

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3513

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

**SUMMIT MEADOWS WEST ANNEXATION NO. 2
APPROXIMATELY 4.9174 ACRES
LOCATED AT 3134 and 3138 D 1/2 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:

SUMMIT MEADOWS WEST ANNEXATION NO. 2

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the SE 1/4 NW 1/4 of said Section 15 and assuming the South line of the SE 1/4 NW 1/4 bears S 89°57'40" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'40" E along the South line of the SE 1/4 NW 1/4 of said Section 15, a distance of 459.90 feet; thence N 00°02'46" W along the East line, and the Southerly projection thereof, of Countryside Subdivision Filing No. Two, as same is recorded in Plat Book 11, Page 274, Public Records of Mesa County, Colorado, a distance of 722.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°02'46" W along said East line, a distance of 596.79 feet more or less, to the Northeast corner of said Countryside Subdivision Filing No. Two; thence S 89°55'16" E along the North line of the SE 1/4 NW 1/4 of said Section 15, also being the South line of

Sundown Village, as same is recorded in Plat Book 14, Pages 17 and 18, Public Records of Mesa County, Colorado and the South line of Sundown Village No. 2, as same is recorded in Plat Book 15, Pages 35 and 36, Public Records of Mesa County, Colorado, a distance of 359.00 feet to a point being the Northeast corner of that certain parcel of land described in a Warranty Deed recorded in Book 3174, Page 19, Public Records of Mesa County, Colorado; thence S 00°02'46" E, along the East line of said parcel of land, a distance of 596.54 feet; thence N 89°57'40" W a distance of 359.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.9174 Acres, more or less, as described hereon.

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.

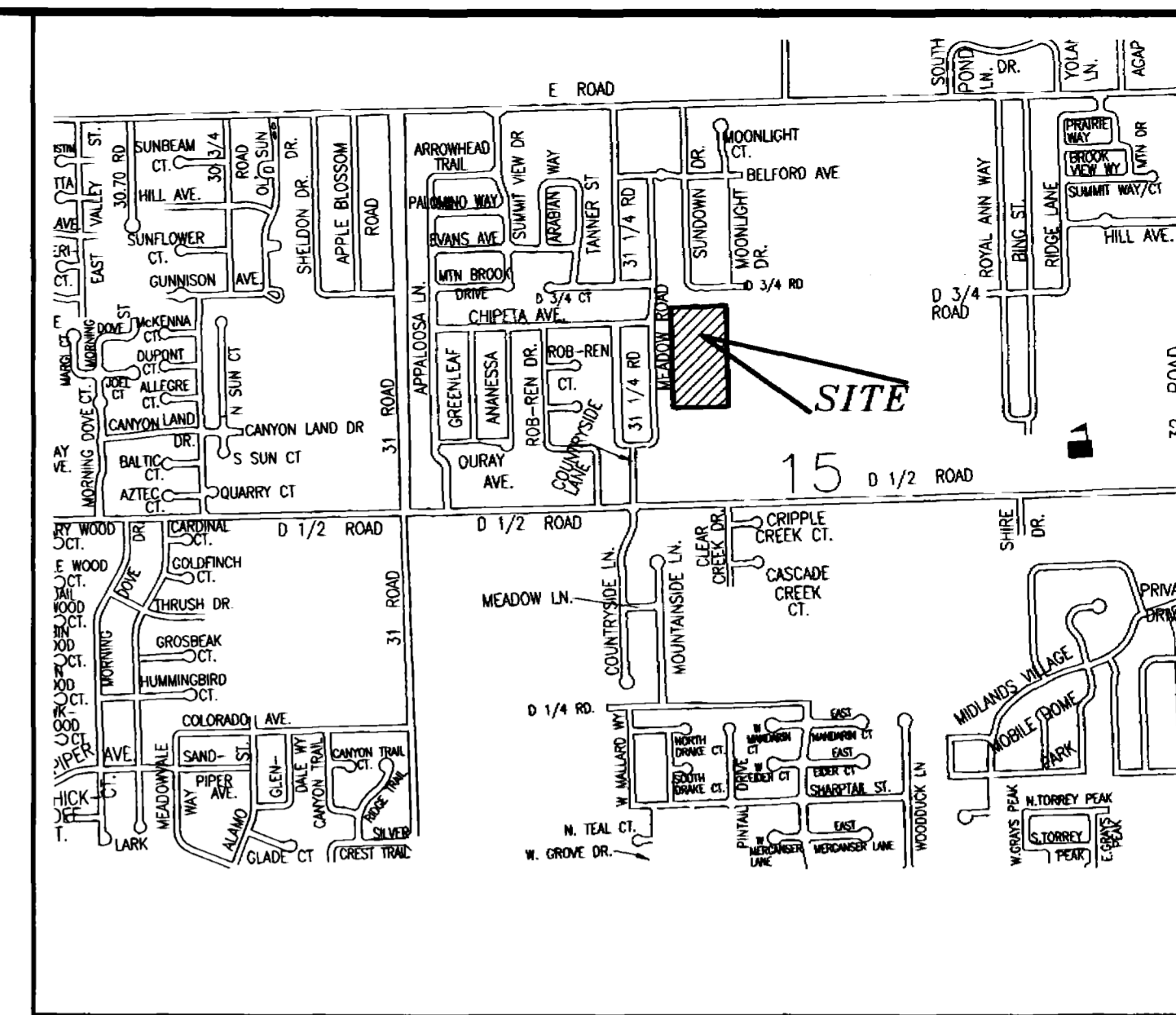
Attest:

