

ORDINANCE NO. 3461

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

**ILES ANNEXATION
APPROXIMATELY 5.854 ACRES**

LOCATED at 3080 D ½ ROAD

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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
ILES ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest 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 Southeast Quarter of the Northeast Quarter (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 Commencement, N 89°51'59" E along the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 190.00 feet; thence N 00°22'49" E a distance of 30.00 feet to a point being the Southeast Corner of Fruitvale Meadows Amended, as same is recorded in Plat Book 18, Page 132, Public Records of Mesa County, Colorado, and being the POINT OF BEGINNING; thence, from said Point of Beginning, continue N 00°22'49" E, along the East line of said Fruitvale Meadows Amended, a distance of 271.68

feet to a point being the Northeast corner of Lot 3, Block 1 of said Fruitvale Meadows Amended; thence S 89°27'11" E along a Southerly line of said Fruitvale Meadows Amended, a distance of 86.00 feet to a point being the Southeast corner of Lot 10, Block 1 of said Fruitvale Meadows Amended; thence N 00°14'02" E along the East line of said Fruitvale Meadows Amended and the East line of Fruitvale Meadows Filing No. 2, as same is recorded in Plat Book 18, Page 260, Public Records of Mesa County, Colorado, a distance of 1018.94 feet to a point being the Northeast corner of said Fruitvale Meadows Filing No. 2, said point lying on the North line of the SE 1/4 NE 1/4 of said Section 16; thence N 89°51'29" E, along said North line, a distance of 218.00 feet; thence S 00°10'50" W a distance of 902.61 feet; thence S 89°51'59" W a distance of 113.00 feet; thence S 00°10'50" W a distance of 209.00 feet; thence S 89°51'59" W a distance of 37.00 feet; thence S 00°10'50" W a distance of 178.00 feet; thence S 89°51'59" W along a line 30.00 feet North of and parallel to the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 155.89 feet, more or less, to the Point of Beginning.

CONTAINING 5.8540 Acres (254,999.06 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.

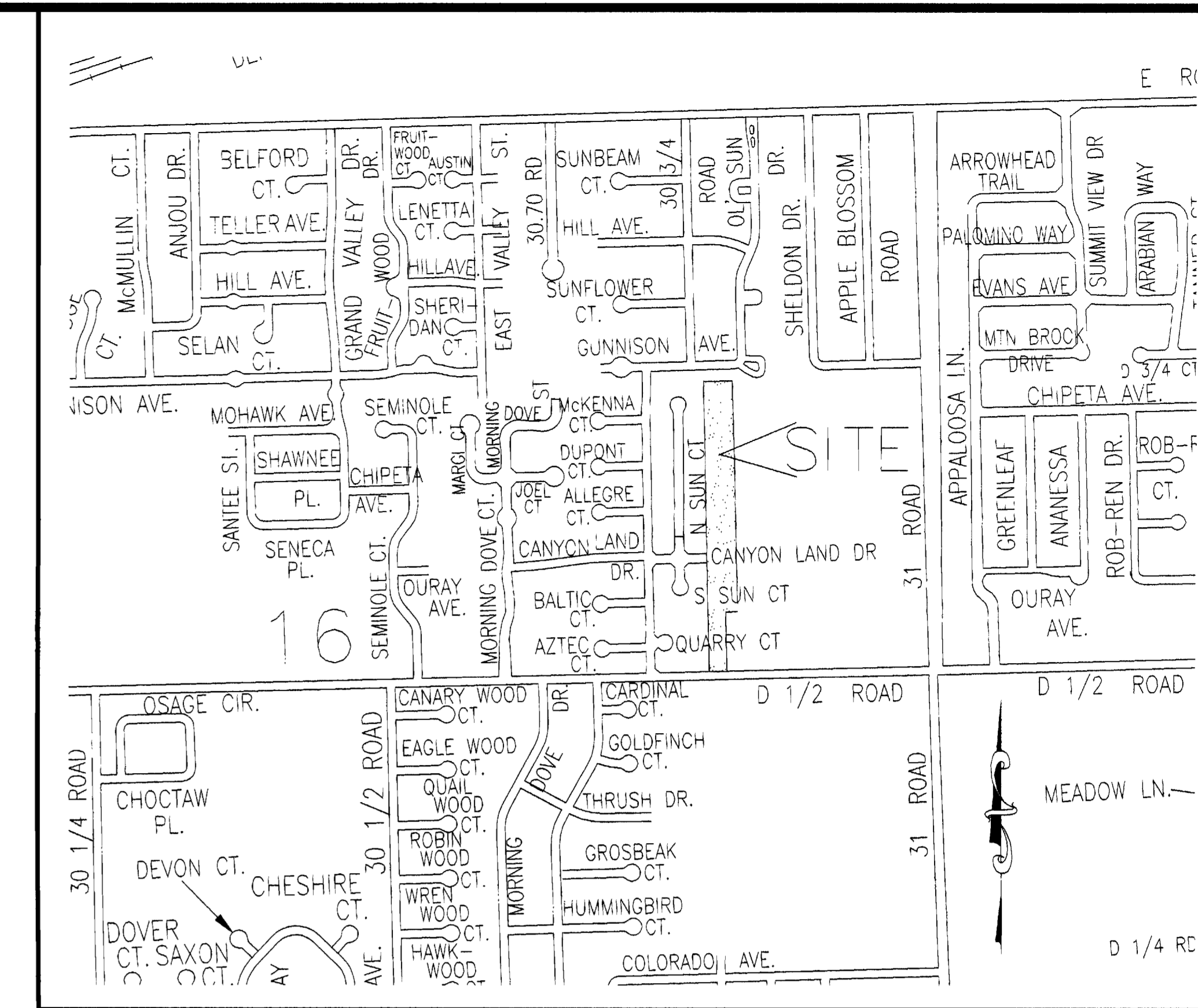
Attest:

