

ORDINANCE NO. 3460

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

**SUMMIT VIEW MEADOWS ANNEXATION No. 3
LOCATED AT 3146 D ½ ROAD
APPROXIMATELY 11.8211 ACRES**

WHEREAS, on the 4th day of September, 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 16th day of October, 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:

SUMMIT VIEW MEADOWS ANNEXATION NO. 3

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4), the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15 and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 16, all lying within Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows:

BEGINNING at the Southeast Corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16, and considering the South line of the SE 1/4 NE 1/4 of said Section 16 to bear N 89°51'59" E with all bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°51'59" W, along the South line of said SE 1/4 NE 1/4 of said Section 16, a distance of 490.00 feet; thence N 00°00'00" W a distance of 25.00 feet; thence N 89°51'59" E along a line 25.00 feet North of and parallel to the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 490.00 feet to a point on the East line of the SE 1/4 NE 1/4 of said Section 16; thence S 89°57'40" E along a line 25.00 feet North of and parallel to the South line of the Southwest Quarter of the

Northwest Quarter (SW 1/4 NW 1/4) of said Section 15, a distance of 809.66 feet; thence N 00°02'20" E a distance of 15.00 feet; thence S 89°57'40" E along the South line of Palomino Acres, as same is recorded in Plat Book 10, Page 57, Public Records of Mesa County, Colorado, a distance of 249.94 feet to a point on the West line of Lot 2, Blair Subdivision, as same is recorded in Plat Book 12, Page 272, Public Records of Mesa County, Colorado; thence S 00°02'48" E, along said West line, a distance of 10.00 feet to a point being the Southwest corner of said Lot 2; thence S 89°57'40" E along the South line of said Blair Subdivision, said line being 30.00 feet North of and parallel to the South line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 15, a distance of 250.00 feet to a point on the East line of the SW 1/4 NW 1/4 of said Section 15; thence S 89°57'40" E along the South line of Countryside Subdivision Filing No. One, as same is recorded in Plat Book 11, Page 241, Public Records of Mesa County, Colorado, a distance of 327.45 feet to a point being the Southeast corner of Lot 1, Block One; thence S 00°02'46" E along the Southerly projection of the East line of said Countryside Subdivision Filing No. One, a distance of 25.00 feet; thence S 89°57'40" E along a line 5.00 feet North of and parallel to the South line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 15, a distance of 655.14 feet to a point on the West line of that certain parcel of land surveyed and a copy of same deposited and recorded in the Public Records of Mesa County, Colorado, Deposit No. 2491-01; thence N 00°01'52" W along said West line, a distance of 1313.42 feet to a point being the Southeast corner of Lot 4, Block 4, Sundown Village No. 2, as same is recorded in Plat Book 15, Pages 35 and 36, Public Records of Mesa County, Colorado, said point lying on the North line of the SE 1/4 NW 1/4 of said Section 15; thence N 00°12'04" W along the East line of said Sundown Village No. 2, a distance of 127.12 feet; thence S 89°55'16" E along a line parallel to the North line of the SE 1/4 NW 1/4 of said Section 15, a distance of 327.23 feet to a point on the East line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 15; thence S 00°12'40" E along said East line, a distance of 127.12 feet to a point being the Northeast corner of the SE 1/4 NW 1/4 of said Section 15; thence S 00°02'46" E, along the East line of the SE 1/4 NW 1/4 of said Section 15, a distance of 790.20 feet to a point lying 528.00 feet North of, as measured along the East line of SE 1/4 NW 1/4 of said Section 15, the Southeast corner of the Northwest Quarter (NW 1/4) of said Section 15; thence N 89°57'40" W a distance of 82.50 feet; thence S 00°02'46" E, parallel to the East line of the SE 1/4 NW 1/4 of said Section 15, a distance of 528.00 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 15, said point lying 82.50 feet West of, as measured along said South line, the Southeast corner of the NW 1/4 of said Section 15; thence N 89°57'40" W, along said South line, a distance of 82.42 feet; thence S 00°07'50" E along the Northerly extension of the East line of the Replat of Brookdale, as same is recorded in Plat Book 13, Pages 262 and 263, Public Records of Mesa County, Colorado, a distance of 33.00 feet; thence N 89°57'40" W along the North line of said Replat of Brookdale, said line being 33.00 feet South of and parallel to the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of

