

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. 3486**

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

**DETTMER II ANNEXATION No. 2
Approximately 0.85 Acres**

Located at 2918 and including a portion of 2924 and 2926 D-1/2 Road

WHEREAS, on the 20th day of November, 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 15th day of January, 2003; 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 situates in Mesa County, Colorado, and described to wit:

DETTMER ANNEXATION NO. 2

A certain parcel of land lying in the South half of the Northwest Quarter (S 1/2 NW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 17, and considering the South line of the SW 1/4 NW 1/4 of said Section 17 to bear N 90°00'00" W with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 90°00'00" W along the South line of the SW 1/4 NW 1/4 of said Section 17 a distance of 395.00 feet; thence N 00°00'00" E a distance of 291.96 feet; thence S 90°00'00" E a distance of 130.00 feet; thence S 00°00'00" W a distance of 280.96 feet; thence N 90°00'00" E, along a line 1.00 foot North of and parallel to the South line of the SW 1/4 NW 1/4 of said Section 17, a distance of 265.00 feet; thence S 89°59'32" E, along a line 1.00 foot North of and parallel to the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 17, a distance of 92.50 feet; thence S 00°00'00" W a distance of 1.00 feet to a point on the South line of the SE 1/4 NW 1/4 of said

Section 17; thence N 89°59'32" W, along the South line of the SE 1/4 NW 1/4 of said Section 17, a distance of 92.50 feet, more or less, to the Point of Beginning.

CONTAINING 0.8496 Acres (37,012.16 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 20th day of November, 2002.

ADOPTED and ordered published this 15th day of January, 2003.

