

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3510

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

**GRAND MEADOWS SOUTH ANNEXATION
APPROXIMATELY 4.8995 ACRES
LOCATED AT 466 30 ROAD**

WHEREAS, on the 19th day of February, 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 16th day of April, 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 situate in Mesa County, Colorado, and described to wit:

GRAND MEADOWS SOUTH ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 16, 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 SW 1/4 NW 1/4 of said Section 16, and considering the East line of the SW 1/4 NW 1/4 of said Section 16 to bear S 00°05'30" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°05'30" E along the East line of the SW 1/4 NW 1/4 of said Section 16 a distance of 329.80 feet to a point being the Southeast corner of Grand Meadows Subdivision, as same is recorded in Plat Book 19, Pages 61 and 62, Public Records of Mesa County, Colorado, said point being the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00° 05'30" E along the East line of the SW 1/4 NW 1/4 of said Section 16, a distance of 165.15 feet; thence S 89°55'30" W along the South line of the North 165.15 feet of the South-half of the North-half of the SW 1/4 NW 1/4 of said Section 16, a distance of 1292.42 feet to a point; thence N 00°00'00" E along a line 30.00 feet East of and parallel to, the West line of the SW 1/4 NW 1/4 of said Section 16, a distance of 165.15 feet to a point; thence N 89°55'30" E along the North line of the North 165.15 feet of the South-half of the North-half of the SW 1/4 NW 1/4 of said Section 16, also being the

South line of said Grand Meadows Subdivision, a distance of 1292.16 feet, more or less, to the Point of Beginning.

CONTAINING 4.8995 Acres (213,421.56 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 19th day of February 2003.

ADOPTED and ordered published this 16th day of April, 2003.

Attest:

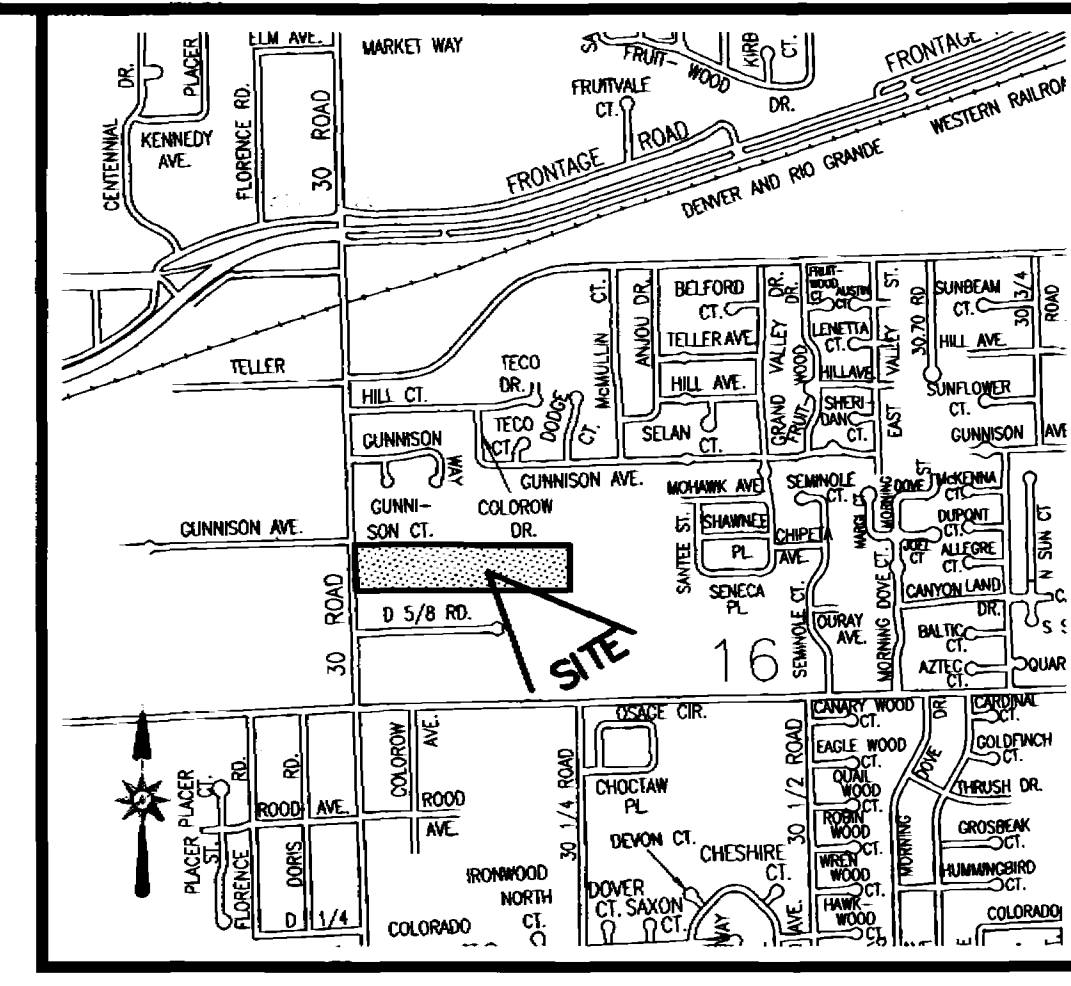
/s/: Cindy Enos-Martinez
President of the Council

