

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3497**

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

**NORTH AVENUE CENTER ANNEXATION**

**APPROXIMATELY 5.44 ACRES**

**LOCATED AT 2938 NORTH AVENUE**

**WHEREAS**, on the 15<sup>th</sup> day of January, 2003, 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 19<sup>th</sup> day of February, 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 situated in Mesa County, Colorado, and described to wit:**

**NORTH AVENUE CENTER ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of the SE 1/4 SW 1/4 of said Section 8, and assuming the South line of the SE 1/4 SW 1/4 of said Section 8 bears N 89°53'09" W and all other bearing mentioned herein are relative thereto; thence from said Point of Commencement, N 89°53'09" W along the South line of the SE 1/4 SW 1/4 of said Section 8 a distance of 332.50 feet; thence N 00°05'12" W a distance of 40.00 feet to a point on the North right of way for North Avenue (US Hwy 6) and the POINT OF BEGINNING; thence from said Point of Beginning, N 89°53'09" W along the North right of way for North Avenue, said line lying 40.00 feet North of and parallel to, the South line of the SE 1/4 SW 1/4 of said Section 8, a distance of 659.00 feet; thence N 00°00'07" E along the East line of Cantrell Subdivision, as same is recorded in Plat Book 18, Page 261, Public Records of Mesa County, Colorado, a distance of 359.97 feet;

thence S 89°53'18" E, along the South line of several Palace Estates Condominiums, as they are recorded in Condominium Book 2, Pages 88 through 93 and Page 153, Public Records of Mesa County, Colorado, a distance of 658.45 feet; thence S 00°05'12" E along a line 332.50 feet West of and parallel to, the East line of the SE 1/4 SW 1/4 of said Section 8, a distance of 360.00 feet, more or less, to the Point of Beginning.

CONTAINING 5.4440 Acres (237,141.00 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 15<sup>th</sup> day January, 2003.

**ADOPTED** and ordered published this 19<sup>th</sup> day of February, 2003.

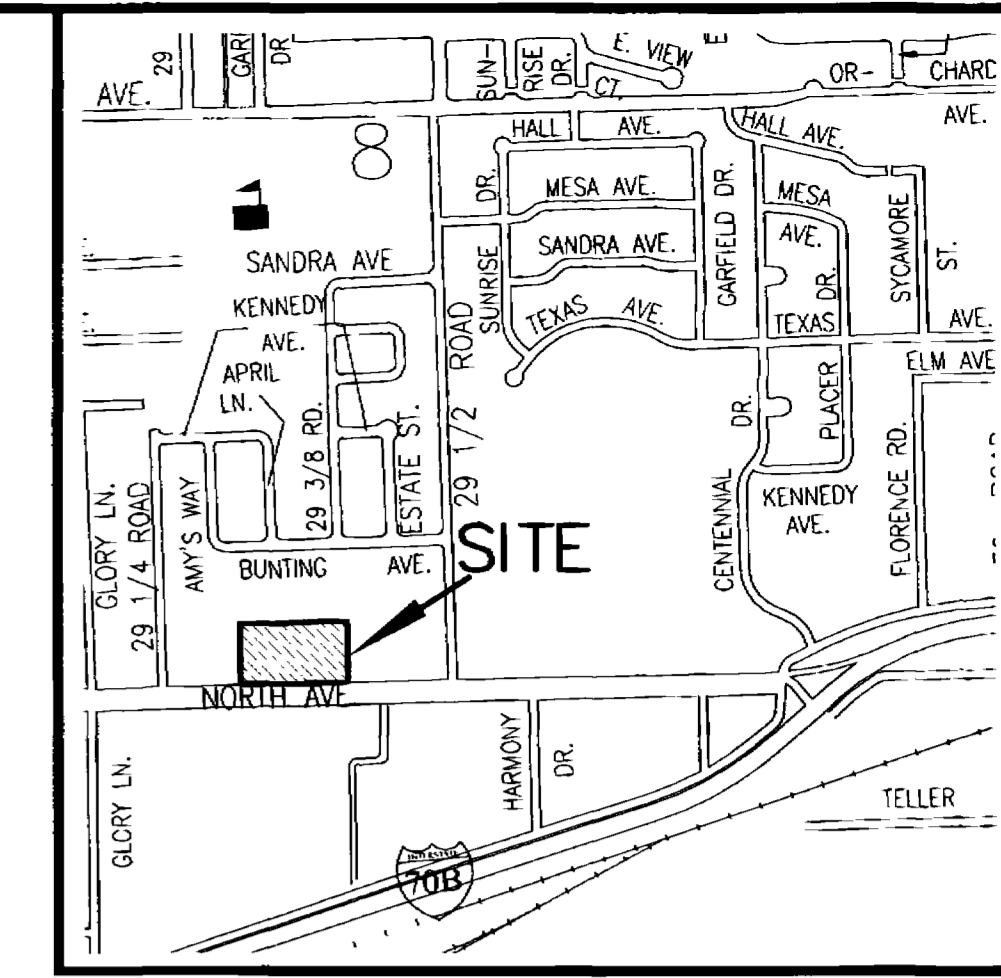
Attest:

/s/ Stephanie Tuin  
City Clerk

/s/ Cindy Enos- Martinez  
President of the Council

# NORTH AVENUE CENTER ANNEXATION

SITUATE IN THE SE 1/4 OF THE SW 1/4 OF SECTION 8, TWP 1S, RGE 1E, U.M.  
 COUNTY OF MESA, STATE OF COLORADO

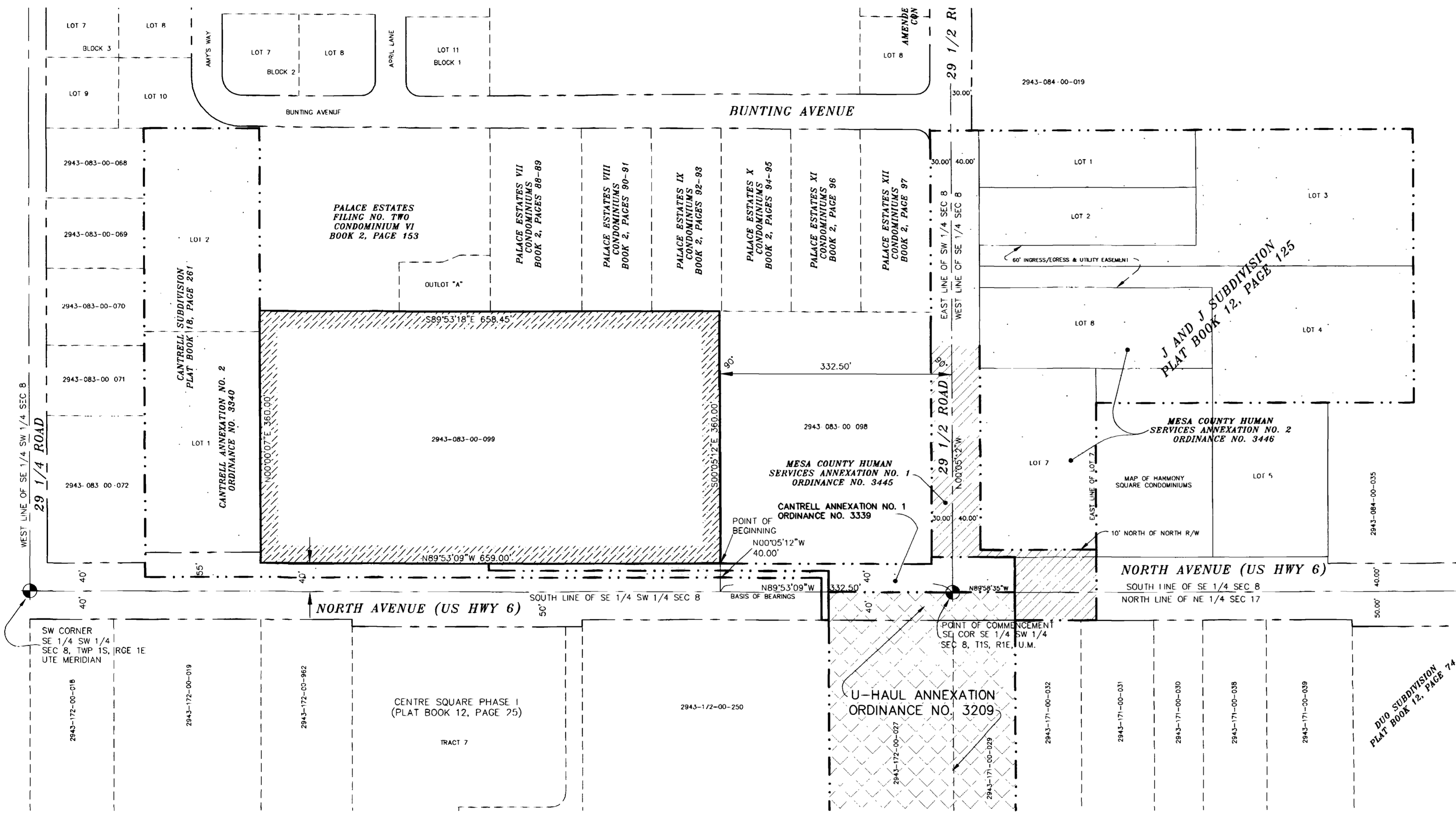


### LEGAL DESCRIPTION

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

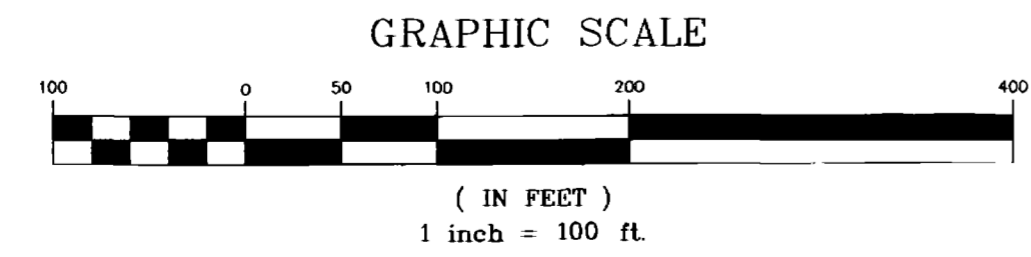
COMMENCING at the Southeast Corner of the SE 1/4 SW 1/4 of said Section 8, and assuming the South line of the SE 1/4 SW 1/4 of said Section 8 bears N 89°53'09" W and all other bearing mentioned herein are relative thereto; thence from said Point of Commencement, N 89°53'09" W along the South line of the SE 1/4 SW 1/4 of said Section 8 a distance of 332.50 feet; thence N 00°05'12" W a distance of 40.00 feet to a point on the North right of way for North Avenue (US Hwy 6) and the POINT OF BEGINNING; thence from said Point of Beginning, N 89°53'09" W along the North right of way for North Avenue, said line lying 40.00 feet North of and parallel to, the South line of the SE 1/4 SW 1/4 of said Section 8, a distance of 659.00 feet; thence N 00°00'07" E along the East line of Cantrell Subdivision, as same is recorded in Plat Book 18, Page 261, Public Records of Mesa County, Colorado, a distance of 359.97 feet; thence S 89°53'18" E, along the South line of several Palace Estates Condominiums, as they are recorded in Condominium Book 2, Pages 88 through 93 and Page 153, Public Records of Mesa County, Colorado, a distance of 658.45 feet; thence S 00°05'12" E along a line 332.50 feet West of and parallel to, the East line of the SE 1/4 SW 1/4 of said Section 8, a distance of 360.00 feet, more or less, to the Point of Beginning.