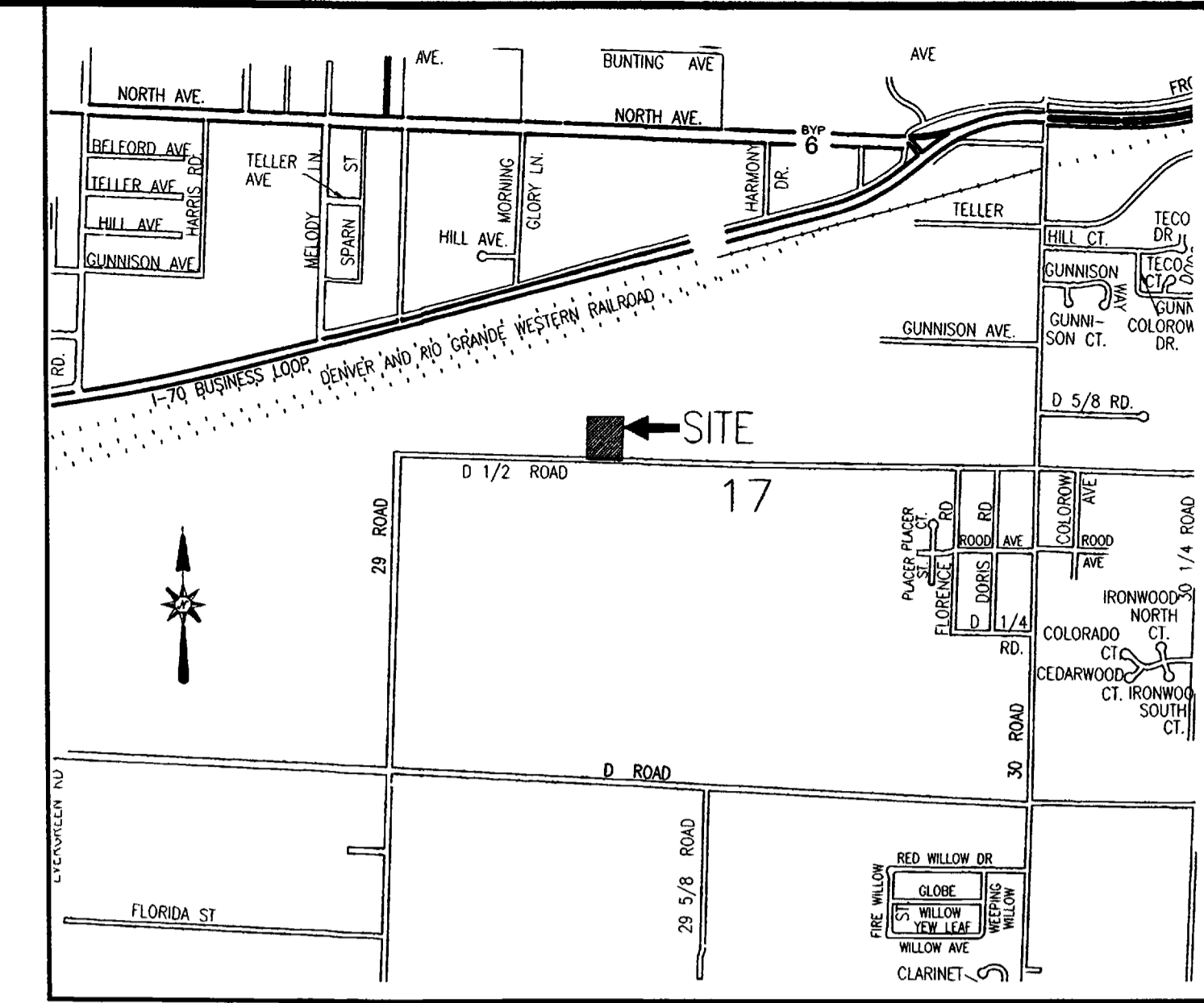
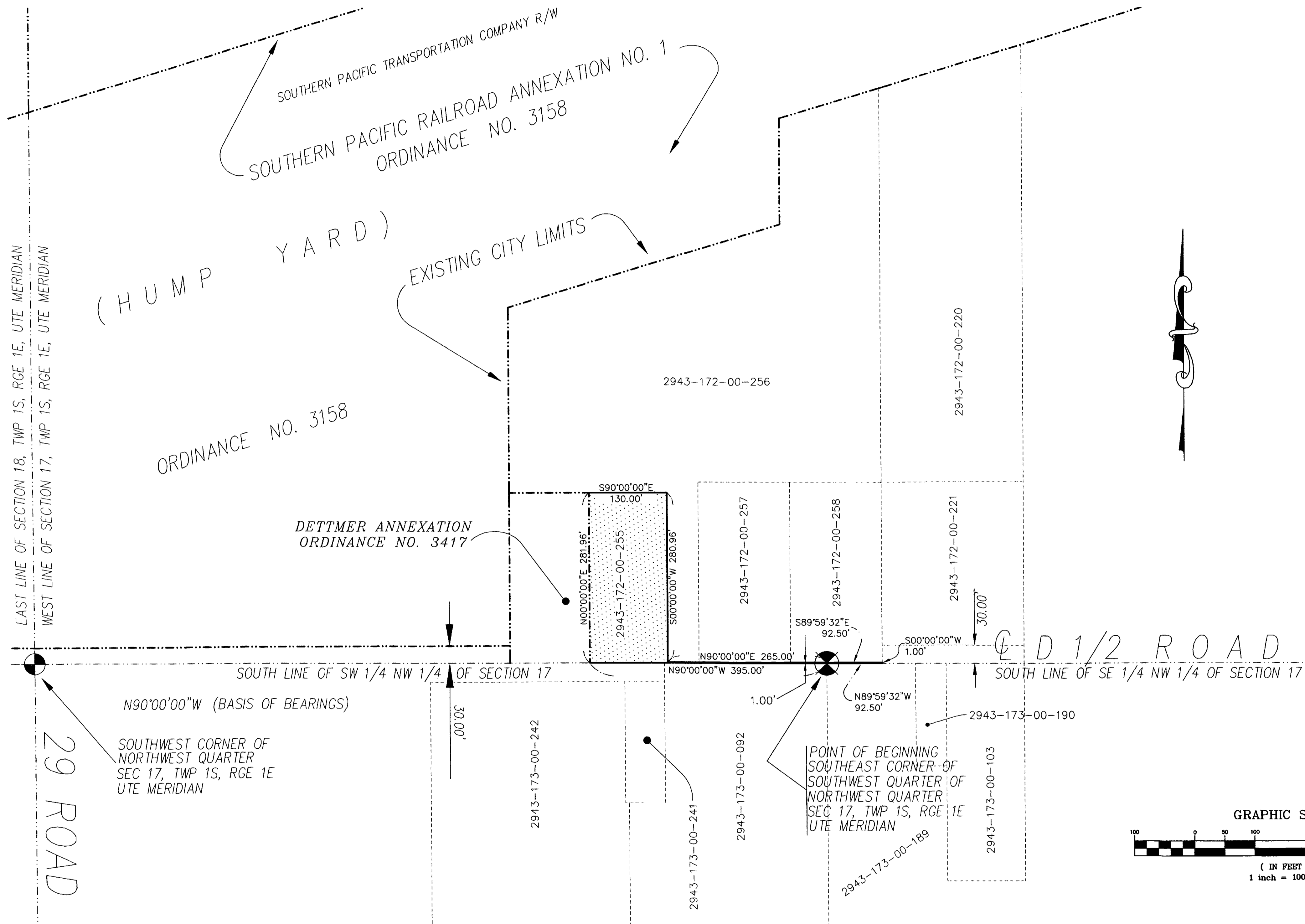
/s/ Cindy Enos-Martinez
President of the Council

