

**CITY OF GRAND JUNCTION, COLORADO  
ORDINANCE NO. 3429**

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

**ISRE ANNEXATION  
APPROXIMATELY 14.149 ACRES  
LOCATED at 2990 D-1/2 Road**

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

**ISRE ANNEXATION**

**A certain parcel of land lying in the East half (E ½) of Section 17, 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 East Quarter (E ¼) corner of said Section 17 and considering the South line of the South half of the Southeast Quarter of the Northeast Quarter (S ½ SE ¼ NE ¼) of said Section 17 to bear N 89°59'59" W with all bearings contained herein being relative thereto; thence N 89°59'59" W along the South line of the S ½ SE ¼ NE ¼ of said Section 17 a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, S 00°00'33" W along a line 30.00 feet West of and parallel with the East line of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of said Section 17, a distance of 30.00 feet to a point on the South right of way for D ½ Road; thence N 89°59'59" W, along the South right of way for D ½ Road, said line being 30.00 feet South of and parallel with the South line of the S ½ SE ¼ NE ¼ of said Section 17, a distance of 893.22 feet; thence N 00°05'59" W along the East line of the West 6.0 acres of the S ½ SE ¼ NE ¼, and its Southerly extension, a distance of 689.66 feet, more or less, to a point on the South line of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado; thence S 89°59'39" E along said Southerly line and the Easterly extension thereof, a

distance of 894.24 feet, more or less, to a point on the West right of way for 30 Road; thence S 00°00'59" E, along said West right of way for 30 Road and its Southerly extension thereof, said line being 30.00 feet West of and parallel with the East line of the S ½ SE ¼ NE ¼ of said Section 17, a distance of 659.57 feet, more or less, to the Point of Beginning.

Containing 616,336.1 Square Feet or 14.149 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 of April, 2002.

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

Attest:

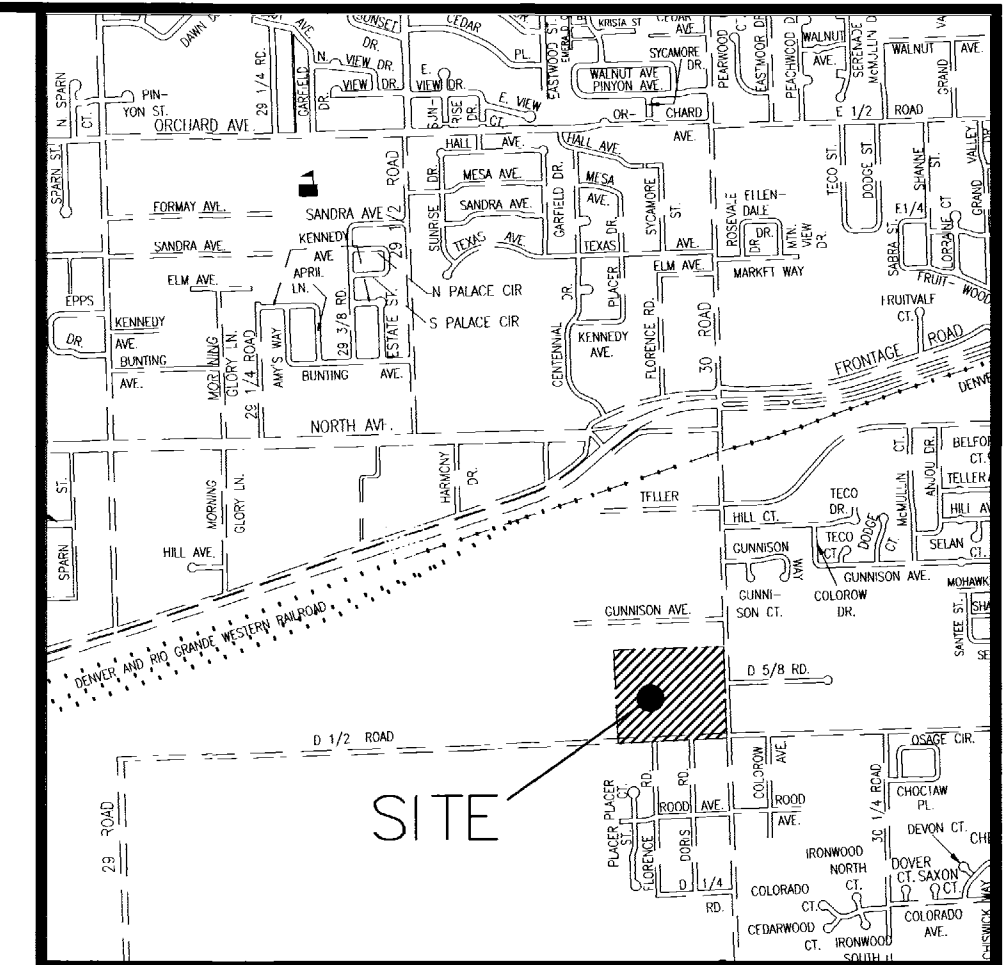
/s/: Cindy Enos-Martinez  
President of the Council

