CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3432

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

BEAGLEY ANNEXATION NO. 1 APPROXIMATELY 0.153 ACRE

A PORTION OF F ROAD RIGHT-OF-WAY

WHEREAS, on the 1st day of May, 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 5th day of June, 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:

BEAGLEY ANNEXATION NO. 1

A certain parcel of land lying in the Northwest Quarter (NW ¼) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of said Section 9, and considering the North line of the NE ¼ NW ¼ of said Section 9 to bear S 89°55′23" E with all bearings contained herein being relative thereto; thence S 89°55′23" E along the North line of the NE ¼ NW ¼ of said Section 9, a distance of 576.92 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 00°04′37" E a distance of 50.00 feet to a point on the existing North right of way for Patterson Road (F Road); thence S 89°55′23" E along said North right of way, a distance of 10.00 feet; thence S 00°04′37" W a distance of 50.00 feet to a point on the North line of the NE ¼ NW ¼ of said Section 9; thence S 89°55′23" E along said North line, a distance of 189.00 feet; thence S 00°04′37" W a distance of 30.00 feet; thence N 89°55′23" W along a line 30.00 feet South of and parallel to the North line of the NE ¼ NW ¼ of said Section 9, a distance of 189.00 feet; thence S 00°04′37" W a

distance of 20.00 feet to a point on the existing South right of way for Patterson Road (F Road); thence N 89°55'23" W along said South right of way, a distance of 10.00 feet; thence N 00°04'37" E a distance of 50.00 feet, more or less, to the Point of Beginning.

CONTAINING 6670.0 Square Feet or 0.153 Acres, more or less, as described.

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

INTRODUCED on first reading on the 1st day May, 2002.

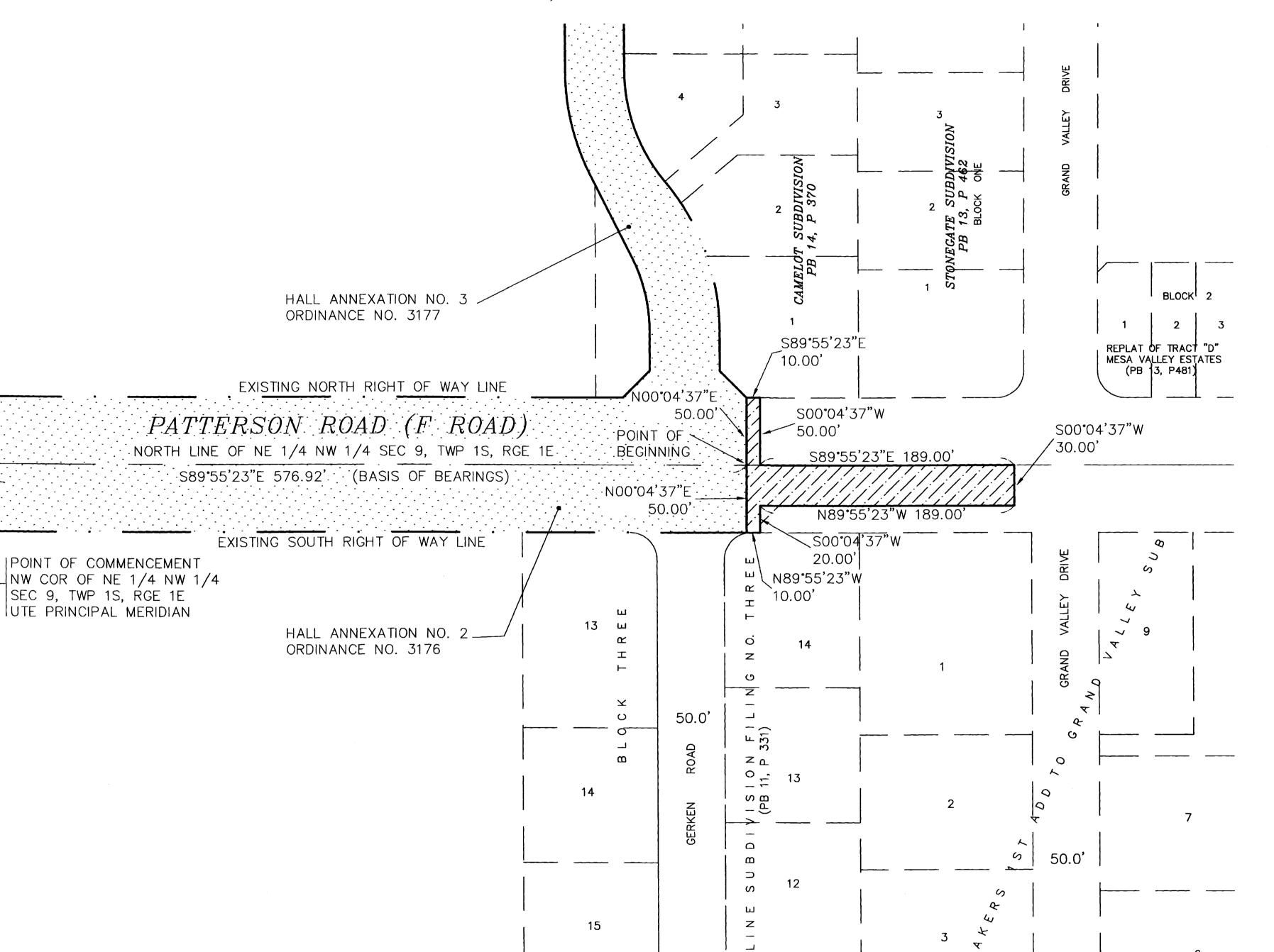
ADOPTED and ordered published this 5th day of June, 2002.

