

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3491**

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

**SMITH ANNEXATION  
APPROXIMATELY 3.289 ACRES  
LOCATED South of 378 Evergreen Road**

WHEREAS, on the 20<sup>th</sup> 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:

**SMITH ANNEXATION**

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, as described in that certain Warranty Deed recorded in Book 2487, Page 479, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 19, and assuming the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 19 bears S 00°00'00" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 00°00'00" E along the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 19 a distance of 361.81 feet; thence N 89°35'21" W a distance of 396.09 feet; thence N 00°00'00" E a distance of 361.81 feet to a point on the North line of the South Half of the Northwest Quarter (S 1/2 NW 1/4) of said Section 19, also being the South line of said Plat of Pine Estates Filing No. Two; thence S

89°35'21" E along the South line of said Plat of Pine Estates Filing No. Two, a distance of 396.09 feet, more or less, to the Point of Beginning.

CONTAINING 3.2898 Acres (143,305.64 Square Feet), more or less, as described.

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

INTRODUCED on first reading on the 20<sup>th</sup> day of November, 2002.

ADOPTED and ordered published this 15<sup>th</sup> day of January, 2003.

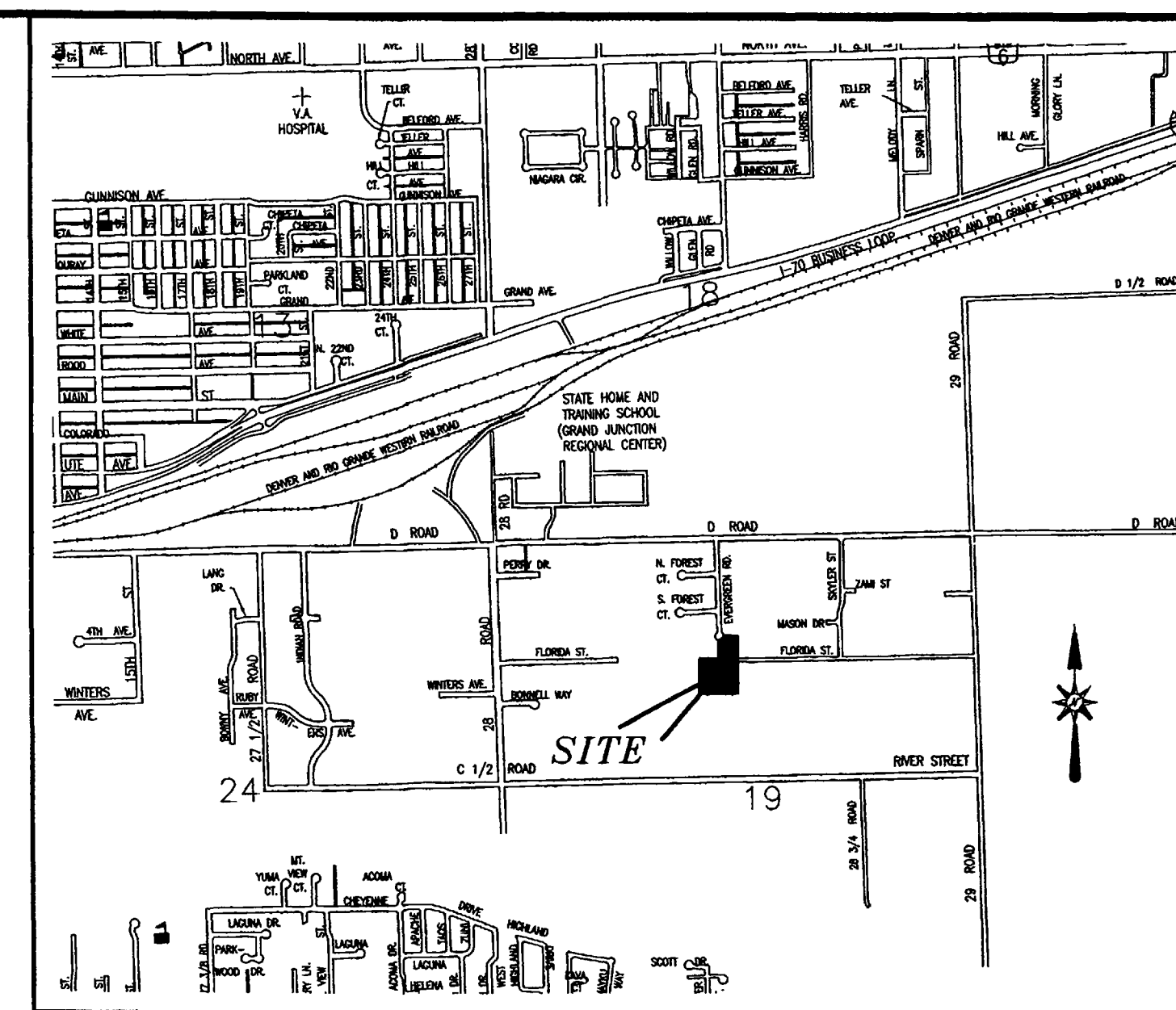
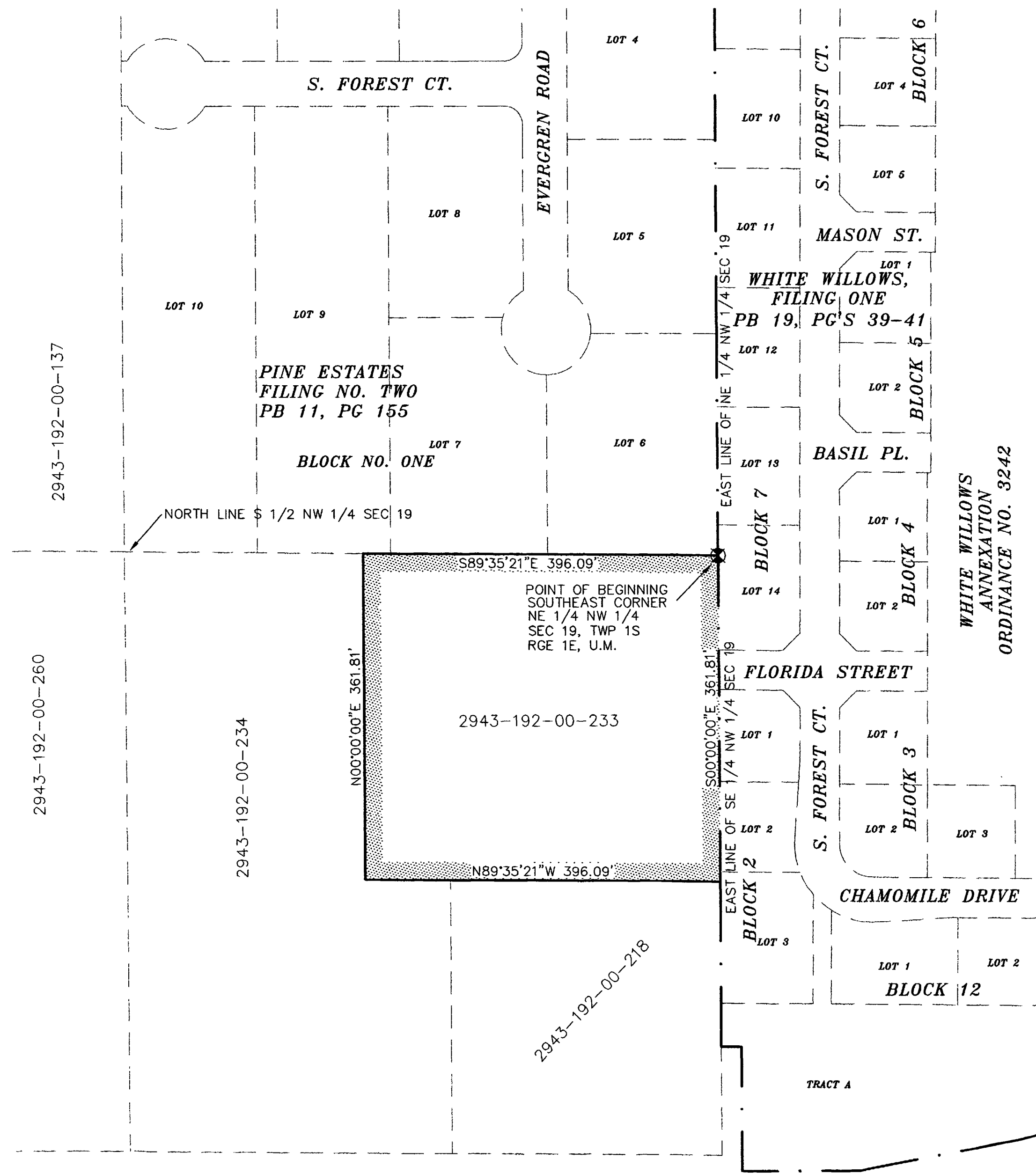
Attest:

/s/ Cindy Enos Martinez  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# SMITH ANNEXATION

SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TWP 1S, RGE 1E, UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)

### Legal Description

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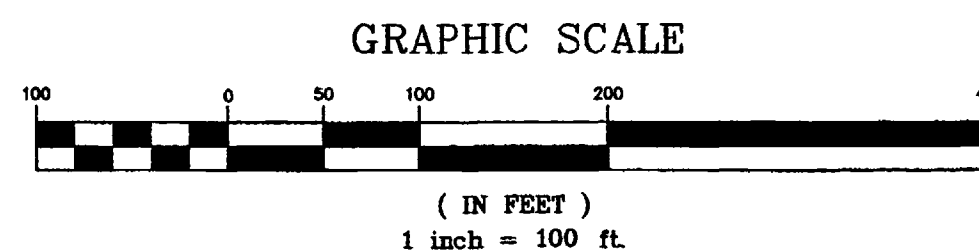
The Description contained herein has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

### AREA OF ANNEXATION

ANNEXATION PERIMETER	1,515.80 FT.
CONTIGUOUS PERIMETER	361.81 FT.
AREA IN SQUARE FEET	143,305.64
AREA IN ACRES	3.2898

ORDINANCE NO.  
**3491**

EFFECTIVE DATE  
**February 16th, 2003**



### LEGEND

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

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	PIK	DATE	10-31-2002
DESIGNED BY		DATE	
CHECKED BY	IW	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'

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

SMITH ANNEXATION