/s/: Stephanie Tuin  
City Clerk

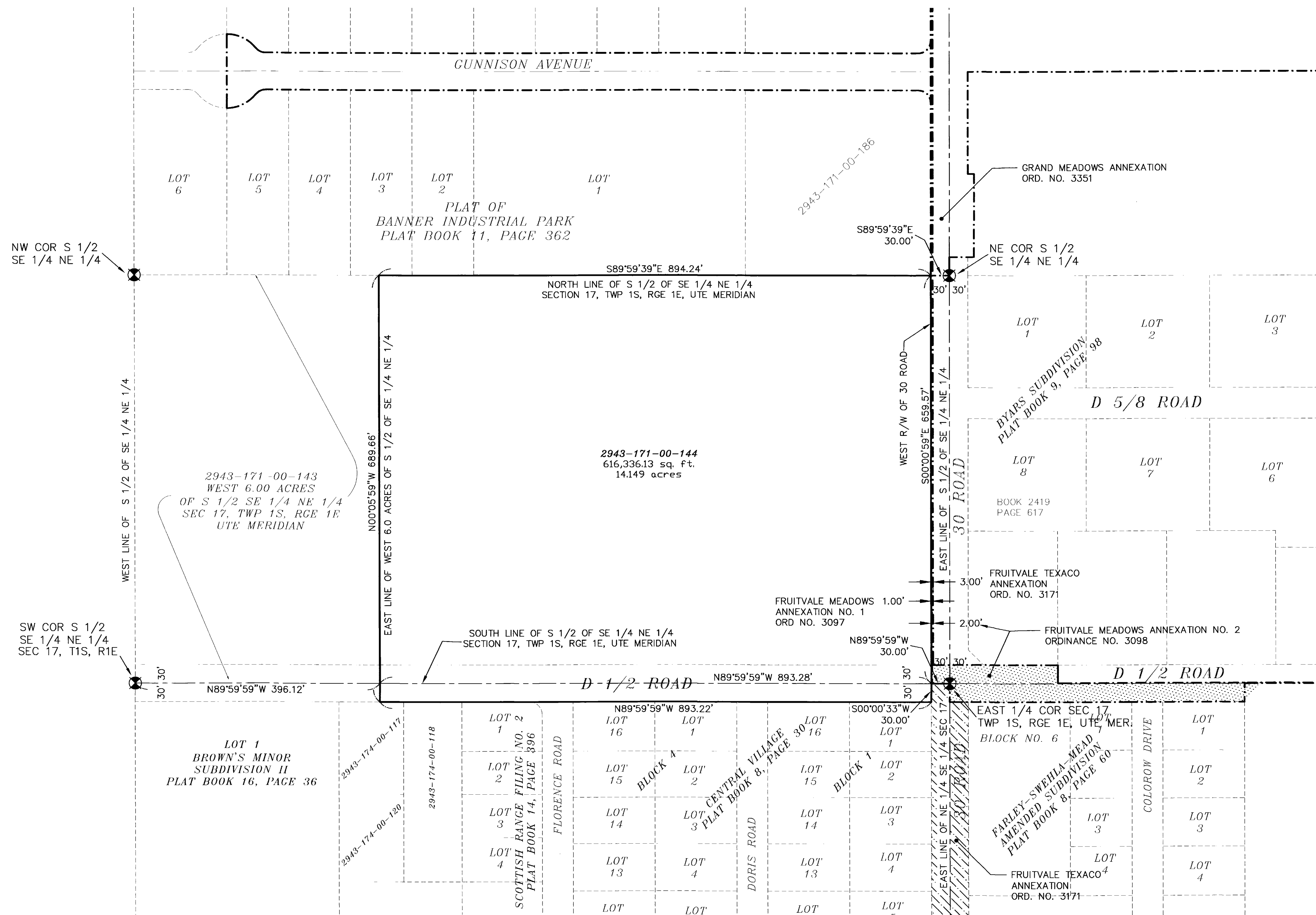
# ISRE ANNEXATION

SITUATE IN THE EAST-HALF (E 1/2) OF SECTION 17, 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 East half (E 1/2) of Section 17, 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 East Quarter (E 1/4) corner of said Section 17 and considering the South line of the South half of the Southeast Quarter of the Northeast Quarter (S 1/2 SE 1/4 NE 1/4) of said Section 17 to bear N 89°59'59" W with all bearings contained herein being relative thereto; thence N 89°59'59" W along the South line of the S 1/2 SE 1/4 NE 1/4 of said Section 17 a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, S 00°00'33" W along a line 30.00 feet West of and parallel with the East line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 17, a distance of 30.00 feet to a point on the South right of way for D 1/2 Road; thence N 89°59'59" W, along the South right of way for D 1/2 Road, said line being 30.00 feet South of and parallel with the South line of the S 1/2 SE 1/4 NE 1/4 of said Section 17, a distance of 893.22 feet; thence N 00°05'59" W along the East line of the West 6.00 acres of the S 1/2 SE 1/4 NE 1/4, and its Southerly extension, a distance