

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3522

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

FRUITVALE ESTATES ANNEXATION

APPROXIMATELY 4.3815 ACRES

LOCATED AT 3083 E ½ ROAD

WHEREAS, on the 5th day of March, 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 Southeast Quarter (SE 1/4) of Section 9,
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 SE 1/4 of said Section 9, and
assuming the North line of the SE 1/4 of said Section 9 bears N 89°57'41"
W with all other bearings contained herein being relative thereto; thence
from said Point of Commencement, N 89°57'41" W along the North line of
the SE 1/4 of said Section 9, a distance of 776.57 feet to the POINT OF
BEGINNING; thence from said Point of Beginning, S 00°02'19" W a
distance of 335.59 feet; thence S 89°57'41" E a distance of 77.74 feet;
thence S 00°07'41" E a distance of 367.81 feet; thence N 73°05'04" E along
a line 1.00 feet North of and parallel with, the South right of way for E 1/4
Road, as same is recorded in Plat Book 9, Page 41, Public Records of
Mesa County, Colorado, a distance of 608.96 feet to a point on the East
right of way for 31 Road, as same is shown on the Plat of East Park, as

recorded in Plat Book 11, Page 173, Public Records of Mesa County, Colorado; thence S 00°09'02" E along said East right of way, a distance of 1.04 feet; thence S 73°05'04" W along the South right of way for said E 1/4 Road, a distance of 911.57 feet to a point being the Northwest corner of Lot 4, Plat of 31 Road Business Park, as same is recorded in Plat Book 12, Page 353, Public Records of Mesa County, Colorado; thence N 00°02'50" E along the East line of the Gamble/Sage Annexation, Ordinance Number 3347, City of Grand Junction, Colorado, a distance of 62.70 feet to a point on the North right of way for said E 1/4 Road; thence N 73°05'04" E along said North right of way, a distance of 0.90 feet; thence N 00°07'41" W a distance of 729.73 feet, more or less, to a point on the North line of the SE 1/4 of said Section 9; thence S 89°57'41" E along the North line of the SE 1/4 of said Section 9, a distance of 212.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.3815 Acres (190,857.07 Sq. Ft.), more or less, as described as described be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 5th day of March, 2003.

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

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

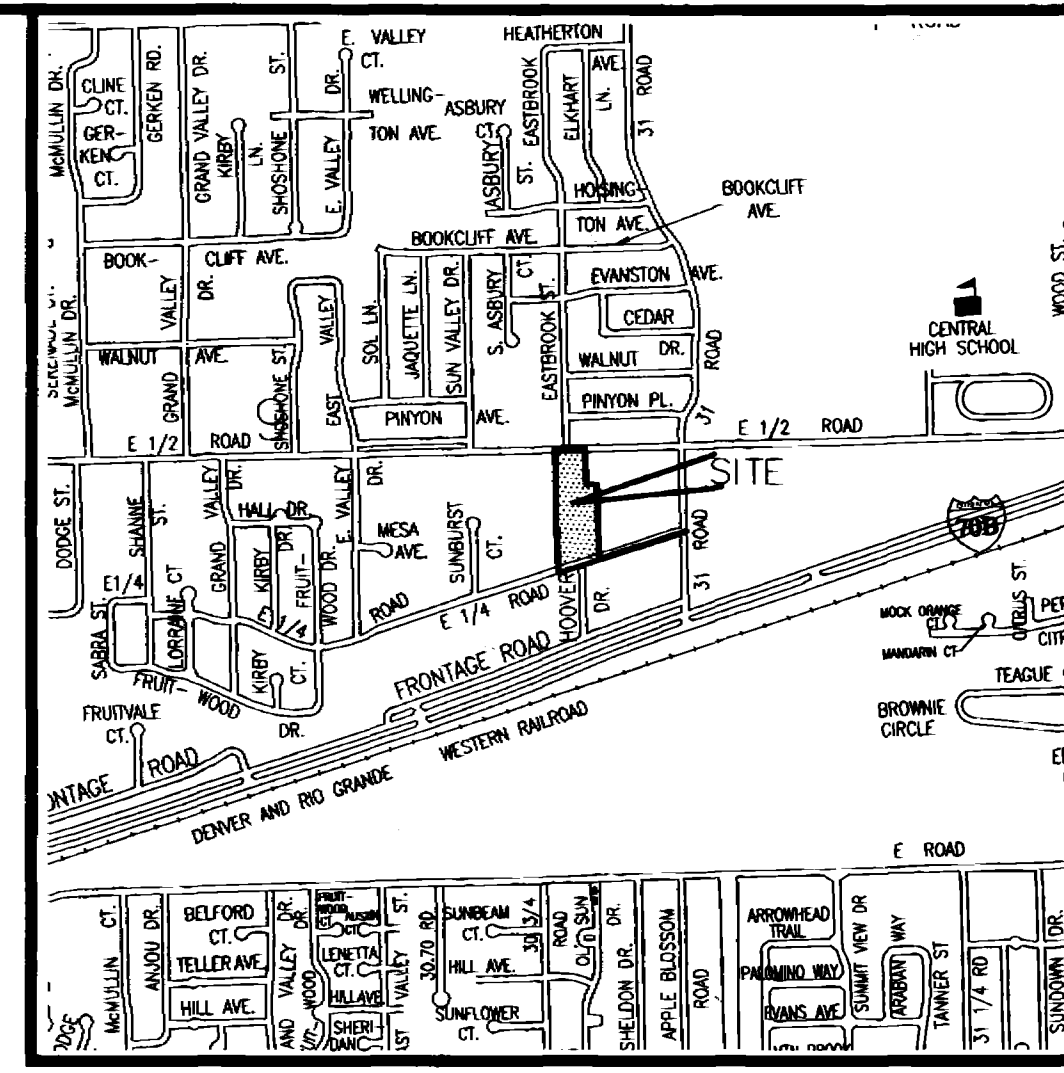
Attest:

/s/: Stephanie Tuin
City Clerk

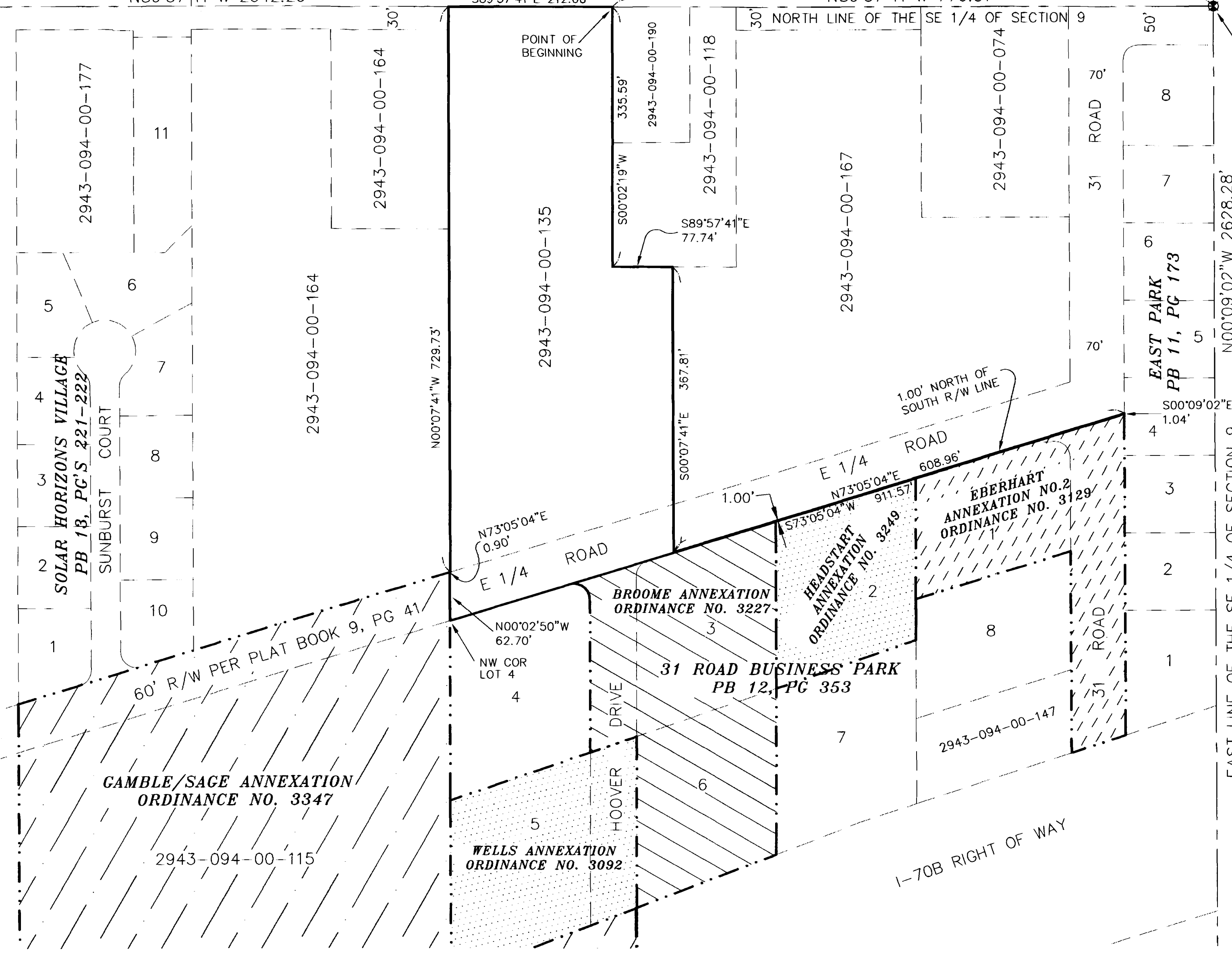
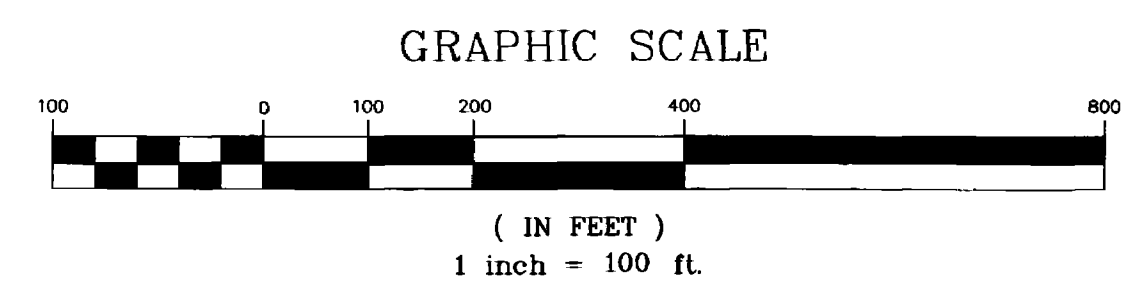
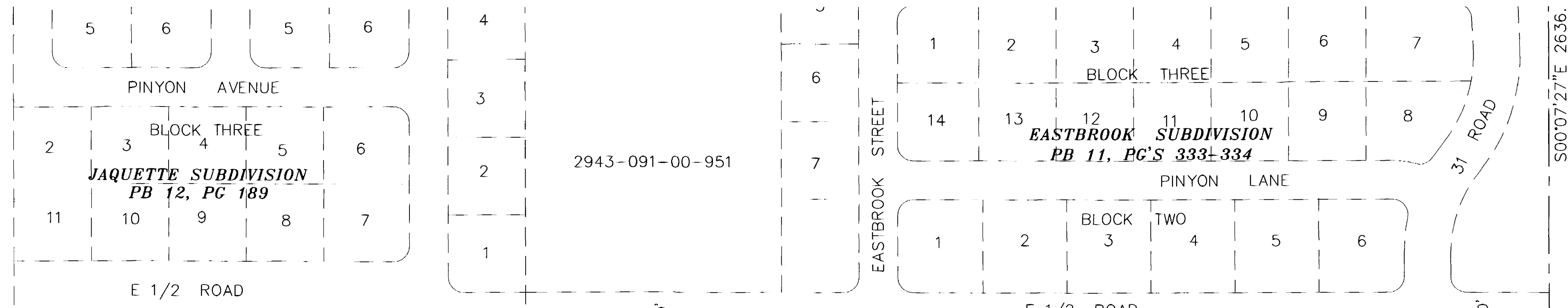