CONTAINING 5.4440 Acres (237,141.00 Square Feet), more or less, as described.



### AREA OF ANNEXATION

|                      |             |
|----------------------|-------------|
| ANNEXATION PERIMETER | 2,037.45 FT |
| CONTIGUOUS PERIMETER | 1,019.00 FT |
| AREA IN SQUARE FEET  | 237,141.00  |
| AREA IN ACRES        | 5.4440      |



### LEGEND

|                      |           |
|----------------------|-----------|
| ANNEXATION BOUNDARY  | —————     |
| EXISTING CITY LIMITS | - - - - - |

ORDINANCE NO.  
3497

EFFECTIVE DATE  
March 23, 2003

-- THIS IS NOT A BOUNDARY SURVEY --

The Description(s) contained herein have 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 should not be used as a means for establishing or verifying property boundary lines.

PETER T. KRICK, P.L.S. No. 32824  
 Professional Land Surveyor  
 The City of Grand Junction

DATE: February 21, 2003

REVISED: 12-12-2002

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

|                 |                 |
|-----------------|-----------------|
| DRAWN BY P.T.K. | DATE 12-12-2002 |
| DESIGNED BY     | DATE            |
| CHECKED BY T.W. | DATE            |
| APPROVED BY     | DATE            |

SCALE  
1" = 100'

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

NORTH AVENUE CENTER ANNEXATION