

**ORDINANCE NO. 3474**

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

**LUCAS ANNEXATION NO. 2**

**APPROXIMATELY 3.8338 ACRES**

**LOCATED AT 2220 BROADWAY**

**WHEREAS**, on the 16<sup>th</sup> 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 20<sup>TH</sup> 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. 2**

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:

BEGINNING at the Southeast Corner of The Vineyard Filing No. One, as same is recorded in Plat Book 12, Pages 440 and 441, 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 being relative thereto; thence from said Point of Beginning, N 00°48'00" W along the East line of said Vineyard Filing No. One, a distance of 710.76 feet, more or less, to a point on the South line of The Vineyard Filing No. Two, as same is recorded in Plat Book 13, Pages 62 and 63, Public Records of Mesa County, Colorado; thence S 59°11'00" E, along said South line, a distance of

269.49 feet, more or less, to a point on the West line of The Redlands Village Filing No. 10, as same is recorded in Plat Book 11, Page 105, Public Records of Mesa County, Colorado; thence S 00°48'00" E, along said West line, said line being the East line of the NW 1/4 SW 1/4 of said Section 7, a distance of 711.67 feet, more or less, to a point on the North 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), said point being the Southwest corner of Lot 1, said Redlands Village Filing No. 10; thence S 59°01'04" E along the North Right of Way of said Colorado Highway 340 (Broadway), a distance of 75.00 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 of said Colorado Highway 340 (Broadway), a distance of 1204.25 feet; thence S 30°58'56" W a distance of 2.00 feet; thence N 59°01'04" W along a line 4.00 feet South of and parallel to the North Right of Way for said Colorado Highway 340 (Broadway), a distance of 1546.75 feet; thence N 00°48'00" W along a line being the Southerly projection of the East line of said Vineyard Filing No. One, a distance of 4.71 feet, more or less, to the Point of Beginning.

CONTAINING 167,000.65 square feet or 3.8338 acres, more or less, as described be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 16<sup>TH</sup> day of October, 2002.

**ADOPTED** and ordered published this 20<sup>th</sup> day of November, 2002.

Attest:

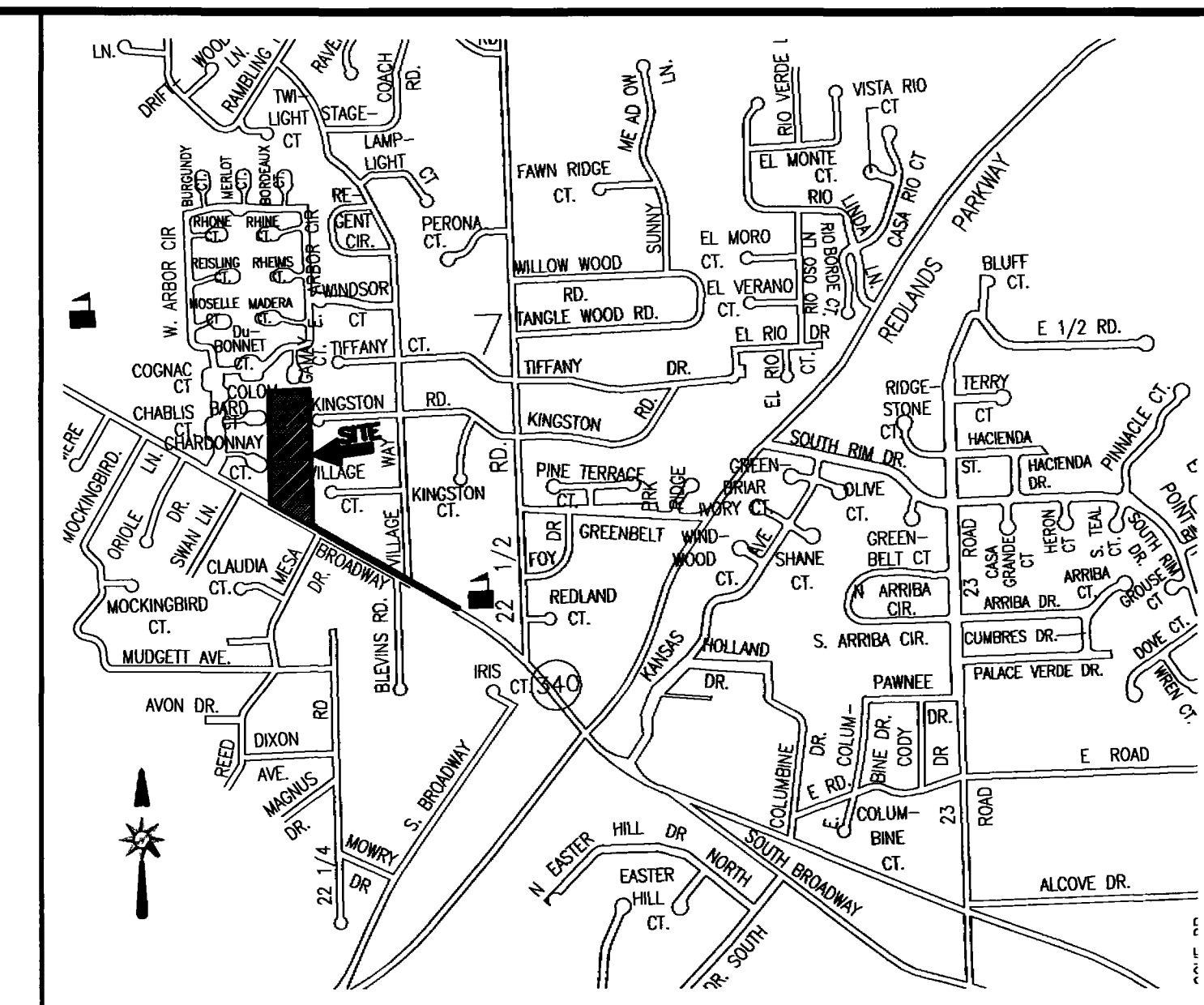
/s/ Cindy Enos-Martinez  
President of the Council

