

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3520

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

FAIRWAY PINES ANNEXATION

APPROXIMATELY 6.4295 ACRES

LOCATED AT 2970 B 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 situated in Mesa County, Colorado, and described to wit:

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 29, 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 SW 1/4 SE 1/4 of said Section 29 and assuming the South line of the SW 1/4 SE 1/4 of said Section 29 bears S 89°52'01" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°05'43" W along the East line of the SW 1/4 SE 1/4 of said Section 29 a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°52'01" W along a line 5.00 feet North of and parallel to, the South line of the SW 1/4 SE 1/4 of said Section 29 a distance of 921.92 feet; thence N 00°07'59" W a distance of 28.00 feet to a point on the North Right of Way for B Road, as same is recorded in Book 1319, Page 33,

Public Records of Mesa County, Colorado; thence N 58°59'12" E a distance of 1074.64 feet, more or less, to a point on the East line of the SW 1/4 SE 1/4 of said Section 29, also being the West line of Chipeta Pines Subdivision, as same is recorded in Plat Book 17, Pages 171 and 172, Public Records of Mesa County, Colorado; thence S 00°05'43" E along the East line of the SW 1/4 SE 1/4 of said Section 29, a distance of 579.56 feet, more or less, to the Point of Beginning.

CONTAINING 6.4295 Acres (280,068.54 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.

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

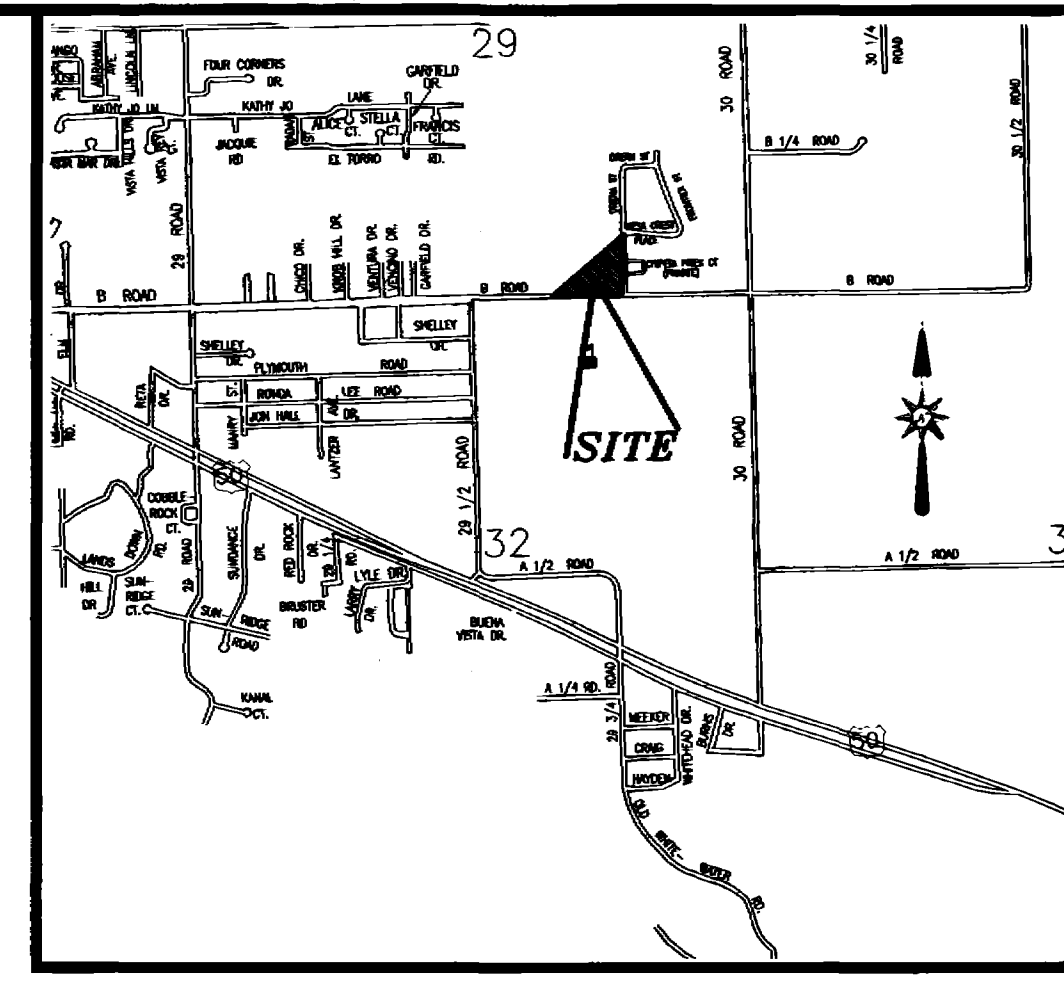
Attest:

/s/: Stephanie Tuin
City Clerk

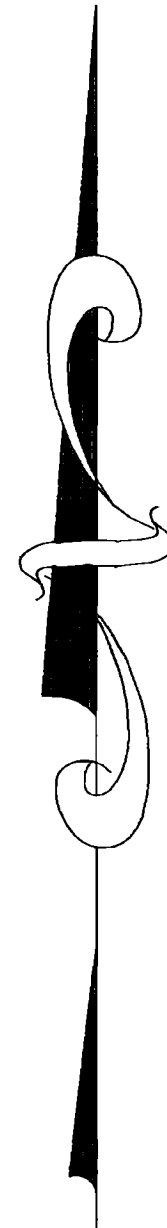


FAIRWAY PINES ANNEXATION

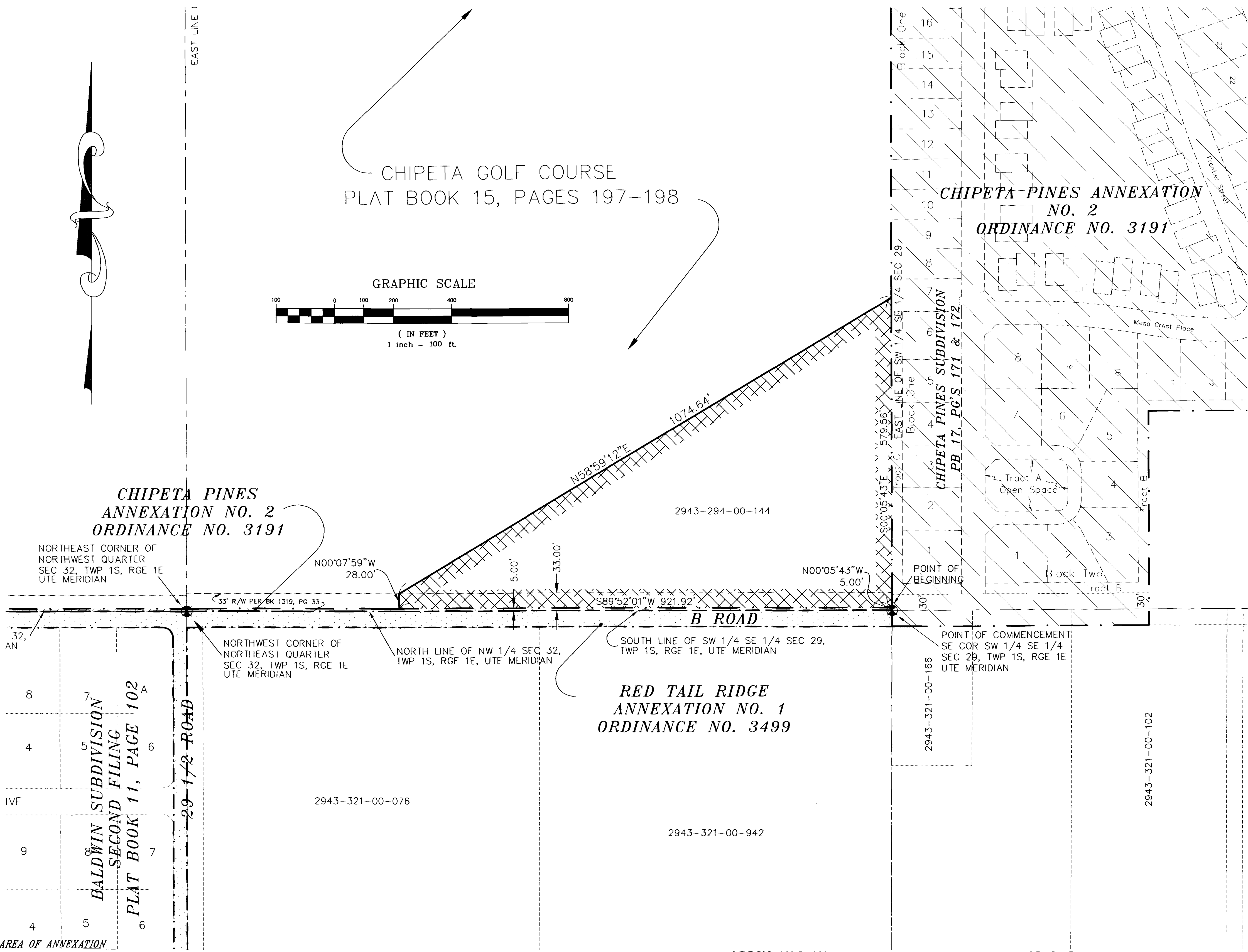
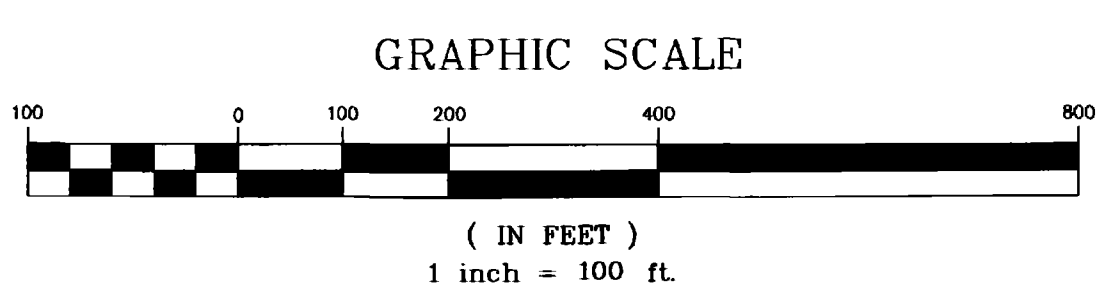
SITUATE IN SW 1/4 SE 1/4 SECTION 29, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



