

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3446**

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

**MESA COUNTY HUMAN SERVICES ANNEXATION NO. 2**

**APPROXIMATELY 6.875 ACRES**

**LOCATED AT 510 291/2 ROAD AND INCLUDES A PORTION OF THE 291/2 ROAD  
RIGHT-OF-WAY**

**WHEREAS**, on the 5<sup>th</sup> 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 17<sup>th</sup> 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. 2**

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 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:

COMMENCING at the Southwest corner of said 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 COMMENCEMENT, N 00°05'12" W along the West line of said J and J Subdivision, being a line 40.00 feet East of and parallel with the West line of the SE1/4 of said Section 8 and also being the East right of way for 291/2 Road, a distance of 10.00 feet to a point being the TRUE POINT OF BEGINNING; thence from said POINT OF BEGINNING, continue N 00°05'12" W along said East right of way, a distance of

292.00 feet; thence S 89°54'48" 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, 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 308.99 feet to a point on the Westerly extension of the North line of said J and J Subdivision; thence S 89°57'03" E along said North line and its Westerly extension, a distance of 691.61 feet to a point being the Northeast corner of said J and J Subdivision; thence S 00°04'27" E along the East line of said J and J Subdivision to a point being the Southeast corner of Lot 4 of said J and J Subdivision; thence N 89°57'57" W along the South line of said Lot 4 and the Westerly extension thereof, a distance of 454.76 feet to a point on the East line of Lot 7 of said J and J Subdivision; thence S 00°05'12" E along said East line of Lot 7, a distance of 210.08 feet; thence N 89°58'35" W along a line 10.00 feet North of and parallel with the South line of said Lot 7, a distance of 166.76 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 299,463.7 Square Feet or 6.875 Acres, more or less, as described.

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

**INTRODUCED** on first reading on the 5<sup>th</sup> day of June, 2002.

**ADOPTED** and ordered published this 17<sup>th</sup> day of July, 2002.

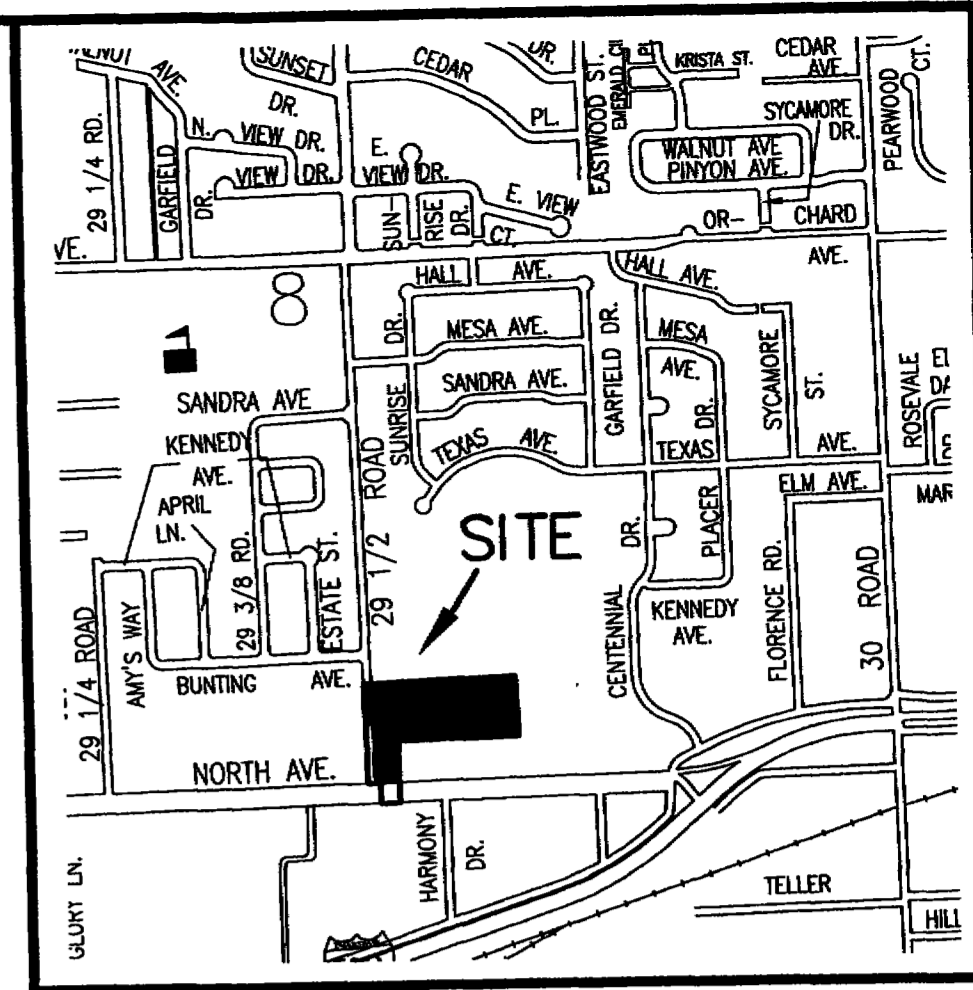
Attest:

/s/ Stephanie Tuin  
City Clerk

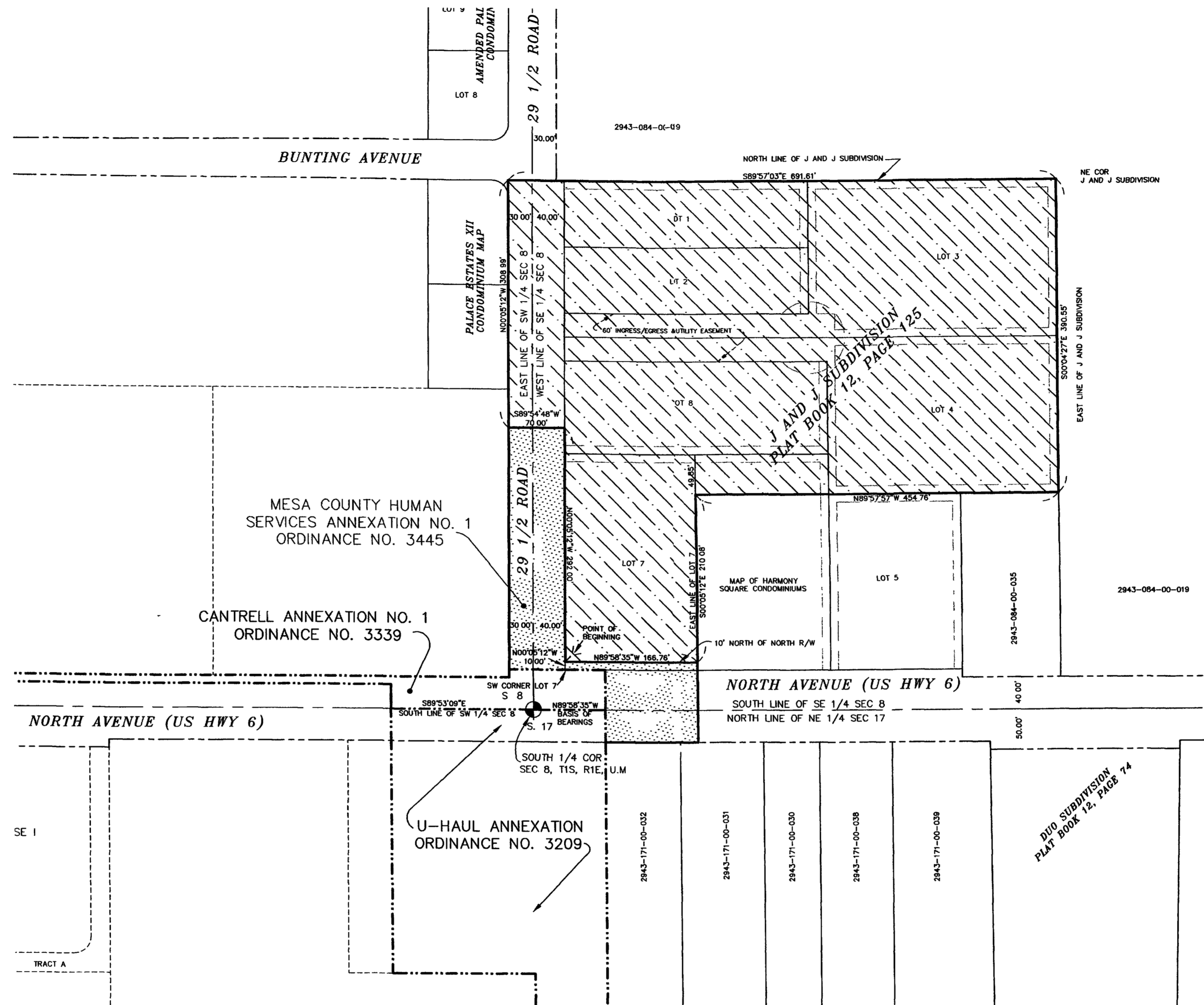
/s/ Cindy Enos-Martinez  
President of the Council