/s/: Stephanie Tuin
City Clerk

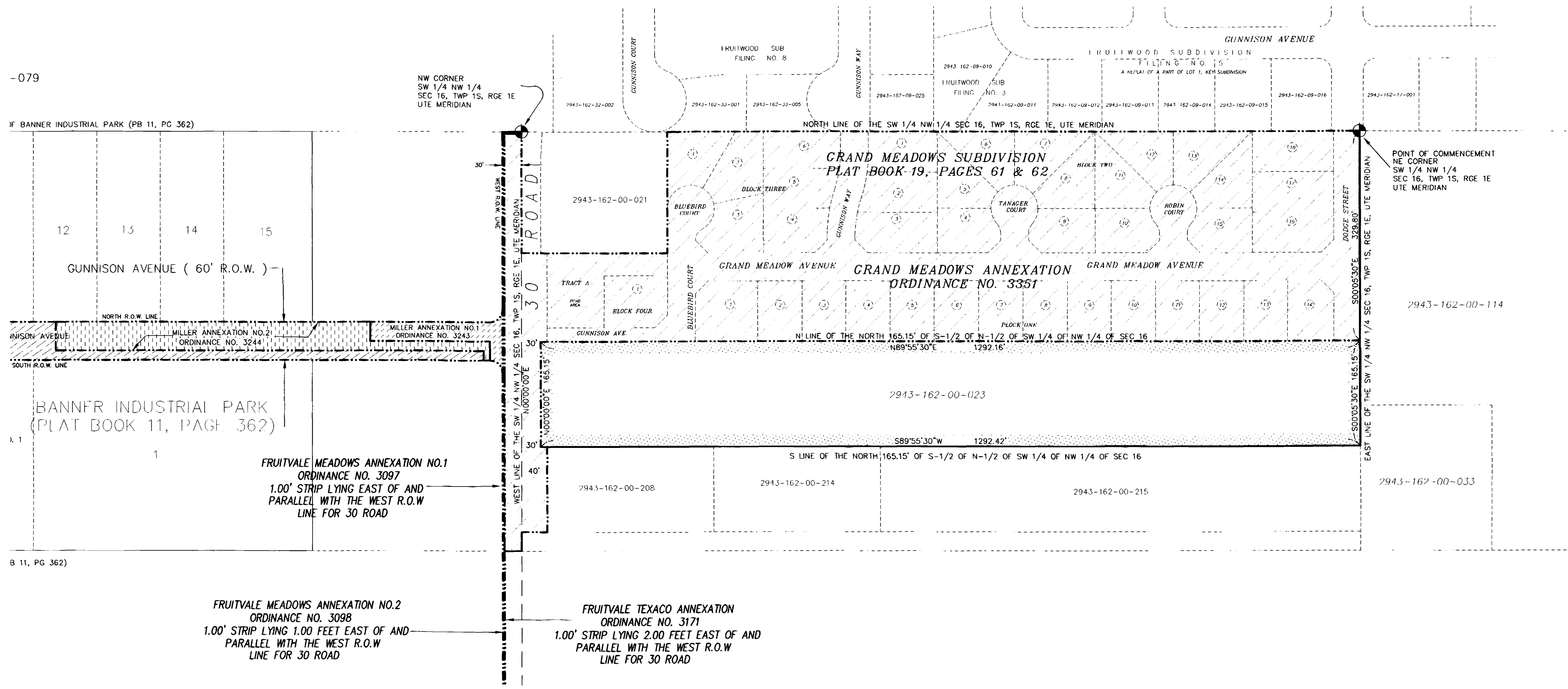


GRAND MEADOWS SOUTH ANNEXATION

SITUATE IN SW 1/4 OF THE NW 1/4 SECTION 16, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

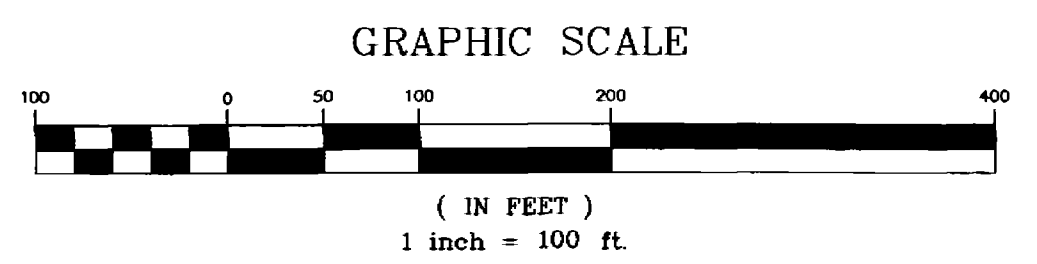


LEGAL DESCRIPTION

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 16, 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 SW 1/4 NW 1/4 of said Section 16, and considering the East line of the SW 1/4 NW 1/4 of said Section 16 to bear S 00°05'30" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°05'30" E along the East line of the SW 1/4 NW 1/4 of said Section 16 a distance of 329.80 feet to a point being the Southeast corner of Grand Meadows Subdivision, as same is recorded in Plat Book 19, Pages 61 and 62, Public Records of Mesa County, Colorado, said point being the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00° 05'30" E along the East line of the SW 1/4 NW 1/4 of said Section 16, a distance of 165.15 feet to a point; thence S 89°55'30" W along the South line of the North 165.15 feet of the South-half of the North-half of the SW 1/4 NW 1/4 of said Section 16, a distance of 1292.42 feet to a point; thence N 00°00'00" E along a line 30.00 feet East of and parallel to, the West line of the SW 1/4 NW 1/4 of said