along the Westerly extension of the North line of Lot 1, Plat of Four Corners Subdivision, as same is recorded in Plat Book 12, Page 53, Public Records of Mesa County, Colorado, a distance of 20.00 feet; thence S 00°00'00" E along the West line of said Four Corners Subdivision, a distance of 405.70 feet to a point on the South line of said Four Corners Subdivision; thence N 90°00'00" W along the Westerly extension of the South line of said Four Corners Subdivision, a distance of 20.00 feet; thence S 00°00'00" E along the East right of way for 29 Road and being a line 30.00 feet East of and parallel with the West line of the SW 1/4 of said Section 29, a distance of 650.26 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 29, as same is shown on said Loma Linda Subdivision; thence N 89°55'26" E, along said South line, a distance of 25.00 feet; thence S 00°00'00" E along the East right of way for 29 Road, being a line 55.00 feet East of and parallel with the West line of the SW 1/4 of said Section 29, 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, a distance of 1075.58 feet; thence N 90°00'00" W a distance of 55.00 feet, more or less, to the Point of Beginning.

CONTAINING 506,469.85 square feet or 11.626 Acres, as described.

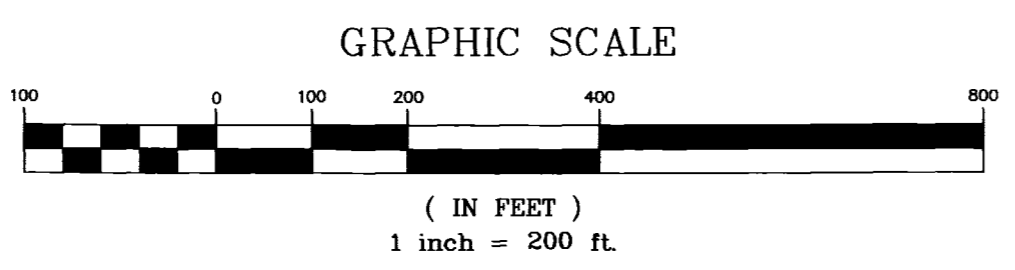


AREA OF ANNEXATION

ANNEXATION PERIMETER	9212.80 FT
CONTIGUOUS PERIMETER	2050.06 FT.
AREA IN SQUARE FEET	506,469.85
AREA IN ACRES	11.626

LEGEND

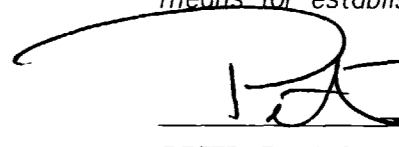
ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -



ORDINANCE NO.
3425

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 is not intended to be used as a means for establishing or verifying boundary lines.


 PETER T. KRICK, No. 32824
 SENIOR REAL ESTATE BROKER
 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 herein.

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. 3