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

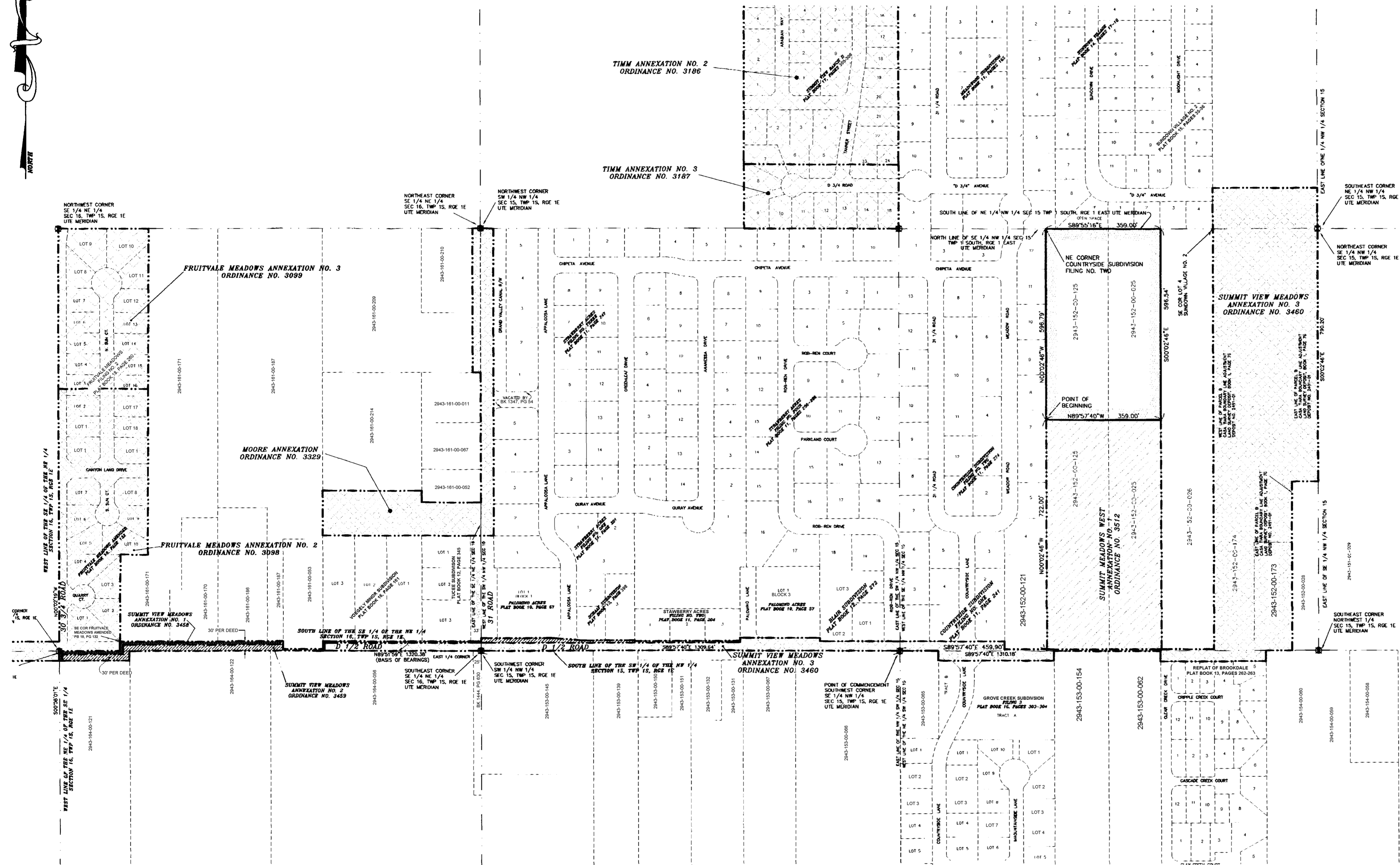
/s/: Stephanie Tuin
City Clerk

SUMMIT MEADOWS WEST ANNEXATION NO. 2

SITUATE IN THE SE 1/4 OF THE NW 1/4 OF SECTION 15
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)



Legal Description

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the SE 1/4 NW 1/4 of said Section 15 and assuming the South line of the SE 1/4 NW 1/4 bears S 89°57'40" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'40" E along the South line of the SE 1/4 NW 1/4 of said Section 15, a distance of 459.90 feet; thence N 00°02'46" W along the East line, and the Southerly projection thereof, of Countryside Subdivision Filing No. Two, as same is recorded in Plat Book 11, Page 274, Public Records of Mesa County, Colorado, a distance of 722.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°02'46" W along said East line, a distance of 596.79 feet more or less, to the Northeast corner of said Countryside Subdivision Filing No. Two; thence S 89°55'16" E along the North line of the SE 1/4 NW 1/4 of said Section 15, also being the South line of Sundown Village, as same is recorded in Plat Book 14, Pages 17 and 18, Public Records of Mesa County, Colorado and the South line of Sundown