/s/ Stephanie Tuin  
City Clerk

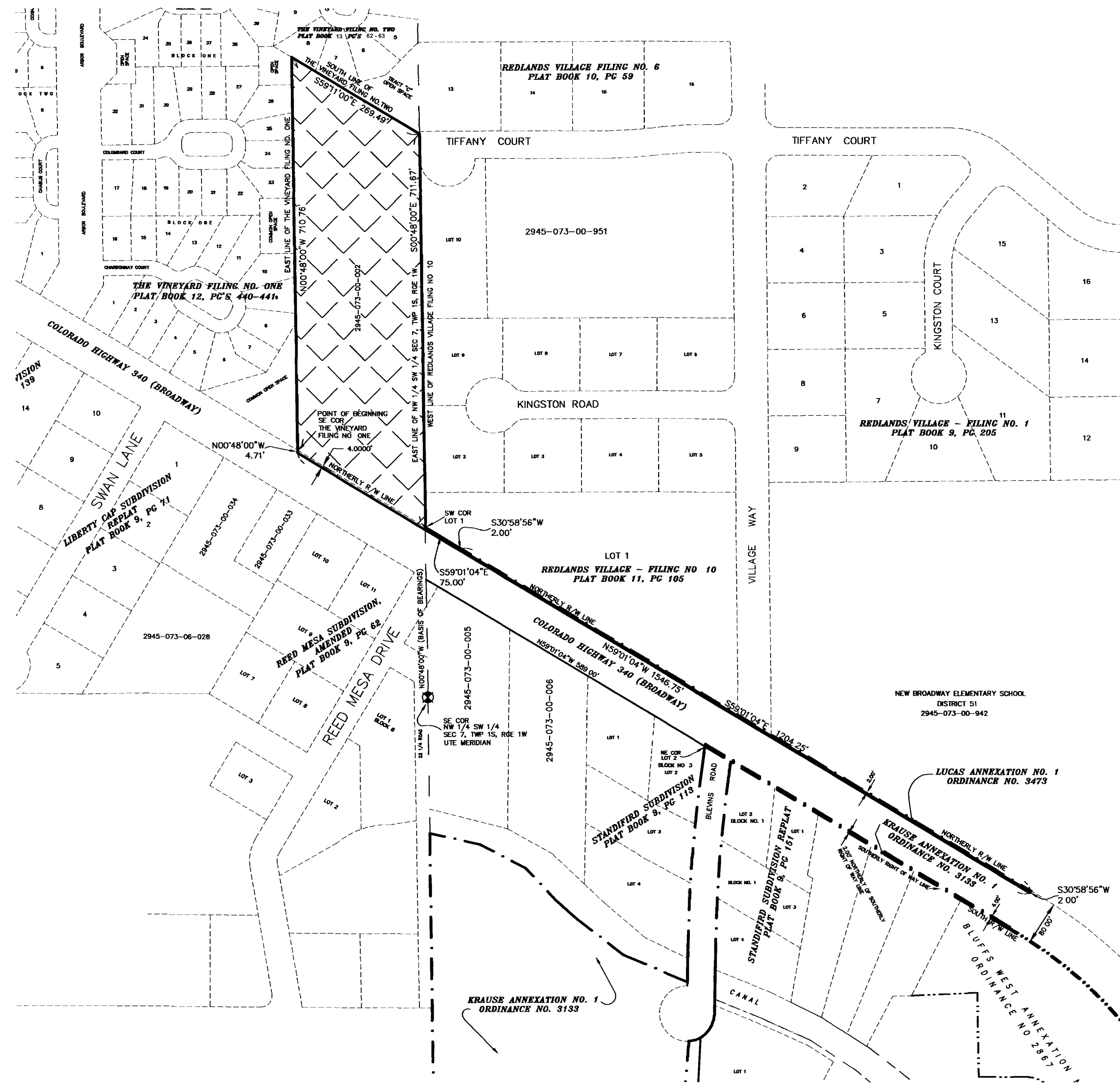


# LUCAS ANNEXATION NO. 2

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)



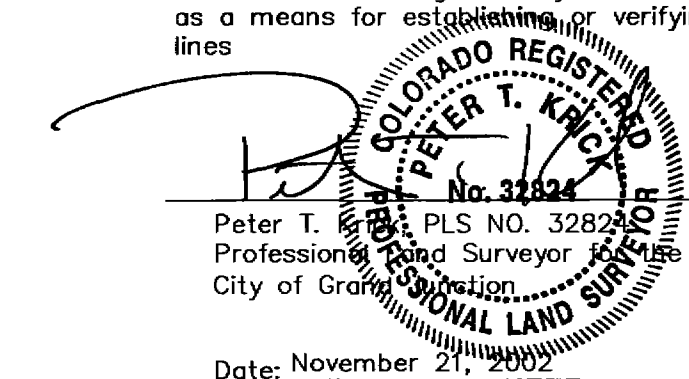
## Legal Description

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:

BEGINNING at the Southeast Corner of The Vineyard Filing No. One, as same is recorded in Plat Book 12, Pages 440 and 441, 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 being relative thereto, thence from said Point of Beginning, N 00°48'00" W along the East line of said Vineyard Filing No. One, a distance of 710.76 feet, more or less, to a point on the South line of The Vineyard Filing No. Two, as same is recorded in Plat Book 13, Pages 62 and 63, Public Records of Mesa County, Colorado; thence S 59°11'00" E, along said South line, a distance of 269.49 feet, more or less, to a point on the West line of The Redlands Village Filing No. 10, as same is recorded in Plat Book 11, Page 105, Public Records of Mesa County, Colorado; thence S 00°48'00" E, along said West line, said line being the East line of the NW 1/4 SW 1/4 of said Section 7, a distance of 711.67 feet, more or less, to a point on the North 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), said point being the Southwest corner of Lot 