

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3501**

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

**SIENA VIEW ANNEXATION No. 2  
APPROXIMATELY 4.47 ACRES  
LOCATED AT 2945 D ½ ROAD**

**WHEREAS**, on the 18<sup>th</sup> day of December, 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 5<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:**

**SIENA VIEW ANNEXATION NO. 2**

A certain parcel of land lying in the Southwest Quarter (SW 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:

COMMENCING at the Northeast Corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 17, and assuming the North line of the NW 1/4 SW 1/4 of said Section 17 bears N 90°00'00" W with all other bearings mentioned herein being relative thereto; thence from said Point of Commencement, S 00°09'39" E a distance of 1.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°59'32" E along a line 1.00 foot South of and parallel to, the North line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 17, a distance of 1113.48 feet; thence S 00°02'12" E along the East line of that certain property described in Book 3080, Pages 157 and 158, Public Records of Mesa County, Colorado, a distance of 994.88 feet, more or less, to a point on the North line of the Grand Valley Canal; thence N 60°15'16" W along the South line of that certain property described in Book 3080, Pages 157 and 158, also being the North line of the Grand Valley Canal, a distance of 239.08 feet; thence N 00°02'12" W, along the

West line of that certain property described in Book 3080, Pages 157 and 158, a distance of 875.29 feet; thence N 89°59'32" W along a line 2.00 feet South of and parallel to, the North line of the NE 1/4 SW 1/4 of said Section 17, a distance of 905.97 feet; thence N 00°09'39" W a distance of 1.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.4774 Acres (195,039.62 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 18<sup>th</sup> day of December, 2002.