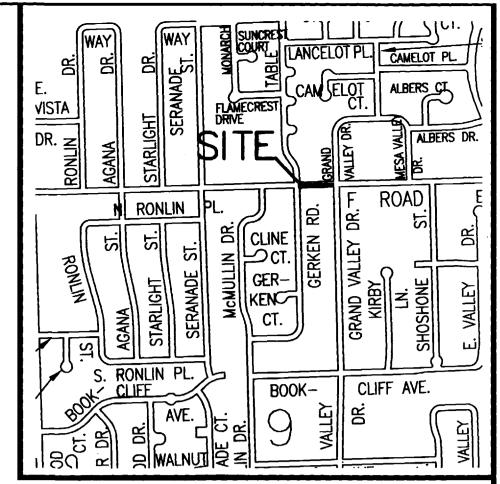
Attest:

/s/ Stephanie Tuin City Clerk /s/ Cindy Enos-Martinez President of the Council

BEAGLEY ANNEXATION NO. 1

SITUATE IN THE NW 1/4 OF SECTION 9, 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 Northwest Quarter (NW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa, being more particularly

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 9, and considering the North line of the NE 1/4 NW 1/4 of said Section 9 to bear S 89*55'23" E with all bearings contained herein being relative thereto; thence S 89°55'23"E along the North line of the NE 1/4 NW 1/4 of said Section 9, a distance of 576.92 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 00°04'37" E a distance of 50.00 feet to a point on the existing North right of way for Patterson Road (F Road); thence S 89°55'23" E along said North right of way, a distance of 10.00 feet; thence S 00°04'37" W a distance of 50.00 feet to a point on the North line of the NE 1/4 NW 1/4 of said Section 9; thence S 89'55'23" E along said North line, a distance of 189.00 feet; thence S 00°04'37" W a distance of 30.00 feet; thence N 89*55'23" W along a line 30.00 feet South of and parallel to the North line of the NE 1/4 NW 1/4 of said Section 9, a distance of 189.00 feet; thence S 00°04'37" W a distance of 20.00 feet to a point on the existing South right of way for Patterson Road (F Road); thence N 89°55'23" W along said South right of way, a distance of 10.00 feet; thence N 00°04'37" E a distance of 50.00 feet, more or less, to the Point of Beginning.

CONTAINING 6670.0 Square Feet or 0.153 Acres, more or less, as

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 in neighborship of the dead as a means for establishing or very property poundary lines.

PETER T. KRICK, SENIOR REAL ESTATE TECHNICIAN CITY OF GRAND JUNCTION ONAL LAN

DATE: 6-10-2002

AREA OF ANNEXATION

NORTH

ANNEXATION PERIMETER CONTIGUOUS PERIMETER AREA IN SQUARE FEET AREA IN ACRES

598.00 FT 100.00 FT. 6670.0 0.153

<u>LEGEND</u>

ANNEXATION BOUNDARY EXISTING CITY LIMITS

ORDINANCE NO. 3432

EFFECTIVE DATE July 7th, 2002

According to Colorado law you must commence any legal action based upon any defect in this survey wihin 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.

DATE 4-10-2002 DRAWN BY P.T.K. SCALE DESIGNED BY _____ DATE 1" = 50'APPROVED BY

GRAPHIC SCALE

(IN FEET) 1 inch = 50 ft.

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

BEAGLEY ANNEXATION NO. 1