

ORDINANCE NO. 3473

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

LUCAS ANNEXATION NO. 1

APPROXIMATELY 0.0883 ACRES

LOCATED AT 2220 BROADWAY

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 situated in Mesa County, Colorado, and described to wit:

LUCAS ANNEXATION NO. 1

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast Corner of Lot 2, Block No. 3, Standifird Subdivision, as same is recorded in Plat Book 9, Page 113, Public Records of Mesa County, Colorado, and considering the East line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian to bear N 00°48'00" W with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 08°37'56" E, along the Northerly projection of the West right of way for Blevins Road, a distance of 2.16 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 59°01'04" E along a line 2.00' North of and parallel to the South right of way for Colorado Highway 340 (Broadway), as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), a distance of 643.51 feet; thence N 30°58'56" E a

distance of 78.00 feet to a point on the North right of way for said Colorado Highway 340 (Broadway); thence N 59°01'04" W along said North right of way a distance of 1206.25 feet; thence S 30°58'56" W a distance of 2.00 feet; thence S 59°01'04" E, along a line 2.00 feet South of and parallel to the North right of way for said Colorado Highway 340 (Broadway), a distance of 1204.25 feet; thence S 30°58'56" W a distance of 74.00 feet; thence N 59°01'04" W along a line 4.00 feet North of and parallel to the South right of way for said Colorado Highway 340 (Broadway) a distance of 642.33 feet; thence S 08°37'56" W a distance of 2.16 feet, more or less, to the Point of Beginning.

CONTAINING 3,848.35 square feet or 0.0883 acres, 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.

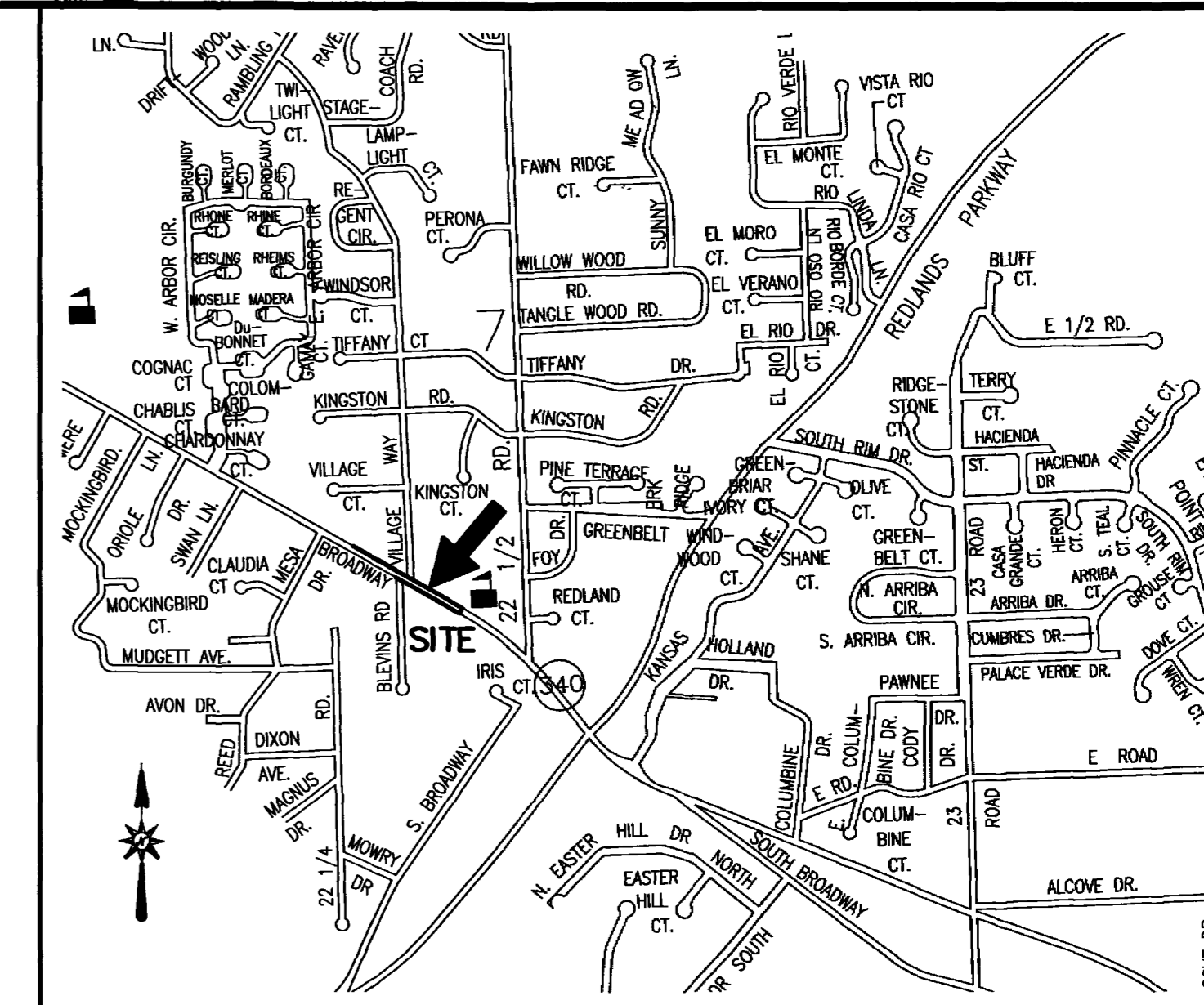
Attest:

/s/ Cindy Enos-Martinez
President of the Council

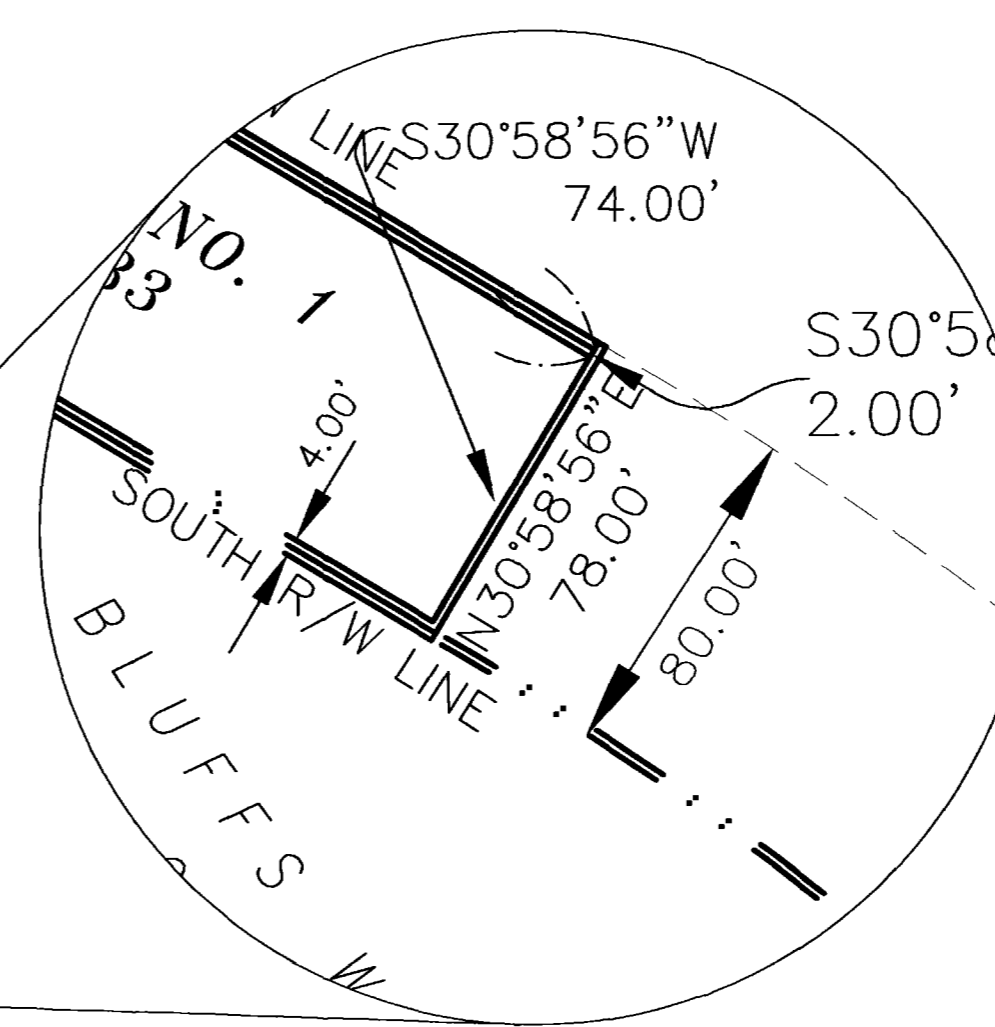
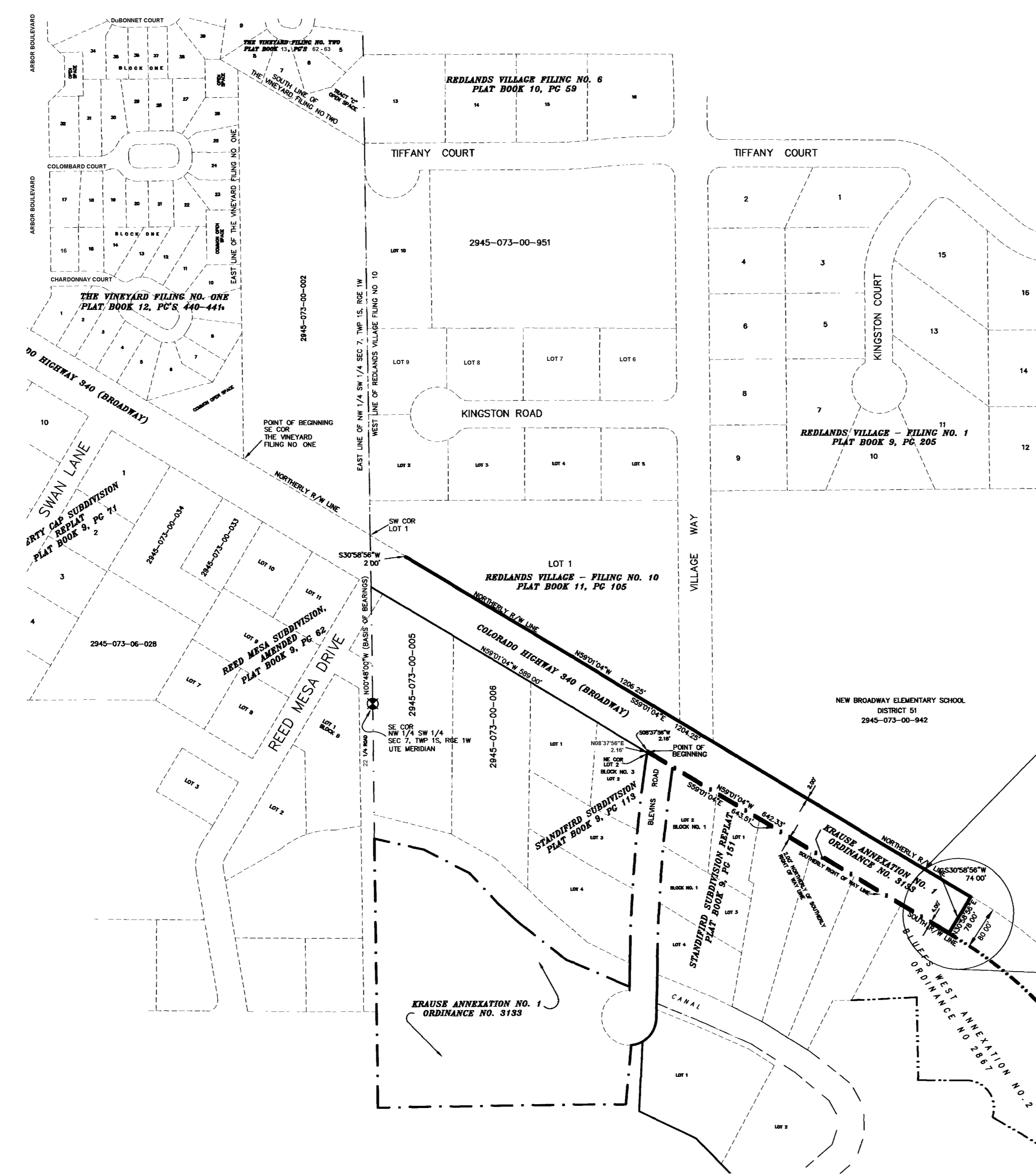
/s/ Stephanie Tuin
City Clerk