1, said Redlands Village Filing No. 10; thence S 59°01'04" E along the North Right of Way of said Colorado Highway 340 (Broadway), a distance of 75.00 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 of said Colorado Highway 340 (Broadway), a distance of 1204.25 feet; thence S 30°58'56" W a distance of 2.00 feet; thence N 59°01'04" W along a line 4.00 feet South of and parallel to the North Right of Way for said Colorado Highway 340 (Broadway), a distance of 1546.75 feet; thence N 00°48'00" W along a line being the Southerly projection of the East line of said Vineyard Filing No. One, a distance of 4.71 feet, more or less, to the Point of Beginning.

CONTAINING 3.8338 Acres (167,000.65 Square Feet), more or less, as described.

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.

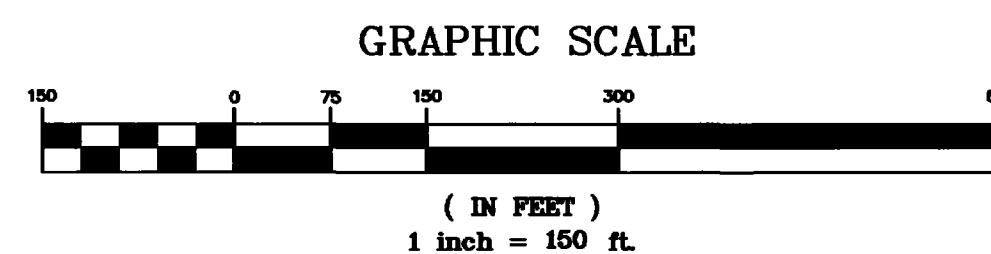


Date: November 21, 2002

### AREA OF ANNEXATION

ANNEXATION PERIMETER	4526.63 FT.
CONTIGUOUS PERIMETER	1206.25 FT.
AREA IN SQUARE FEET	167,000.65
AREA IN ACRES	3.8338

**ORDINANCE NO.** 3474  
**EFFECTIVE DATE** December 22, 2002



### LEGEND

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

**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	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

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