said Section 15, a distance of 329.98 feet to a point on the West line of said Replat of Brookdale; thence N 00°07'50" W, along the Northerly projection of said West line, a distance of 33.00 feet to a point on the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 15; thence N 89°57'40" W, along said South line, a distance of 332.99 feet; thence S 00°06'22" E, along the Northerly projection of the East line of Grove Creek Subdivision Filing No. 3, as same is recorded in Plat Book 16, Pages 303 and 304, Public Records of Mesa County, Colorado, a distance of 30.00 feet; thence N 89°57'40" W along the North line of said Grove Creek Subdivision Filing No. 3, said line being 30.00 feet South of and parallel to the South line of the SE 1/4 NW 1/4 of said Section 15, a distance of 362.31 feet to a point on the West line of said Grove Creek Subdivision Filing No. 3; thence N 00°04'06" W, along the Northerly projection of said East line, a distance of 30.00 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 15; thence N 89°57'40" W, along said South line, a distance of 120.00 feet to a point being the Southeast corner of the SW 1/4 NW 1/4 of said Section 15; thence N 89°57'40" W, along the South line of the SW 1/4 NW 1/4 of said Section 15, a distance of 1309.64 feet, more or less, to a point being the Southwest corner of the SW 1/4 NW 1/4 of said Section 15 and the Point of Beginning.

CONTAINING 11.8211 Acres (514,926.41 Square Feet) more or less, as described.

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

INTRODUCED on first reading on the 4th day of September, 2002.

ADOPTED and ordered published this 16th day of October, 2002.

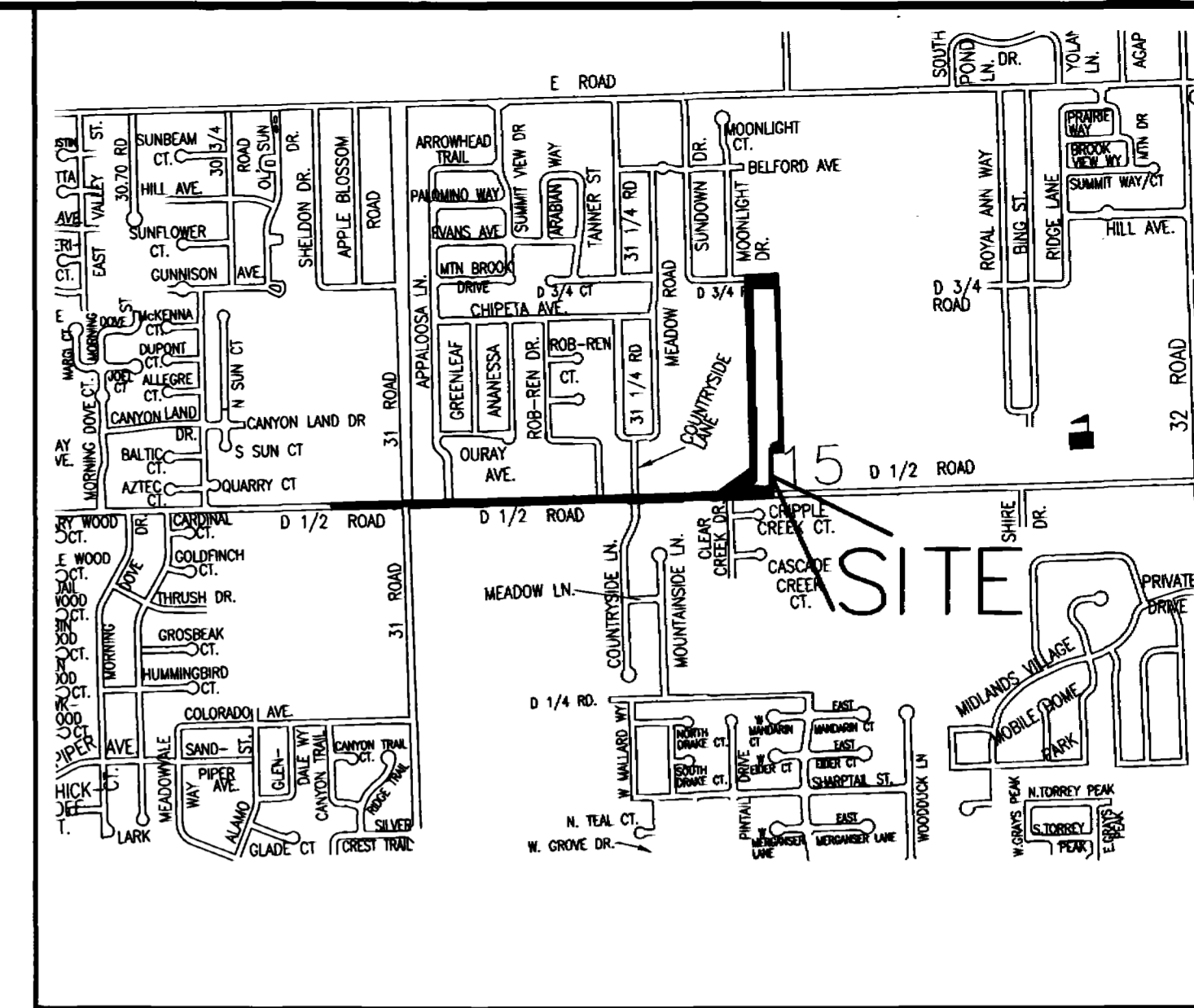
Attest:

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

/s/: Stephanie Tuin
City Clerk

SUMMIT VIEW MEADOWS ANNEXATION NO. 3

SITUATE IN THE SW 1/4 NW 1/4, SE 1/4 NW 1/4 AND NE 1/4 SW 1/4 OF SECTION 15 AND THE SE 1/4 NE 1/4 OF SECTION 16 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)

Legal Description

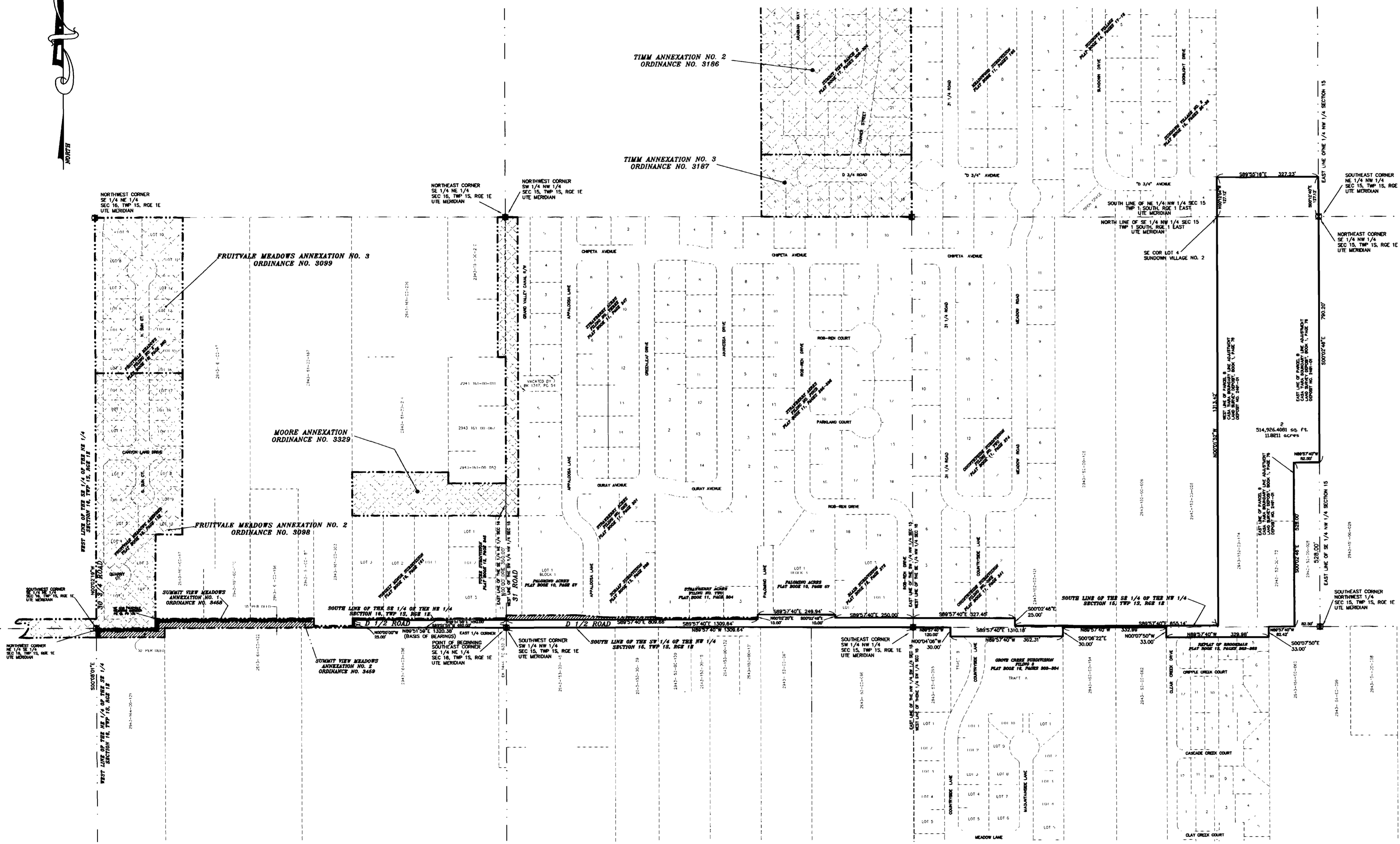
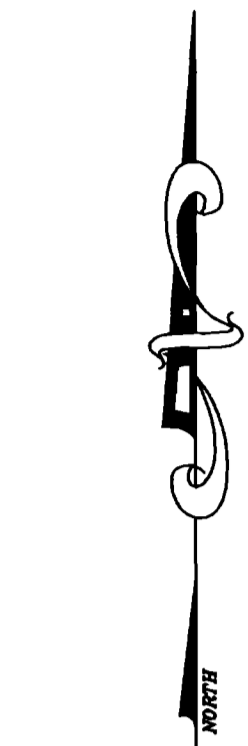
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The Description contained herein has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a boundary survey, and is not intended to be used as a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

PETER T. KRICK
 Registered Professional Land Surveyor No. 32824
