

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3445

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

MESA COUNTY HUMAN SERVICES ANNEXATION NO. 1

APPROXIMATELY .765 ACRES

**LOCATED ON A PORTION OF 510 291/2 ROAD AND INCLUDES
A PORTION OF 29 1/2 ROAD AND NORTH AVENUE RIGHTS-OF-WAY**

WHEREAS, on the 5th day of June, 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 17th day of July, 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:

MESA COUNTY HUMAN SERVICES ANNEXATION NO. 1

A certain parcel of land lying in the Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4) of Section 8, Township One South, Range One East of the Ute Principal Meridian and the Northeast Quarter (NE1/4) of Section 17, Township One South, Range One East of the Ute Principal Meridian, and a portion of J and J Subdivision, as same is recorded in Plat Book 12, Page 125, Public Records of Mesa County, Colorado, all lying in Mesa County, State of Colorado, and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 7 of said J and J Subdivision and considering the South line of the SE1/4 of said Section 8 to bear N 89°58'35" W with all bearings contained herein being relative thereto; thence from said **POINT OF BEGINNING**, N 90°00'00" W a distance of 70.00 feet to a point on the West right of way for 291/2 Road; thence N 00°05'12" W along said West right of way for 291/2 Road, being a line 30.00 feet West of and parallel with the East line of

the SW1/4 of said Section 8, a distance of 301.89 feet; thence N 89°54'48" E a distance of 70.00 feet to a point on the East right of way for 291/2 Road; thence S 00°05'12" E along said East right of way for 291/2 Road, also being the West line of said J and J Subdivision and lying 40.00 feet East of and parallel with the West line of the SE1/4 of said Section 8, a distance of 292.00 feet; thence S 89°58'35" E along a line 10.00 feet North of and parallel with the South line of said Lot 7, being a line 60.00 feet North of and parallel with the South line of the SE1/4 of said Section 8, a distance of 166.76 feet; thence S 00°05'12" E a distance of 100.00 feet to a point on the South right of way for North Avenue (US Highway 6); thence N 89°58'35" W along said South right of way, being a line 40.00 feet South of and parallel with the South line of the SE1/4 of said Section 8, a distance of 116.75 feet; thence N 00°05'38" W a distance of 40.00 feet to a point on the South line of the SE1/4 of said Section 8; thence N 00°01'25" E a distance of 50.00 feet to a point on the North right of way for North Avenue; thence N 89°58'35" W along said North right of way and the South line of said Lot 7, a distance of 50.10 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 33,307.7 Square Feet or 0.765 Acres, more or less, as described.

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

INTRODUCED on first reading on the 5th day June, 2002.

ADOPTED and ordered published this 17th day of July, 2002.

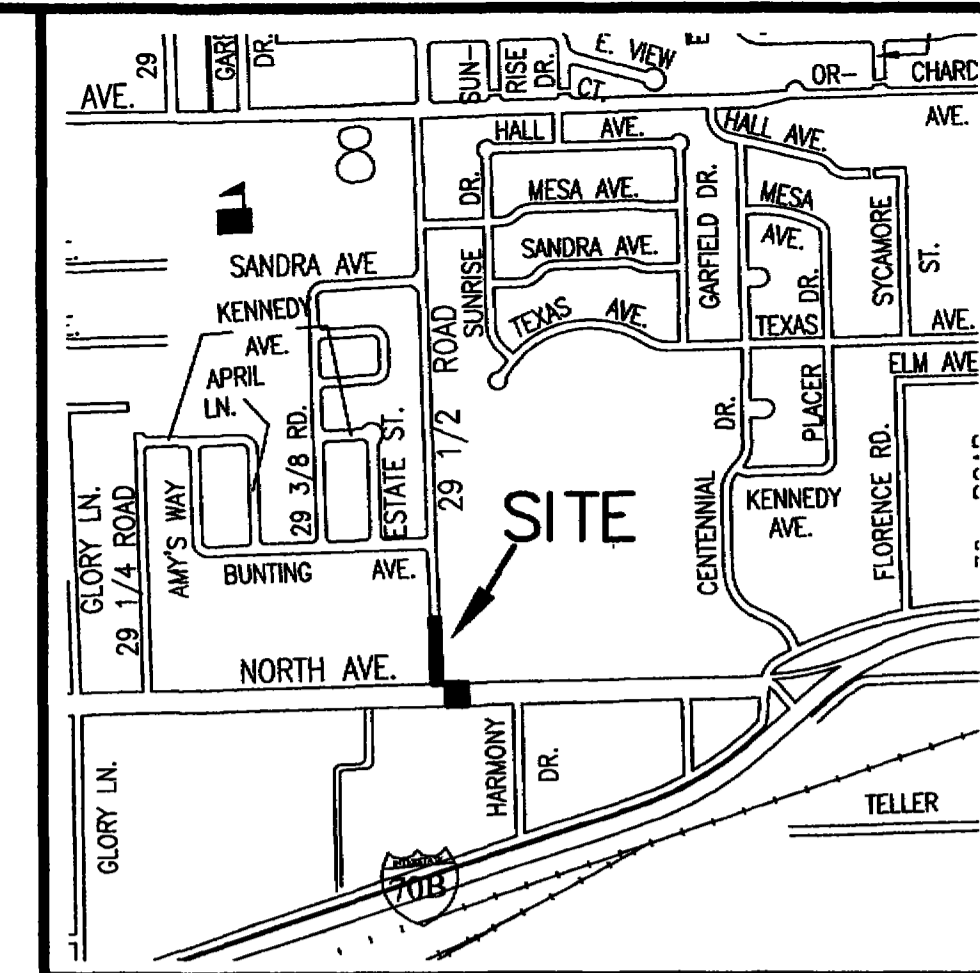
Attest:

/s/ Stephanie Tuin
City Clerk

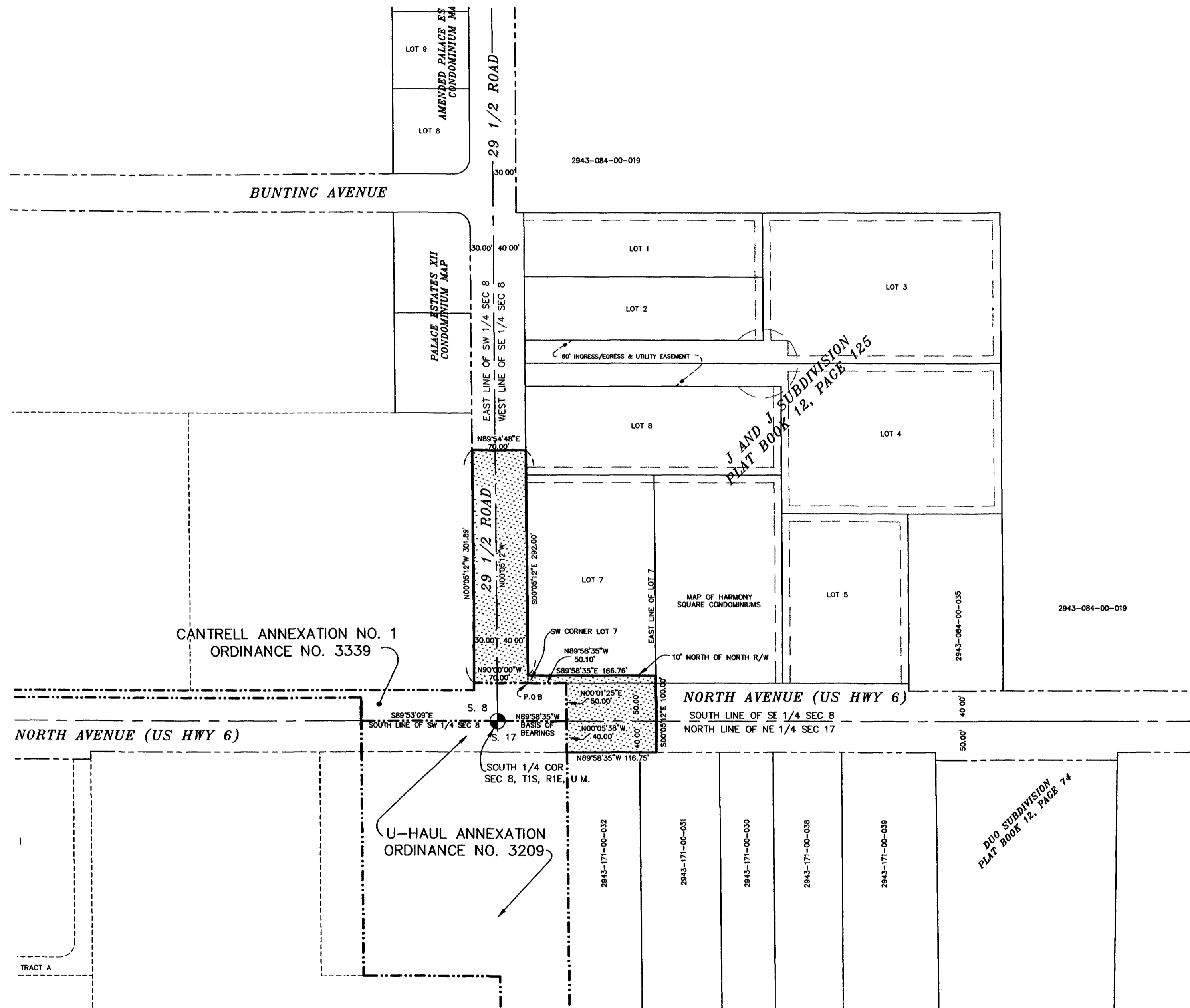
/s/ Cindy Enos-Martinez
President of the Council