**ADOPTED** and ordered published this 5<sup>th</sup> day of February, 2003.

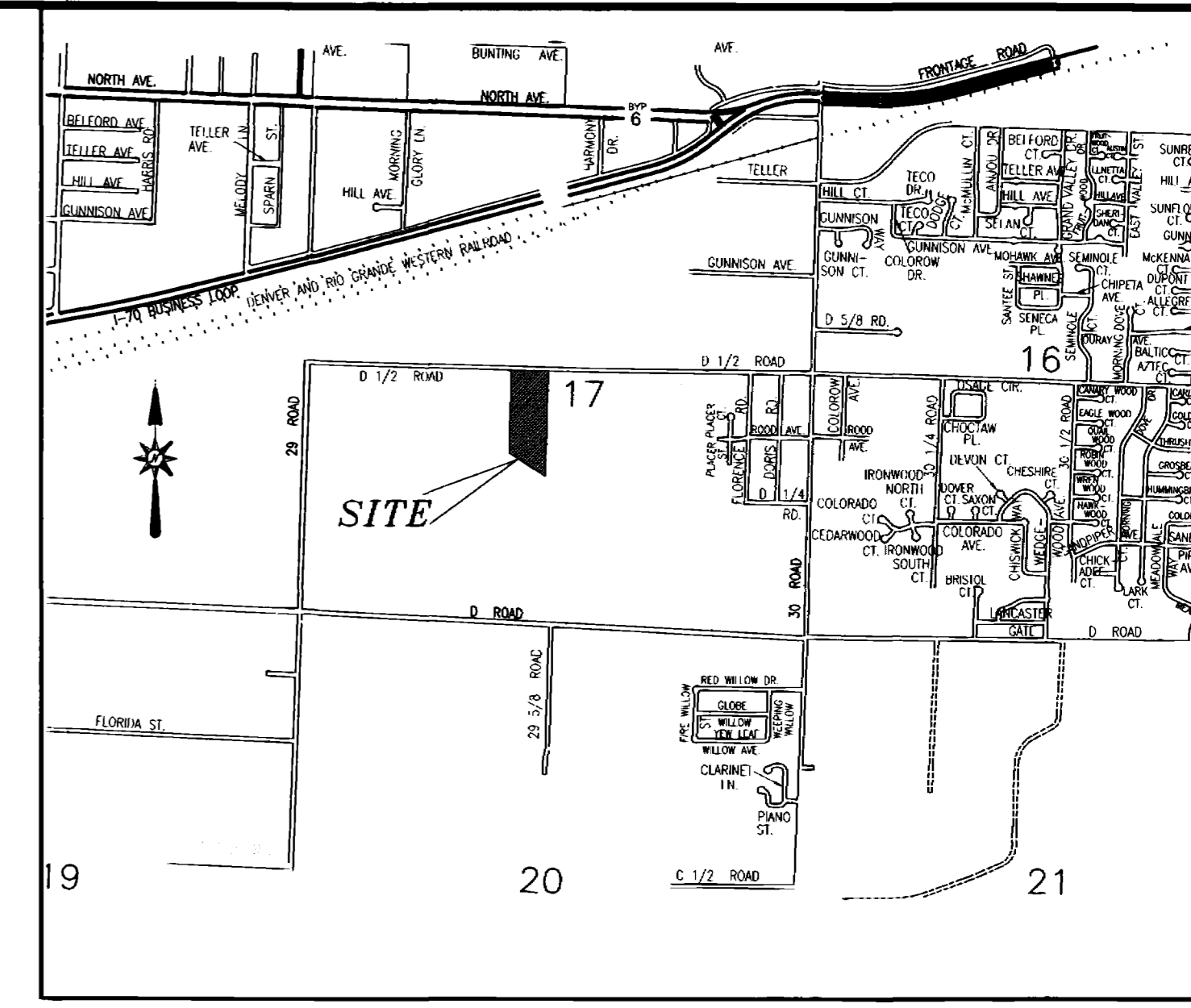
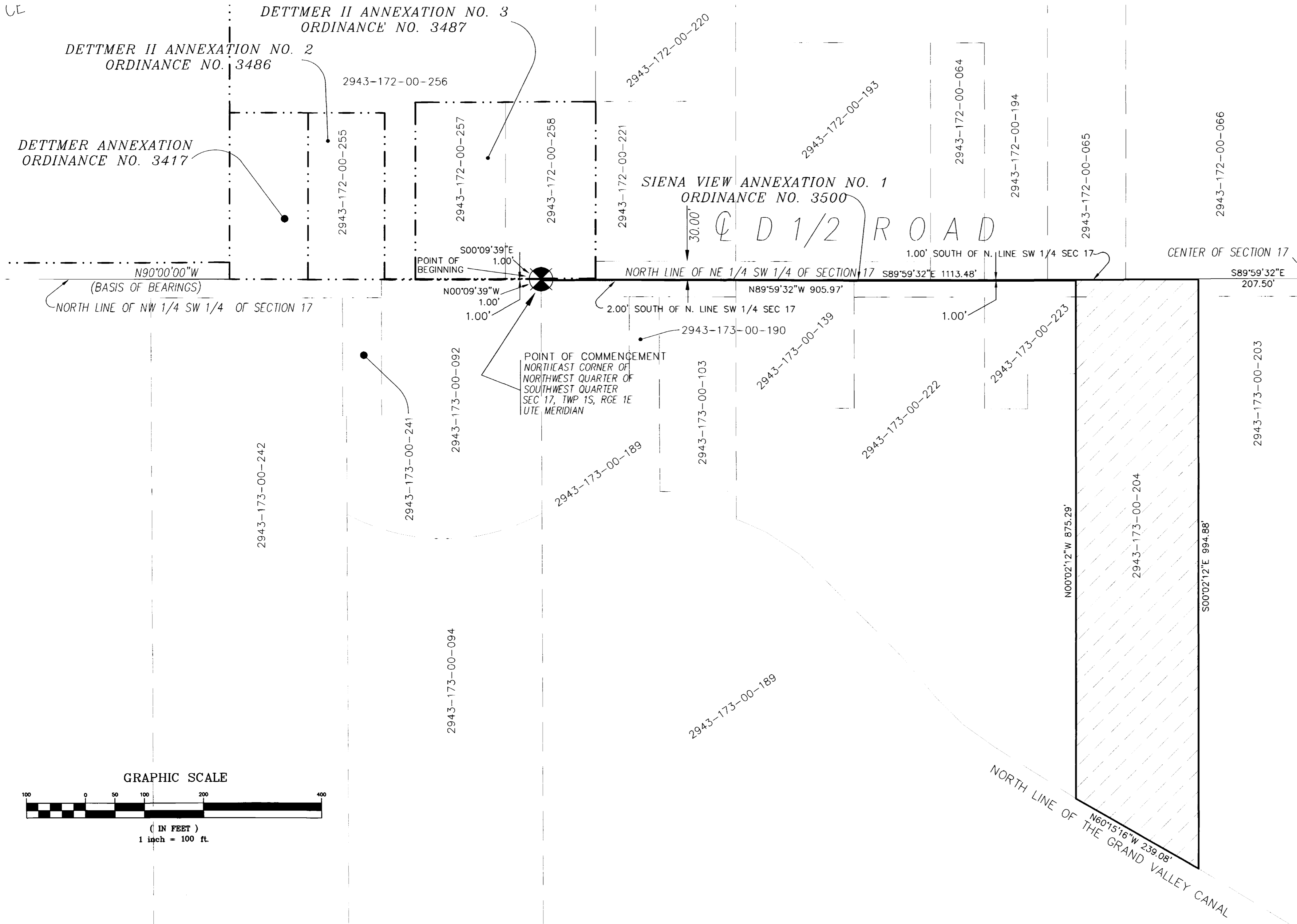
Attest:

Cindy Enos-Martinez  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# SIENA VIEW ANNEXATION NO. 2

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



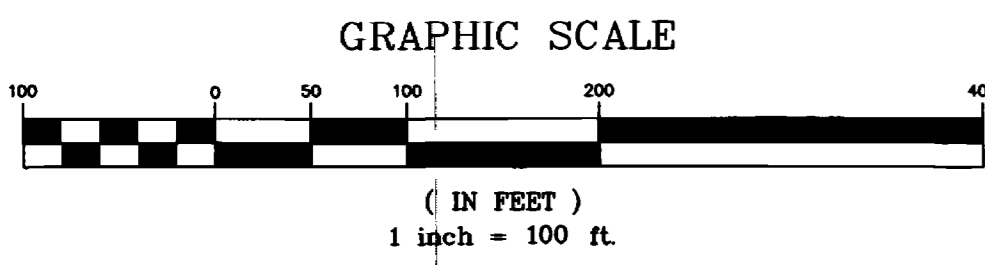
VICINITY MAP (NOT TO SCALE)

### Legal Description

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 17, 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 Northeast Corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 17, and assuming the North line of the NW 1/4 SW 1/4 of said Section 17 bears N 90°00'00" W with all other bearings mentioned herein being relative thereto; thence from said Point of Commencement, S 00°09'39" E a distance of 1.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°59'32" E along a line 1.00 foot South of and parallel to, the North line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 17, a distance of 1113.48 feet; thence S 00°02'12" E along the East line of that certain property described in Book 3080, Pages 157 and 158, Public Records of Mesa County, Colorado, a distance of 994.88 feet, more or less, to a point on the North line of the Grand Valley Canal; thence N 60°15'16" W along the South line of that certain property described in Book 3080, Pages 157 and 158, also being the North line of the Grand Valley Canal, a distance of 239.08 feet; thence N 00°02'12" W, along the West line of that certain property described in Book 3080, Pages 157 and 158, a distance of 875.29 feet; thence N 89°59'32" W along a line 2.00 feet South of and parallel to, the North line of the NE 1/4 SW 1/4 of said Section 17, a distance of 905.97 feet; thence N 00°09'39" W a distance of 1.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.4774 Acres (195,039.62 Square Feet), more or less, as described.



### AREA OF ANNEXATION

ANNEXATION PERIMETER	4,129.70 FT.
CONTIGUOUS PERIMETER	1,113.48 FT.
AREA IN SQUARE FEET	195,039.62
AREA IN ACRES	4.4774

<b>ORDINANCE NO.</b>	<b>EFFECTIVE DATE</b>
3501	March 9th, 2003

THIS IS NOT A BOUNDARY SURVEY

### LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	
SECTION OR ALIQUOT CORNER	

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 plot does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying boundary lines.

Peter T. Krick  
 Professional Land Surveyor No. 32824  
 Senior Real Estate Technician  
 City of Grand Junction  
 Date: 02-06-2003

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	11-01-2002
DESIGNED BY	PTK	DATE	
CHECKED BY	TW	DATE	
APPROVED BY		DATE	

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

SIENA VIEW ANNEXATION NO. 2