

ORDINANCE NO. 3489

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

**ROWE ANNEXATION
APPROXIMATELY 7.3892 ACRES
LOCATED at 176 28 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:

ROWE ANNEXATION

A certain parcel of land lying in the South Half (S 1/2) of Section 30, Township 1 South, Range 1 West of the Ute Meridian, and the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 31, Township 1 South, Range 1 West of the Ute Meridian, lying in Mesa County, Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of the NW 1/4 NE 1/4 of said Section 31, and assuming the West line of the NW 1/4 NE 1/4 of said Section 31 bears S 00°00'45" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 00°00'45" E along the West line of the NW 1/4 NE 1/4 of said Section 31 a distance of 1321.23 feet, more or less, to a point being the Southwest corner of the NW 1/4 NE 1/4 of said Section 31; thence N 89°58'49" E, along the South line of the NW 1/4 NE 1/4 of said Section 31, a distance of 330.00 feet; thence N 00°00'45" W along a line 330.00 feet East of and parallel to the West line of the NW 1/4 NE 1/4 of said Section 31, also being the West line of Sharon Heights, as same is recorded in Plat Book 7, Page 18, Public Records of Mesa County, Colorado, a distance of 913.88 feet, more or less, to a point on the Southerly right of way for U.S. Highway 50; thence N 71°05'19" W, along said South right of way, a distance of 347.80 feet; thence N

00°00'45" W along a line 1.00 foot East of and parallel to, the West line of the NW 1/4 NE 1/4 of said Section 31, a distance of 294.51 feet, more or less, to a point on the North line of the NW 1/4 NE 1/4 of said Section 31; thence N00°03'48" E along a line 1.00 foot East of and parallel to the East line of the Southwest Quarter (SW 1/4) of said Section 30, a distance of 333.84 feet to a point on the South line of CHIPETA PINES ANNEXATION NO. 2, having Ordinance No. 3191 as assigned by the City of Grand Junction, Colorado; thence along the South line of said CHIPETA PINES ANNEXATION NO. 2 the following numbered courses:

1. N 89°56'12" W a distance of 19.60 feet; thence...
2. S 58°50'01" W a distance of 92.53 feet; thence...
3. N 69°38'29" W a distance of 22.41 feet; thence...
4. S 20°21'31" W a distance of 5.00 feet; thence...
5. N 69°38'29" W a distance of 849.00 feet;

thence departing said South line, S 20°21'31" W a distance of 1.00 feet; thence along a line 1.00 foot South of and parallel to the South line of said CHIPETA PINES ANNEXATION NO. 2 the following numbered courses:

1. S 69°38'29" E a distance of 850.00 feet; thence...
2. N 20°21'31" E a distance of 5.00 feet; thence...
3. S 69°38'29" E a distance of 21.90 feet; thence...
4. N 58°50'01"E a distance of 92.73 feet; thence...
5. S 89°56'12" E a distance of 18.32 feet to a point on the East line of the SW 1/4 of said Section 31;

Thence S 00°03'48" W, along the East line of the SW 1/4 of said Section 31, a distance of 332.84 feet, more or less, to the Point of Beginning.

CONTAINING 7.3892 Acres (321,871.52 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.

Attest:

/s/ Cindy Enos-Martinez
President of the Council

/s/ Stephanie Tuin
City Clerk

