

ORDINANCE NO. 3467

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

**430 30 ROAD ANNEXATION NO. 1
APPROXIMATELY 5.1706 ACRES
LOCATED AT 430 30 ROAD**

WHEREAS, on the 16th day of October, 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 20th day of November, 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
430 Road Annexation**

A serial annexation comprising 430 30 Road Annexation No. 1 and 430 30 Road Annexation No. 2

430 30 Road Annexation No. 1

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of the NW 1/4 SW 1/4 of said Section 16 and considering the West line of the NW 1/4 SW 1/4 of said Section 16 to bear N 00°01'23" E with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 30.00 feet to a point on the East right of way line for 30 Road and the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°55'08" E along the South line of the NW 1/4

SW 1/4 of said Section 16 a distance of 630.65 feet to a point being the Northwest corner of the Plat of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records of Mesa County, Colorado; thence N 23°39'54" W a distance of 455.87 feet to a point being the Southeast corner of Farley-Swehla-Mead Amended Subdivision, as same is recorded in Plat Book 8, Page 60, Public Records of Mesa County, Colorado; thence S 89°55'20" W, along the South line of said Farley-Swehla-Mead Amended Subdivision, a distance of 447.50 feet to a point being the Southwest corner of said Farley-Swehla-Mead Subdivision; thence S 00°01'23" W along the East right of way line of 30 Road, being a line 30.00 feet East of and parallel to the West line of the NW 1/4 SW 1/4 of said Section 16, a distance of 417.82 feet, more or less, to the Point of Beginning.

CONTAINING 5.1706 Acres, (225,230.12 sq. ft.) more or less, as described.

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

INTRODUCED on first reading on the 16th day of October, 2002.

ADOPTED and ordered published this 20th day of November, 2002.

Attest:

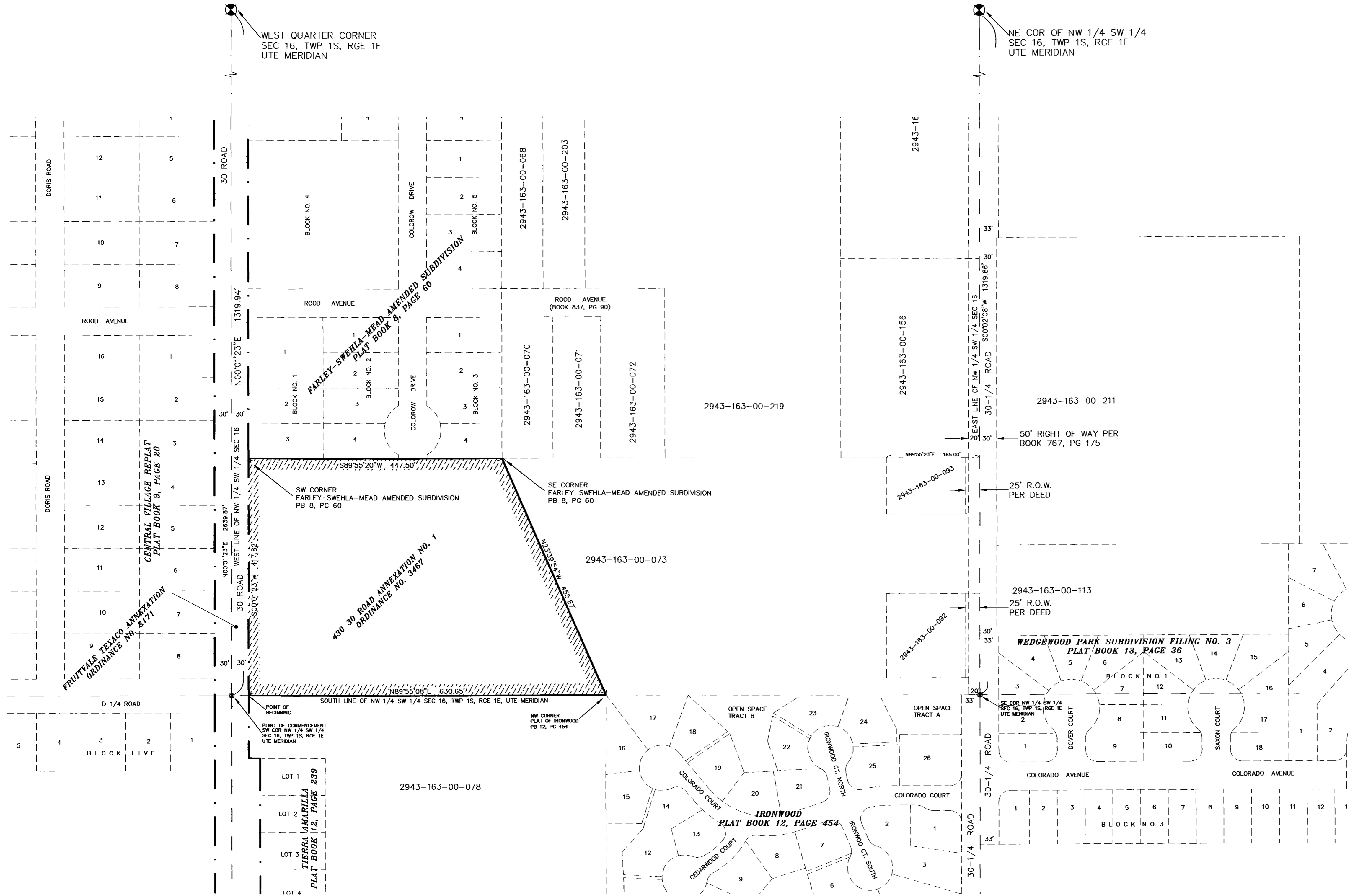
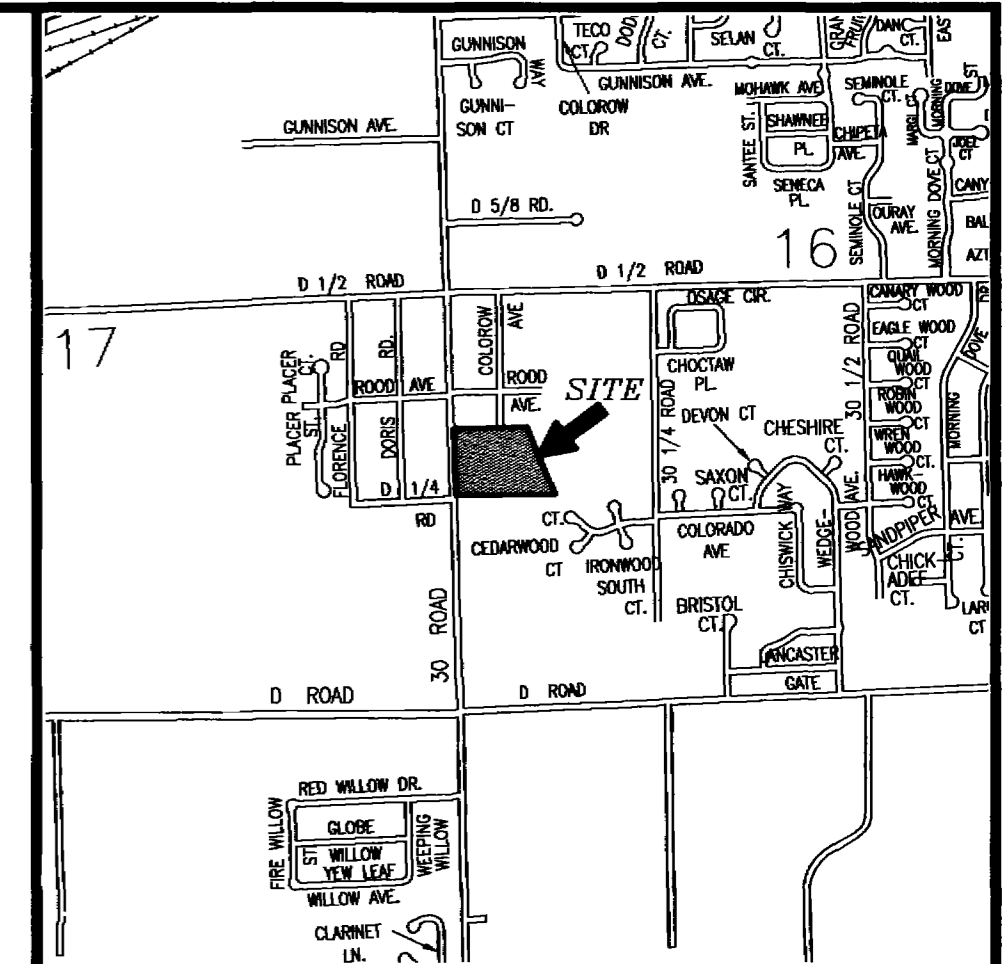
/s/: Cindy Enoz-Martinez
President of the Council