MESA COUNTY HUMAN SERVICES ANNEXATION NO. 1

SITUATE IN THE SW 1/4 AND SE 1/4 OF SECTION 8, T1S, R1E, U.M.
AND THE NE 1/4 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 Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of Section 8, Township One South, Range One East of the Ute Principal Meridian and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Principal Meridian, and a portion of J and J Subdivision, as same is recorded in Plat Book 12, Page 125, Public Records of Mesa County, Colorado, all lying in Mesa County, State of Colorado, and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 7 of said J and J Subdivision and considering the South line of the SE 1/4 of said Section 8 to bear N 89°58'35" W with all bearings contained herein being relative thereto; thence from said POINT OF BEGINNING, N 90°00'00" W a distance of 70.00 feet to a point on the West right of way for 29 1/2 Road; thence N 00°05'12" W along said West right of way for 29 1/2 Road, being a line 30.00 feet West of and parallel with the East line of the SW 1/4 of said Section 8, a distance of 301.89 feet; thence N 89°54'48" E a distance of 70.00 feet to a point on the East right of way for 29 1/2 Road; thence S 00°05'12" E along said East right of way for 29 1/2 Road, also being the West line of said J and J Subdivision and lying 40.00 feet East of and parallel with the West line of the SE 1/4 of said Section 8, a distance of 292.00 feet; thence S 89°58'35" E along a line 10.00 feet North of and parallel with the South line of said Lot 7, being a line 60.00 feet North of and parallel with the South line of the SE 1/4 of said Section 8, a distance of 166.76 feet; thence S 00°05'12" E a distance of 100.00 feet to a point on the South right of way for North Avenue (US Highway 6); thence N 89°58'35" W along said South right of way, being a line 40.00 feet South of and parallel with the South line of the SE 1/4 of said Section 8, a distance of 116.75 feet; thence N 00°05'38" W a distance of 40.00 feet to a point on the South line of the SE 1/4 of said Section 8; thence N 00°01'25" E a distance of 50.00 feet to a point on the North right of way for North Avenue; thence N 89°58'35" W along said North right of way and the South line of said Lot 7, a distance of 50.10 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 33,307.7 Square Feet or 0.765 Acres, more or less, as described.

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 property boundary lines.

PETER T KRICE
SENIOR REAL ESTATE RECORDER
CITY OF GRAND JUNCTION
DATE: July 24, 2002

AREA OF ANNEXATION

ANNEXATION PERIMETER	1257.51 FT
CONTIGUOUS PERIMETER	210.10 FT.
AREA IN SQUARE FEET	33,307.7
AREA IN ACRES	0.765

LEGEND

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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ORDINANCE NO.
3445

EFFECTIVE DATE
August 18th, 2002

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

MESA COUNTY HUMAN
SERVICES ANNEXATION NO. 1

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 3-28-2002
DESIGNED BY _____ DATE _____
CHECKED BY T.W. DATE _____
APPROVED BY _____ DATE _____

SCALE
1" = 100'