Section 16, a distance of 165.15 feet to a point; thence N 89°55'30" E along the North line of the North 165.15 feet of the South-half of the North-half of the SW 1/4 NW 1/4 of said Section 16, also being the South line of said Grand Meadows Subdivision, a distance of 1292.16 feet, more or less, to the Point of Beginning.

CONTAINING 4.8995 Acres (213,421.56 Sq. Ft), more or less, as described.



AREA OF ANNEXATION	
ANNEXATION PERIMETER	2,914.88 FT
CONTIGUOUS PERIMETER	1,467.31 FT
AREA IN SQUARE FEET	213,421.56**
AREA IN ACRES	4.8995

LEGEND	
ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	—————

ORDINANCE NO. 3510
EFFECTIVE DATE May 18th, 2003

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 RECORDED. THIS PLAT DOES NOT CONSTITUTE A LEGAL SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS FOR ESTABLISHING OR CORRECTING PROPERTY BOUNDARY LINES.

PETER T. KRICK, P.L.S.
Professional Land Surveyor
City of Grand Junction
DATE: 4-17-2003

THIS IS NOT A BOUNDARY SURVEY
DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING AND TECHNICAL SERVICES DIVISIONS
CITY OF GRAND JUNCTION, COLORADO

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 01-30-2003	SCALE 1" = 100'
DESIGNED BY	DATE	
CHECKED BY T.W.	DATE	
APPROVED BY	DATE	

GRAND MEADOWS SOUTH ANNEXATION