Village No. 2, as same is recorded in Plat Book 15, Pages 35 and 36, Public Records of Mesa County, Colorado, a distance of 359.00 feet to a point being the Northeast corner of that certain parcel of land described in a Warranty Deed recorded in Book 3174, Page 19, Public Records of Mesa County, Colorado; thence S 00°02'46" E, along the East line of said parcel of land, a distance of 596.54 feet; thence N 89°57'40" W a distance of 359.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.9174 Acres, more or less, as described hereon.

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 registering property boundary lines.

Peter T. Krick
Professional Land Surveyor
No. 32824
4-17-2003
City of Grand Junction

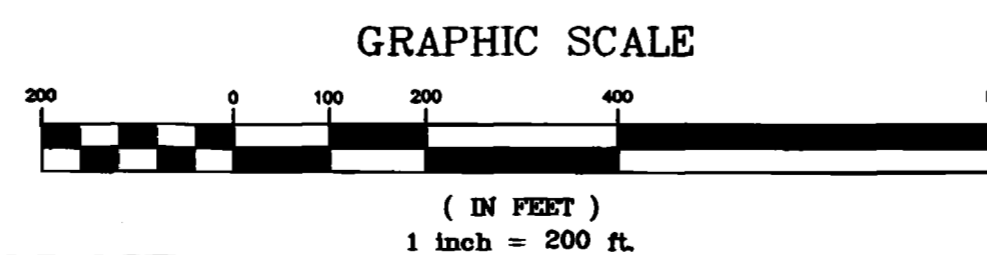
Date: 4-17-2003

AREA OF ANNEXATION

ANNEXATION PERIMETER 1,911.33 FT.
CONTIGUOUS PERIMETER 359.00 FT.
AREA IN SQUARE FEET 214,201.71
AREA IN ACRES 4.9174

ORDINANCE NO. 3513
EFFECTIVE DATE May 18th, 2003

THIS IS NOT A BOUNDARY SURVEY



LEGEND

ANNEXATION BOUNDARY
SECTION CITY LIMITS
SECTION OR ALIQUOT CORNER
ANGLE POINT

DRAWN BY PTK DATE 1-28-2003
DESIGNED BY DATE
CHECKED BY TW DATE
APPROVED BY DATE

SCALE
1" = 200'

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

SUMMIT MEADOWS WEST
ANNEXATION NO. 2