# MESA COUNTY HUMAN SERVICES ANNEXATION NO. 2

SITUATE IN THE SW 1/4 AND THE SE 1/4 OF SECTION 8, T1S, R1E, U.M.  
 COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

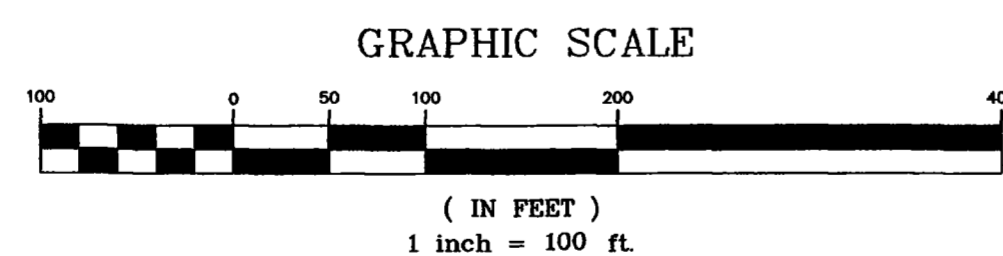


### LEGAL DESCRIPTION

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COMMENCING at the Southwest corner of said 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 COMMENCEMENT, N 00°05'12" W along the West line of said J and J Subdivision, being a line 40.00 feet East of and parallel with the West line of the SE 1/4 of said Section 8 and also being the East right of way for 29 1/2 Road, a distance of 10.00 feet to a point being the TRUE POINT OF BEGINNING; thence from said POINT OF BEGINNING, continue N 00°05'12" W along said East right of way, a distance of 292.00 feet; thence S 89°54'48" 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, 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 308.99 feet to a point on the Westerly extension of the North line of said J and J Subdivision; thence S 89°57'03" E along said North line and its Westerly extension, a distance of 691.61 feet to a point being the Northeast corner of said J and J Subdivision; thence S 00°04'27" E along the East line of said J and J Subdivision to a point being the Southeast corner of Lot 4 of said J and J Subdivision; thence N 89°57'57" W along the South line of said Lot 4 and the Westerly extension thereof, a distance of 454.76 feet to a point on the East line of Lot 7 of said J and J Subdivision; thence S 00°05'12" E along said East line of Lot 7, a distance of 210.08 feet; thence N 89° 58'35" W along a line 10.00 feet North of and parallel with the South line of said Lot 7, a distance of 166.76 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 299,463.7 Square Feet or 6.875 Acres, more or less, as described.



AREA OF ANNEXATION	
ANNEXATION PERIMETER	2584.76 FT
CONTIGUOUS PERIMETER	528.76 FT
AREA IN SQUARE FEET	299,463.7
AREA IN ACRES	6.875

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

ORDINANCE NO.  
3446

EFFECTIVE DATE  
August 18th, 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 property boundary lines.

*Peter T. Krick*  
 PETER T. KRICK  
 SENIOR REAL ESTATE TECHNICIAN  
 CITY OF GRAND JUNCTION  
 PROFESSIONAL LAND SURVEYOR  
 DATE: July 24, 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 3-29-2002  
 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

MESA COUNTY HUMAN  
 SERVICES ANNEXATION NO. 2