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

/s/: Stephanie Tuin
City Clerk

ILES ANNEXATION

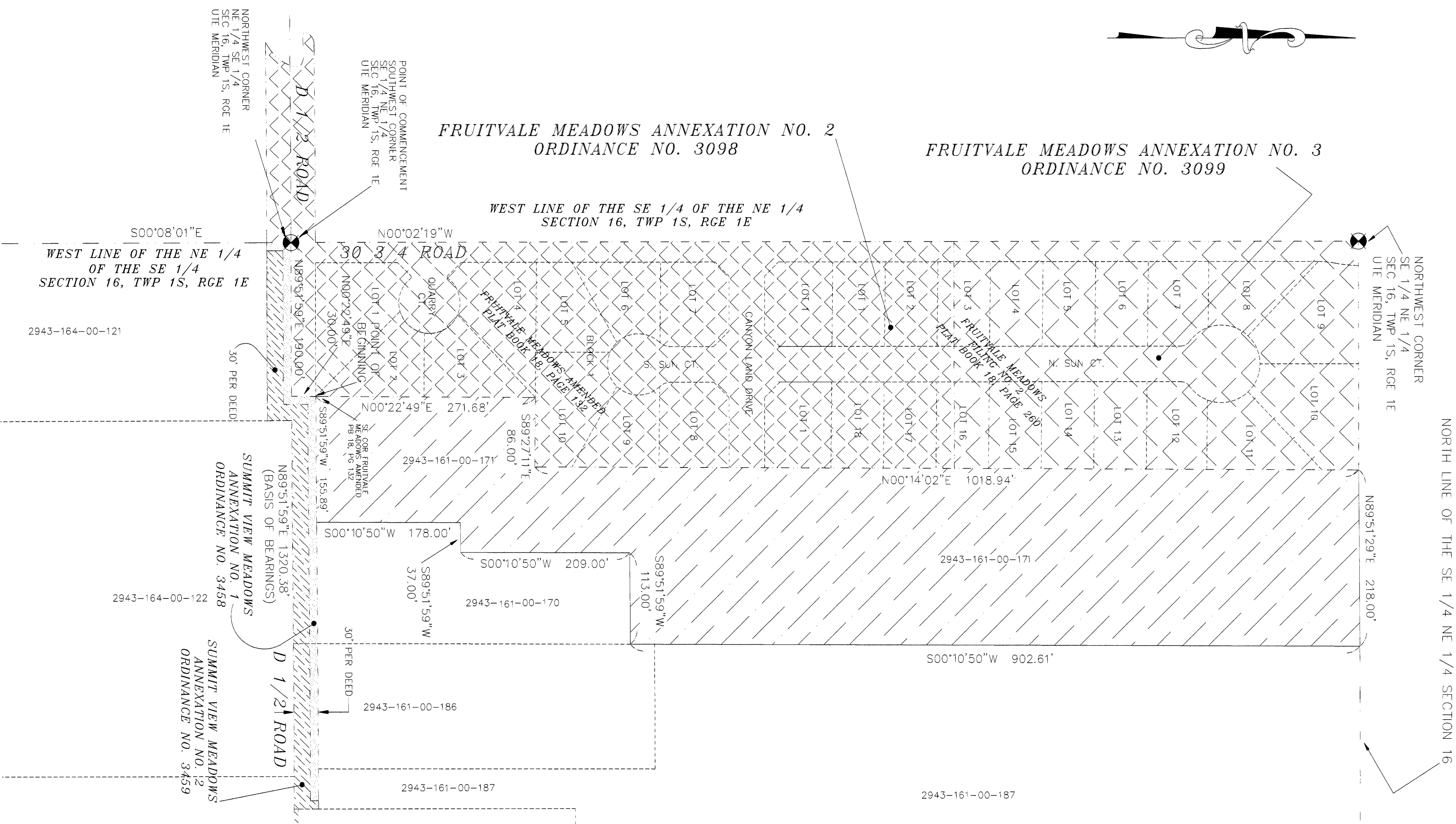
SITUATE IN THE SE 1/4 OF THE NE 1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)