of 689.66 feet, more or less, to a point on the South line of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado; thence S 89°59'39" E along said Southerly line and the Easterly extension thereof, a distance of 894.24 feet, more or less, to a point on the West right of way for 30 Road; thence S 00°00'59" E, along said West right of way for 30 Road and its Southerly extension thereof, said line being 30.00 feet West of and parallel with the East line of the S 1/2 SE 1/4 NE 1/4 of said Section 17, a distance of 659.57 feet, more or less, to the Point of Beginning.

Containing 616,336.1 Square Feet or 14.149 Acres, more or less, as described.

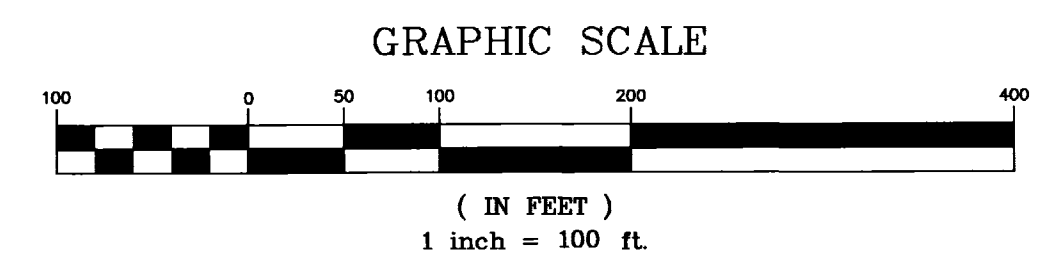
### AREA OF ANNEXATION

ANNEXATION PERIMETER	3,166.69 FT
CONTIGUOUS PERIMETER	689.57 FT.
AREA IN SQUARE FEET	616,336.1
AREA IN ACRES	14.149

### LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	

ORDINANCE NO. 3429 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 SURVEYOR  
 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 3-12-2002 SCALE 1" = 100'  
 DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY T.W. DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

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

ISRE ANNEXATION