FRUITVALE ESTATES ANNEXATION

SITUATE IN THE SE 1/4 OF SECTION 9, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



POINT OF COMMENCEMENT
NE CORNER
SE 1/4 SEC 9
TWP 1S, RGE 1E
UTE MERIDIAN

LEGAL DESCRIPTION

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 9, 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 SE 1/4 of said Section 9, and assuming the North line of the SE 1/4 of said Section 9 bears N 89°57'41" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°57'41" W along the North line of the SE 1/4 of said Section 9, a distance of 776.57 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°02'19" W a distance of 335.59 feet; thence S 89°57'41" E a distance of 77.74 feet; thence S 00°07'41" E a distance of 367.81 feet; thence N 73°05'04" E along a line 1.00 feet North of and parallel with, the South right of way for E 1/4 Road, as same is recorded in Plat Book 9, Page 41, Public Records of Mesa County, Colorado, a distance of 608.96 feet to a point on the East right of way for 31 Road, as same is shown on the Plat of East Park, as recorded in Plat Book 11, Page 173, Public Records of Mesa County, Colorado; thence S 00°09'02" E along said East right of way, a distance of 1.04 feet; thence S 73°05'04" W along the South right of way for said E 1/4 Road, a distance of 911.57 feet to a point being the Northwest corner of Lot 4, Plat of 31 Road Business Park, as same is recorded in Plat Book 12, Page 353, Public Records of Mesa County, Colorado; thence N 00°02'50" E along the East line of the Gamble/Sage Annexation, Ordinance Number 3347, City of Grand Junction, Colorado, a distance of 62.70 feet to a point on the North right of way for said E 1/4 Road; thence N 73°05'04" E along said North right of way, a distance of 0.90 feet; thence N 00°07'41" W a distance of 729.73 feet, more or less, to a point on the North line of the SE 1/4 of said Section 9; thence S 89°57'41" E along the North line of the SE 1/4 of said Section 9, a distance of 212.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.3815 Acres (190,857.07 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 or verifying boundary lines.

PETER T. KRICK, PLS No. 32824
SENIOR REAL ESTATE TECHNICIAN
4-17-2003

DATE: 4-17-2003

AREA OF ANNEXATION	
ANNEXATION PERIMETER	3,308.04 FT
CONTIGUOUS PERIMETER	811.096 FT.
AREA IN SQUARE FEET	190,857.07**
AREA IN ACRES	4.3815

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

ORDINANCE NO.
3522

EFFECTIVE DATE
May 18th, 2003

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 02-13-2003
DESIGNED BY DATE
CHECKED BY I.W. DATE
APPROVED BY DATE

SCALE
1" = 100'

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

FRUITVALE ESTATES ANNEXATION
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