Attest:

/s/ Stephanie Tuin
City Clerk

DETTMER II ANNEXATION NO. 2

SITUATE IN THE S 1/2 OF THE NW 1/4 OF SECTION 17, TWP 1S, RGE 1E, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

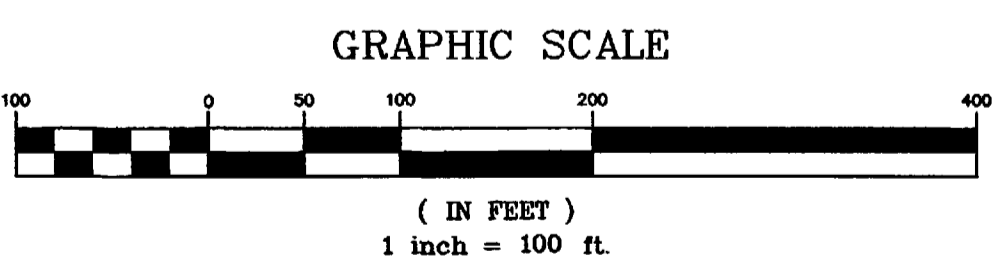


Legal Description

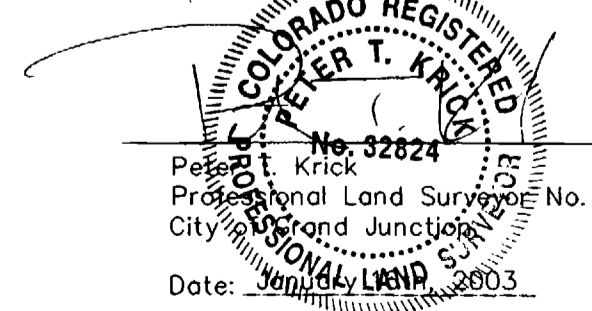
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CONTAINING 0.8496 Acres (37,012.16 Sq. Ft.), more or less, as described.



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.



AREA OF ANNEXATION		ORDINANCE NO.	EFFECTIVE DATE
ANNEXATION PERIMETER	1,538.92 FT.	3486	February 16th, 2003
CONTIGUOUS PERIMETER	281.96 FT.		
AREA IN SQUARE FEET	37,012.16		
AREA IN ACRES	0.8496		

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 <u>PTK</u> DATE <u>11-01-2002</u> DESIGNED BY <u>PTK</u> DATE _____ CHECKED BY <u>TW</u> DATE _____ APPROVED BY _____ DATE _____	SCALE 1" = 100'
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DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING AND TECHNICAL SERVICES DIVISIONS
CITY OF GRAND JUNCTION, COLORADO

DETTMER II ANNEXATION NO. 2