 Senior Professional Land Surveyor
 City of Grand Junction, Colorado
 Date: October 21, 2002

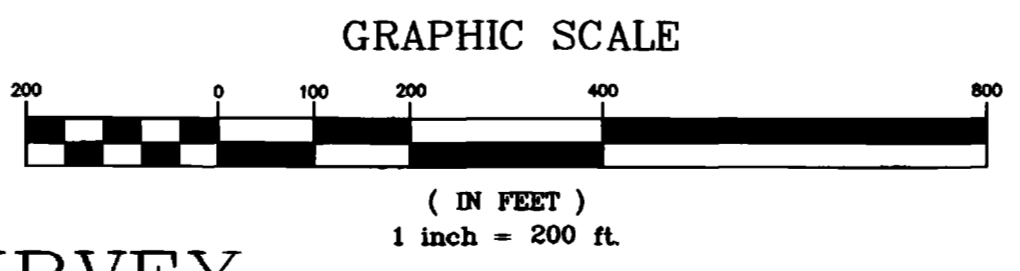


AREA OF ANNEXATION

ANNEXATION PERIMETER	9246.09 FT.
CONTIGUOUS PERIMETER	1329.66 FT.
AREA IN SQUARE FEET	514,926.41
AREA IN ACRES	11.8211

ORDINANCE NO. 3460
EFFECTIVE DATE November 17th, 2002

THIS IS NOT A BOUNDARY SURVEY



LEGEND

- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS
- SECTION OR ALIQUOT CORNER
- ANGLE POINT

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	PIK	DATE	8-20-2002
DESIGNED BY		DATE	
CHECKED BY	IW	DATE	
APPROVED BY		DATE	

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

SUMMIT VIEW MEADOWS ANNEXATION NO. 3