CHIPETA GOLF COURSE
PLAT BOOK 15, PAGES 197-198



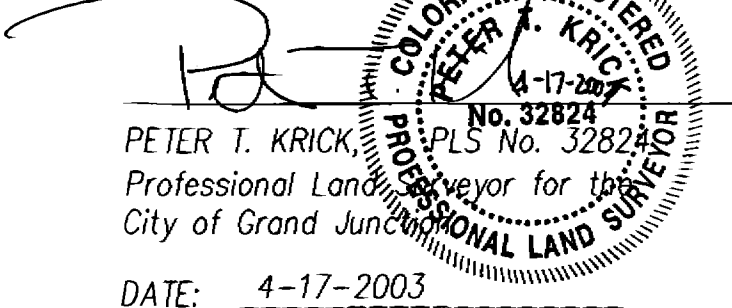
LEGAL DESCRIPTION

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 29, 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 SW 1/4 SE 1/4 of said Section 29 and assuming the South line of the SW 1/4 SE 1/4 of said Section 29 bears S 89°52'01" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°05'43" W along the East line of the SW 1/4 SE 1/4 of said Section 29 a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°52'01" W along a line 5.00 feet North of and parallel to, the South line of the SW 1/4 SE 1/4 of said Section 29 a distance of 921.92 feet; thence N 00°07'59" W a distance of 28.00 feet to a point on the North Right of Way for B Road, as same is recorded in Book 1319, Page 33, Public Records of Mesa County, Colorado; thence N 58°59'12" E a distance of 1074.64 feet, more or less, to a point on the East line of the SW 1/4 SE 1/4 of said Section 29, also being the West line of Chipeta Pines Subdivision, as same is recorded in Plat Book 17, Pages 171 and 172, Public Records of Mesa County, Colorado; thence S 00°05'43" E along the East line of the SW 1/4 SE 1/4 of said Section 29, a distance of 579.56 feet, more or less, to the Point of Beginning.

CONTAINING 6.4295 Acres (280,068.54 Sq. Ft.), more or less, as described.

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 is not intended to be used as a means for establishing property boundary lines.



PETER T. KRICK, P.L.S. No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: 4-17-2003

ANNEXATION PERIMETER	2,604.12 FT
CONTIGUOUS PERIMETER	1,501.48 FT
AREA IN SQUARE FEET	280,068.54**
AREA IN ACRES	6.4295

** INCLUDES 25,815.42 SQ. FT. OF B ROAD RIGHT OF WAY**

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

ORDINANCE NO. 3520

EFFECTIVE DATE
May 18th, 2003

THIS IS NOT A BOUNDARY SURVEY

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

FAIRWAY PINES ANNEXATION

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 hereon.

DRAWN BY	P.T.K.	DATE	01-31-2003
DESIGNED BY		DATE	
CHECKED BY	J.W.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'