FRUITVALE MEADOWS ANNEXATION NO. 2
ORDINANCE NO. 3098

FRUITVALE MEADOWS ANNEXATION NO. 3
ORDINANCE NO. 3099



Legal Description

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

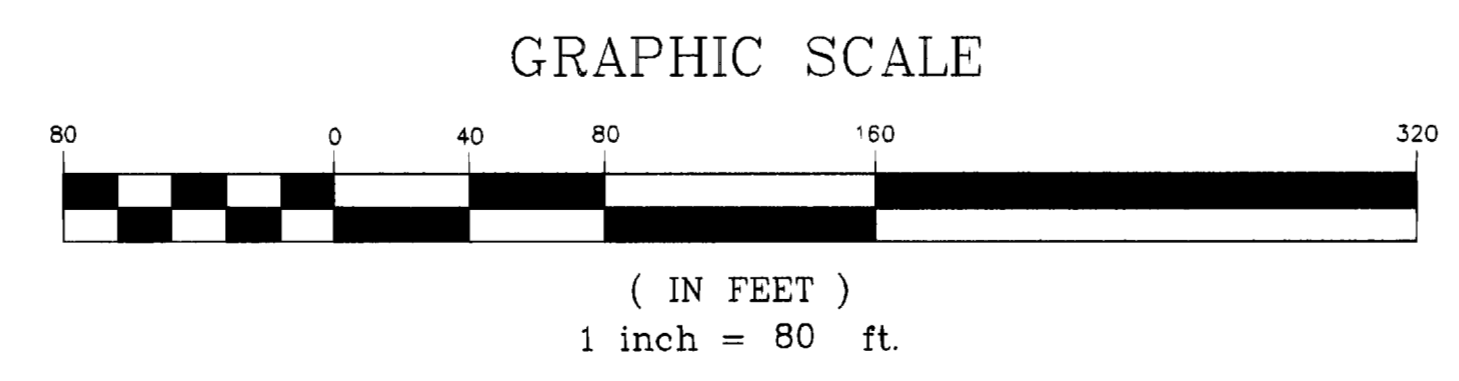
COMMENCING at the Southwest Corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16, and considering the South line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16 to bear N 89°51'59" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°51'59" E along the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 190.00 feet; thence N 00°22'49" E a distance of 30.00 feet to a point being the Southeast Corner of Fruitvale Meadows Amended, as same is recorded in Plat Book 18, Page 132, Public Records of Mesa County, Colorado, and being the POINT OF BEGINNING; thence, from said Point of Beginning, continue N 00°22'49" E, along the East line of said Fruitvale Meadows Amended, a distance of 271.68 feet to a point being the Northeast corner of Lot 3, Block 1 of said Fruitvale Meadows Amended; thence S 89°27'11" E along a Southerly line of said Fruitvale Meadows Amended, a distance of 86.00 feet to a point being the Southeast corner of Lot 10, Block 1 of said Fruitvale Meadows Amended; thence N 00°14'02" E along the East line of said Fruitvale Meadows Amended and the East line of Fruitvale Meadows Filing No. 2, as same is recorded in Plat Book 18, Page 260, Public Records of Mesa County, Colorado, a distance of 1018.94 feet to a point being the Northeast corner of said Fruitvale Meadows Filing No. 2, said point lying on the North line of the SE 1/4 NE 1/4 of said Section 16; thence N 89°51'29" E, along said North line, a distance of 218.00 feet; thence S 00°10'50" W a distance of 902.61 feet; thence S 89°51'59" W a distance of 113.00 feet; thence S 00°10'50" W a distance of 209.00 feet; thence S 89°51'59" W a distance of 37.00 feet; thence S 00°10'50" W a distance of 178.00 feet; thence S 89°51'59" W along a line 30.00 feet North of and parallel to the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 155.89 feet, more or less, to the Point of Beginning.

CONTAINING 5.8540 Acres (254,999.06 Square Feet) more or less, as described.

THIS IS NOT A BOUNDARY SURVEY

AREA OF ANNEXATION	
ANNEXATION PERIMETER	3190.13 FT.
CONTIGUOUS PERIMETER	1532.51 FT.
AREA IN SQUARE FEET	254,999.06
AREA IN ACRES	5.8540

ORDINANCE NO.	EFFECTIVE DATE
3461	November 17th, 2002



LEGEND	
ANNEXATION BOUNDARY	—
EXISTING CITY LIMITS	—
SECTION OR ALIQUOT CORNER	⊙
ANGLE POINT	⊙

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 legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

SEFIO LAND SURVEYING
Professional Land Surveyor No. 32824
Sefio Land Surveying Technician
City of Grand Junction
Date: 10-17-2002

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	8-21-2002
DESIGNED BY		DATE	
CHECKED BY	TW	DATE	
APPROVED BY		DATE	

SCALE: 1" = 80'

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

ILES ANNEXATION

1 OF 1

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