

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3427**

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

**ZAMBRANO ANNEXATION**

**APPROXIMATELY 11.282 ACRES**

**LOCATED AT 657 20 ½ ROAD**

**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 situate in Mesa County, Colorado, and described to wit:**

A certain parcel of land lying in the West Half (W ½) of Section 15, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter (NW ¼) of said Section 15, and considering the East line of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of said Section 15 to bear N 00°58'57" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°58'57" E along the East line of the SE ¼ NW ¼ of said Section 15 a distance of 351.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, leaving said East line, S 63°27'56" W a distance of 799.99 feet; thence S 49°53'30" W a distance of 803.55 feet, more or less, to a point on the West line of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of said Section 15; thence N 01°06'50" E, along the West line of the NE ¼ SW ¼ of said Section 15, a distance of 536.61 feet

to a point being the Northwest corner of the NE ¼ SW ¼ of said Section 15; thence N 00°42'51" E along the West line of the SE ¼ NW ¼ of said Section 15 a distance of 220.70 feet; thence leaving said West line, S 89°54'48" E a distance of 698.81 feet; thence N 00°07'03" E a distance of 239.87 feet; thence S 89°54'35" E a distance of 619.88 to a point on the East line of the SE ¼ NW ¼ of said Section 15; thence S 00°58'57" W, along the East line of the SE ¼ NW ¼ of said Section 15, a distance of 119.98 feet, more or less, to the Point of Beginning.

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 15<sup>th</sup> day of May, 2002.

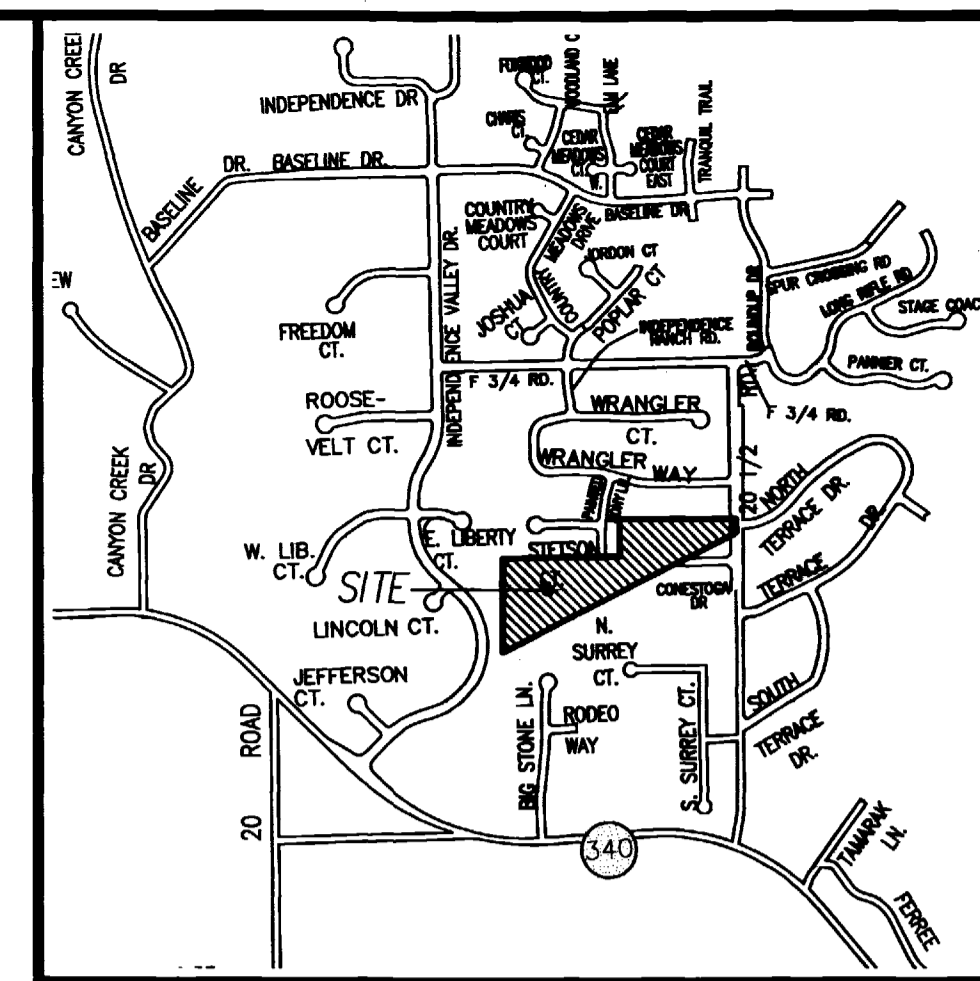
Attest:

/s/: Cindy Enos-Martinez  
President of the Council

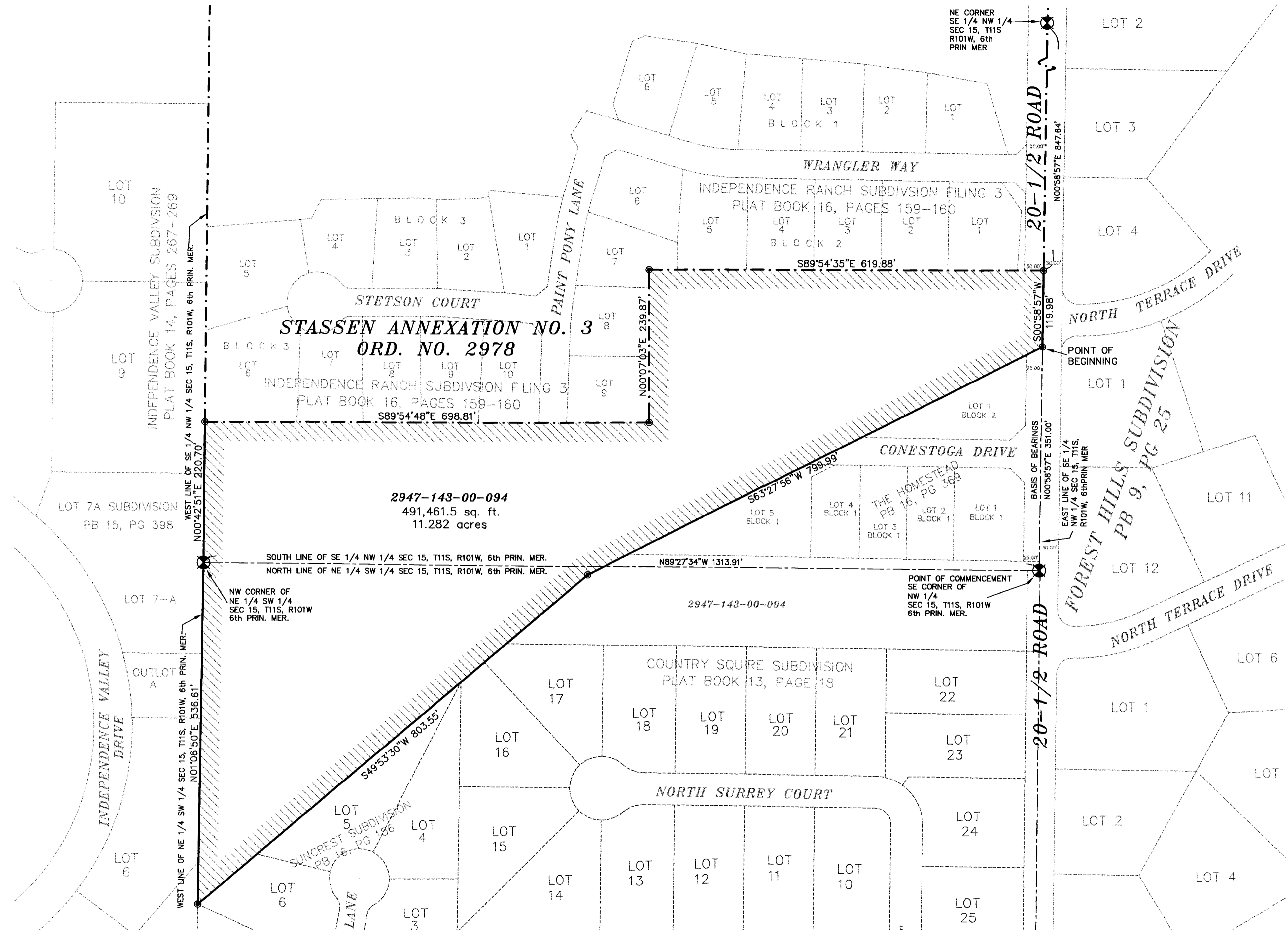
/s/: Stephanie Tuin  
City Clerk

# ZAMBRANO ANNEXATION

SITUATE IN THE WEST-HALF OF SECTION 15, T11S, R101W, 6th PRIN. MER.  
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