/s/: Stephanie Tuin
City Clerk

430 30 ROAD ANNEXATION NO. 1

SITUATE IN THE NW 1/4 OF THE SW 1/4 OF SECTION 16, T1S, R1E, U.M.

COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

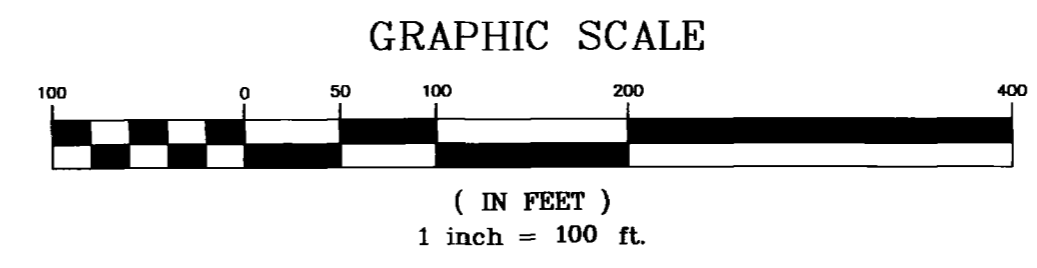
COMMENCING at the Southwest corner of the NW 1/4 SW 1/4 of said Section 16 and considering the West line of the NW 1/4 SW 1/4 of said Section 16 to bear N 00°01'23" E with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 30.00 feet to a point on the East right of way line for 30 Road and the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 630.65 feet to a point being the Northwest corner of the Plat of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records of Mesa County, Colorado; thence N 23°39'54" W a distance of 455.87 feet to a point being the Southeast corner of Farley-Swehla-Mead Amended Subdivision, as same is recorded in Plat Book 8, Page 60, Public Records of Mesa County, Colorado; thence S 89°55'20" W, along the South line of said Farley-Swehla-Mead Amended Subdivision, a distance of 447.50 feet to a point being the Southwest corner of said Farley-Swehla-Mead Amended Subdivision; thence S 00°01'23" W along the East right of way line of 30 Road, being a line 30.00 feet East of and parallel to the West line of the NW 1/4 SW 1/4 of said Section 16, a distance of 417.82 feet, more or less, to the Point of Beginning.

CONTAINING 5.1706 Acres, (225,230.12 sq. ft.) more or less, as described.

AREA OF ANNEXATION

| | |
|----------------------|-------------|
| ANNEXATION PERIMETER | 1,951.85 FT |
| CONTIGUOUS PERIMETER | 417.82 FT. |
| AREA IN SQUARE FEET | 225,230.12 |
| AREA IN ACRES | 5.1706 |

ORDINANCE NO. 3467 EFFECTIVE DATE December 22, 2002



LEGEND
 ANNEXATION BOUNDARY
 EXISTING CITY LIMITS

The boundaries and descriptions herein have been derived from...
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 CITY OF GRAND JUNCTION
 DATE: November 22, 2002

THIS IS NOT A BOUNDARY SURVEY

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 P.T.K. DATE 9-18-2002
 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

430 30 ROAD ANNEXATION NO. 1