LUCAS ANNEXATION NO. 1

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 7, TWP 1S, RGE 1W, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)



DETAIL: NOT-TO-SCALE

Legal Description

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

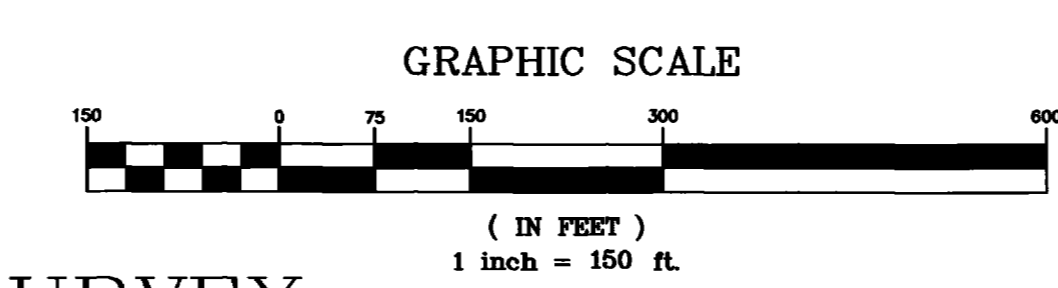
COMMENCING at the Northeast Corner of Lot 2, Block No. 3, Standifird Subdivision, as same is recorded in Plat Book 9, Page 113, Public Records of Mesa County, Colorado, and considering the East line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) to bear N 00°48'00\"/>

CONTAINING 0.0883 Acres (3,848.35 Square Feet), more or less, as described.

AREA OF ANNEXATION

ANNEXATION PERIMETER	3852.51 FT.
CONTIGUOUS PERIMETER	643.51 FT.
AREA IN SQUARE FEET	3,848.35
AREA IN ACRES	0.0883

ORDINANCE NO. 3473
EFFECTIVE DATE December 22, 2002



LEGEND

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

THIS IS NOT A BOUNDARY SURVEY

The Description contained herein has been derived from subdivision plats and 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 establishing property boundary lines.

No. 32824

Peter T. Krieger
Professional Land Surveyor
Senior Real Estate Technician
City of Grand Junction
Date November 21, 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	10-07-2002
DESIGNED BY		DATE	
CHECKED BY	TW	DATE	
APPROVED BY		DATE	

SCALE
1" = 150'

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

LUCAS ANNEXATION NO. 1