**LEGAL DESCRIPTION**

A certain parcel of land lying in the West Half (W 1/2) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter (NW 1/4) of said Section 15, and considering the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 15 to bear N 00°58'57" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°58'57" E along the East line of the SE 1/4 NW 1/4 of said Section 15 a distance of 351.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, leaving said East line, S 63°27'56" W a distance of 799.99 feet; thence S 49°53'30" W a distance of 803.55 feet, more or less, to a point on the West line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 15; thence N 01°06'50" E, along the West line of the NE 1/4 SW 1/4 of said Section 15, a distance of 536.61 feet to a point being the Northwest corner of the NE 1/4 SW 1/4 of said Section 15; thence N 00°42'51" E along the West line of the SE 1/4 NW 1/4 of said Section 15 a distance of 220.70 feet; thence leaving said West line, S 89°54'48" E a distance of 698.81 feet; thence N 00°07'03" E a distance of 239.87 feet; thence S 89°54'35" E a distance of 619.88 to a point on the East line of the SE 1/4 NW 1/4 of said Section 15; thence S 00°58'57" W, along the East line of the SE 1/4 NW 1/4 of said Section 15, a distance of 119.98 feet, more or less, to the Point of Beginning.

Containing 491,461.5 Square Feet or 11.282 Acres, more or less, as described.

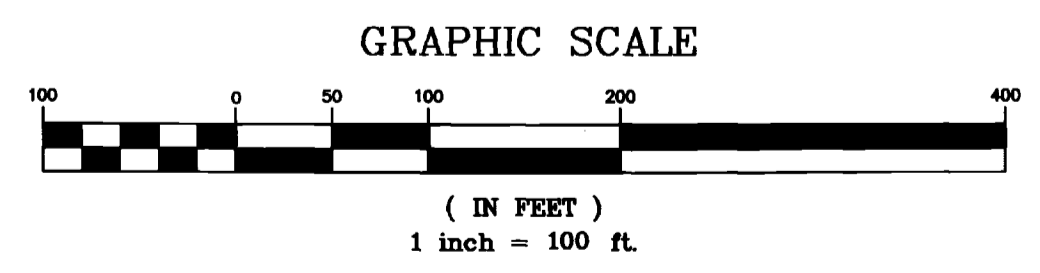
**NOTE:**  
THE BOUNDARY OF THE ANNEXATION SHOWN HEREON IS DERIVED FROM A BOUNDARY SURVEY PREPARED BY LANDESIGN AND SIGNED BY PATRICK GREEN, P.L.S. NO. 17485, DATED FEBRUARY 19th, 2002. IT APPEARS THAT THE BOUNDARY IS INTENDED TO MATCH EXISTING LIMITS OF ADJOINING PLATTED SUBDIVISIONS, WITH NO OVERLAPS.

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 property boundary lines.

*Peter T. Krick*  
PETER T. KRICK  
No. 32824  
SENIOR REAL ESTATE TECHNICIAN  
DATE: 5-20-2002

**AREA OF ANNEXATION**

ANNEXATION PERIMETER	4039.39 FT
CONTIGUOUS PERIMETER	1558.56 FT
AREA IN SQUARE FEET	491,461.5
AREA IN ACRES	11.282



**LEGEND**

ANNEXATION BOUNDARY	— (Hatched line)
EXISTING CITY LIMITS	- - - (Dashed line)

**ORDINANCE NO.**  
3427

**EFFECTIVE DATE**  
June 16th, 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 3-13-2002
DESIGNED BY	DATE
CHECKED BY T.W.	DATE
APPROVED BY	DATE

**SCALE**  
1" = 100'

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

ZAMBRANO ANNEXATION