

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3450

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

FEIX ANNEXATION No. 3

APPROXIMATELY 5.221 ACRES

**LOCATED at 229 Jacquie Road and including a portion of the Kathy Jo Lane
and Jacquie Road 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 situated in Mesa County, Colorado, and described
to wit:**

**FEIX ANNEXATION NO. 3
DESCRIPTION**

**A certain parcel of land lying in the Southwest Quarter (SW1/4) of Section
29, 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 Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section 29, and considering the West line of the NW1/4 SW1/4 of said Section 29 to bear N 00°00'00" E with all bearings contained herein being relative thereto; thence N 89°55'26" E along the South line of the NW1/4 SW1/4 of said Section 29,

a distance of 30.00 feet to a point on the East right of way for 29 Road; thence N 00°00'00" E along said East right of way for 29 Road, being a line 30.00 feet East of and parallel with the West line of the NW1/4 SW1/4 of said Section 29, a distance of 442.26 feet to a point on the South right of way for Kathy Jo Lane, as shown on the Plat of Loma Linda Subdivision, as same is recorded in Plat Book 11, Page 195, Public Records of Mesa County, Colorado; thence N 90°00'00" E along the South right of way for said Kathy Jo Lane, a distance of 35.00 feet to the TRUE POINT OF BEGINNING; thence, from said Point of Beginning, N 00°00'00" E a distance of 12.00 feet; thence S 90°00'00" E a distance of 345.00 feet; thence N 00°00'00" E a distance of 13.00 feet; thence S 90°00'00" W a distance of 255.00 feet; thence N 00°00'00" E a distance of 25.00 feet to a point on the North right of way for said Kathy Jo Lane; thence S 90°00'00" E along said North right of way a distance of 322.99 feet to a point on the Northerly extension of the East right of way for Jacquie Road, as same is shown on said Plat of Loma Linda Subdivision; thence S 00°00'00" E along said East right of way and its Northerly extension, a distance of 189.80 feet, more or less, to a point being the Southwest corner of Lot 1, Block Three of said Plat of Loma Linda Subdivision; thence S 90°00'00" E along the South line of said Block Three, a distance of 344.97 feet, more or less, to a point being the Southwest corner of Lot 4, Block Three of said Plat of Loma Linda Subdivision; thence S 00°00'00" E a distance of 120.00 feet; thence S 90°00'00" E a distance of 114.97 feet, more or less, to a point being the Southwest corner of Lot 6, Block Three of said Plat of Loma Linda Subdivision; thence S 00°00'00" E along the West line and the Northerly extension of Lot 1, Block Five of said Plat of Loma Linda Subdivision, a distance of 181.25 feet, more or less, to a point being the Southwest corner of said Lot 1, Block 5; thence S 89°55'26" W along the South line of the NW1/4 SW1/4 of said Section 29, as same is depicted on said Plat of Loma Linda Subdivision, a distance of 729.94 feet; thence N 00°00'00" E along a line 208.00 feet East of and parallel with the West line of the NW 1/4 SW1/4 of said Section 29, a distance of 302.22 feet, more or less, to a point being the Southwest corner of Lot 1, Block Two of said Plat of Loma Linda Subdivision; thence S 90°00'00" E along the South line of said Block Two, a distance of 220.00 feet, more or less, to a point being the Southeast corner of Lot 2 of said Block Two; thence N 00°00'00" E along the East line of said Block Two, also being the West right of way for said Jacquie Road, a distance of 119.80 feet to a point being the beginning of a 20.00 foot radius curve, concave Southwest; thence 31.42 feet Northwesterly along the arc of said curve, through a central angle of 90°00'00", whose long chord bears N 45°00'00" W with a chord length of 28.28 feet; thence S 90°00'00" W along the North line and the Westerly extension thereof, of said Block Two, also being the South right of way for

said Kathy Jo Lane, a distance of 342.99 feet, more or less, to the Point of Beginning.

CONTAINING 227,444.7 square feet or 5.221 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 of June, 2002.

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

Attest:

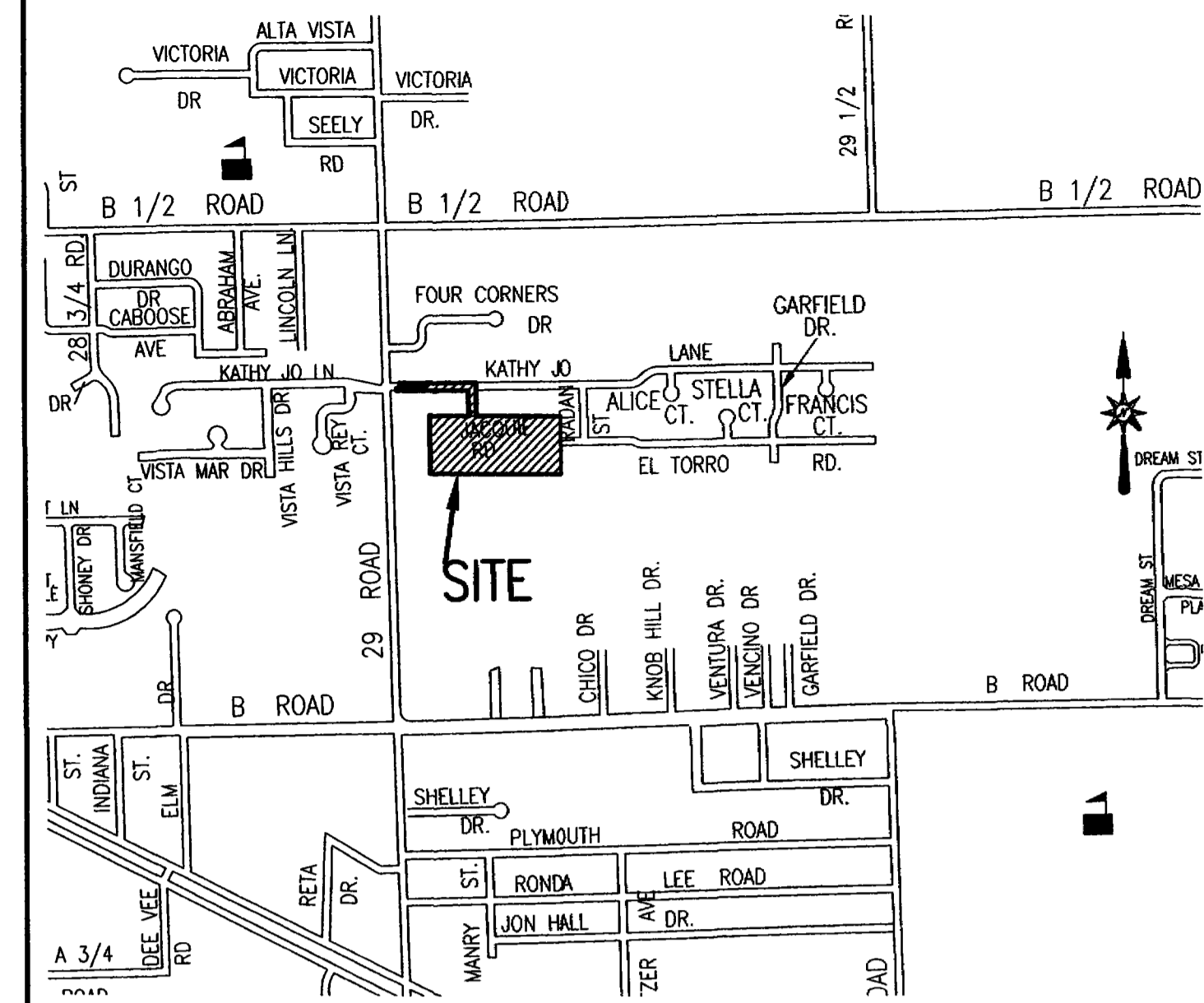
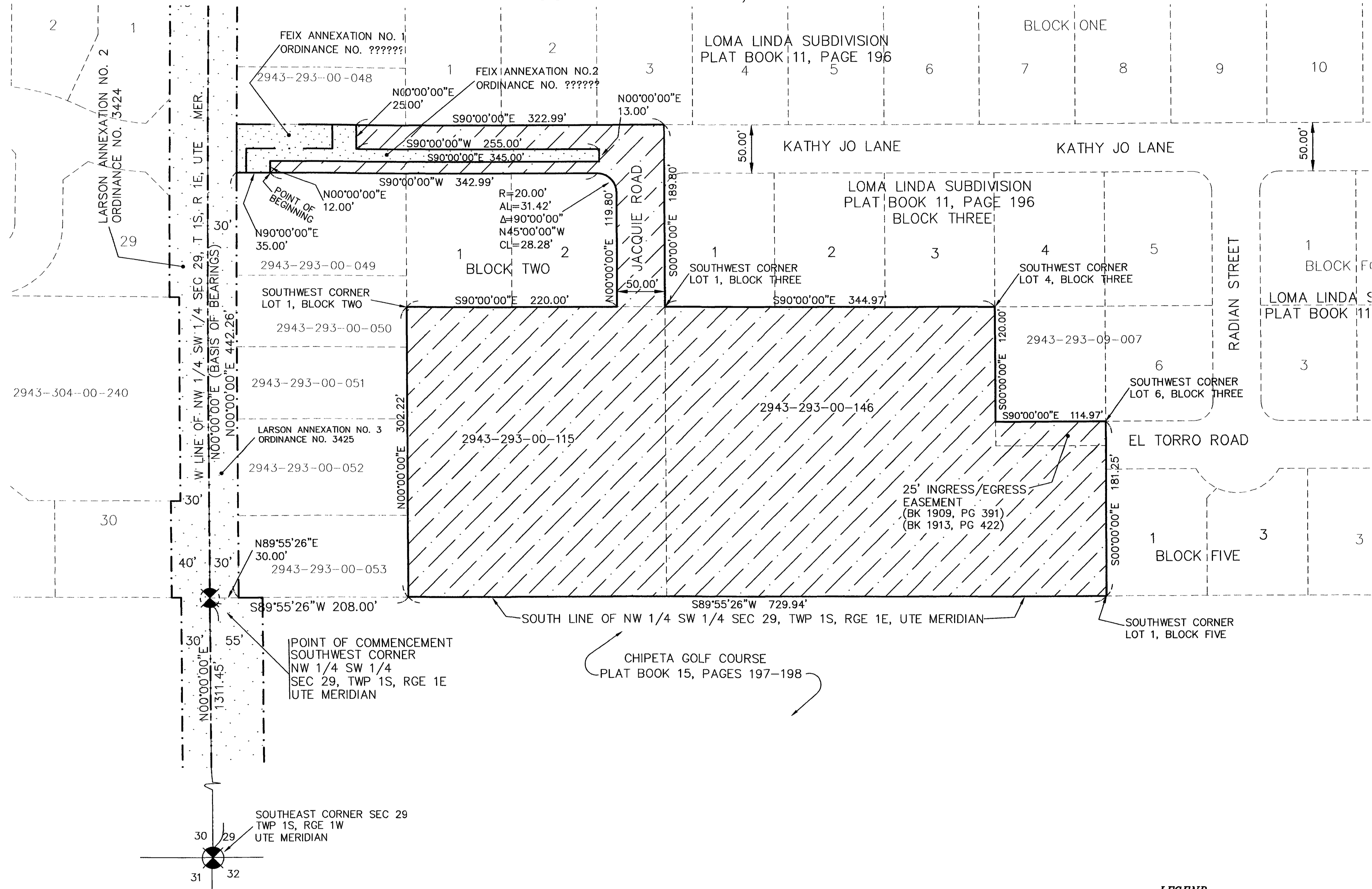
/s/:

Cindy Enos-Martinez
President of the Council

/s/ Stephanie Tuin
City Clerk

FEIX ANNEXATION NO. 3

SITUATE IN THE SW 1/4 OF SECTION 29, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

Legal Description

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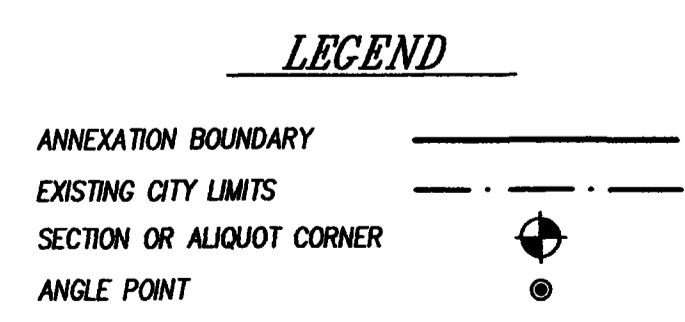
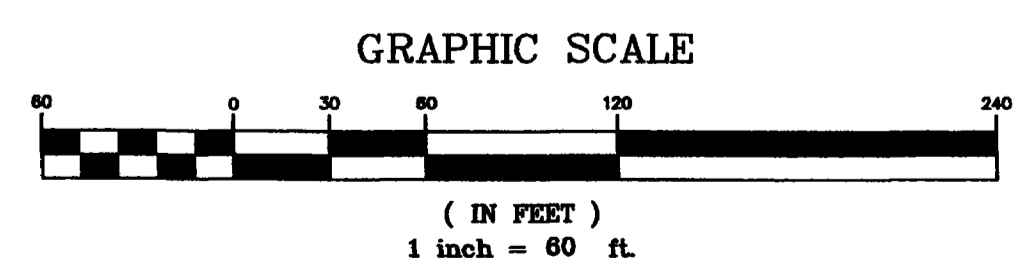
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

Peter T. Krick
Peter T. Krick
Professional Land Surveyor No. 32824
Senior Real Estate Broker No. 32824
City of Grand Junction
Date: July 24, 2002

AREA OF ANNEXATION

| | |
|----------------------|-------------|
| ANNEXATION PERIMETER | 3670.36 FT. |
| CONTIGUOUS PERIMETER | 650.00 FT. |
| AREA IN SQUARE FEET | 227,444.7 |
| AREA IN ACRES | 5.221 |

ORDINANCE NO. 3450
EFFECTIVE DATE August 18th, 2002



Notice:
According to Colorado law you have 60 days from the effective date shown hereon to file a complaint based upon any defect on this plat. If no complaint is filed within said 60 days then said plat stands despite all defects and/or errors.

| | | | | |
|-------------|--------|------|-----------|----------|
| DRAWN BY | PTK | DATE | 5-01-2002 | SCALE |
| DESIGNED BY | | DATE | | 1" = 60' |
| CHECKED BY | PTK/TW | DATE | | |
| APPROVED BY | IW | DATE | | |

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

FEIX ANNEXATION NO. 3