

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3535

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

O'CONNOR ANNEXATION

APPROXIMATELY 1.3121 ACRES

**LOCATED AT 511 31 ROAD AND INCLUDING A PORTION
OF E ROAD AND 31 ROAD RIGHTS-OF-WAY**

WHEREAS, on the 21st day of May, 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 2nd day of July, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
O'CONNOR ANNEXATION**

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 9 and the Southwest Quarter (SW 1/4) of Section 10, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of Section 9, Township 1 South, Range 1 East of the Ute Meridian, and considering the East line of the SE 1/4 of said Section 9 to bear N 00°18'17" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°18'17" W along the East line of the SE 1/4 of said Section 9 a distance of 2.00 feet to the **POINT OF BEGINNING**; thence from said Point of Beginning, continue N 00°18'17" W along the East line of the SE 1/4 of said Section 9, a distance of 463.00 feet; thence S 89°44'43" W a distance of 160.00 feet; thence N 00°15'17" W a

distance of 70.00 feet; thence S 89°44'43" W a distance of 97.00 feet; thence N 00°18'17" W a distance of 169.50 feet to a point being the Northwest corner of that certain property described in Book 2729, Page 689, Public Records of Mesa County, Colorado; thence N 89°44'43" E along the North line of said property, a distance of 258.94 feet to a point on a line 2.00 feet East of and parallel to, the East line of the SE 1/4 of said Section 9; thence S 00°18'17" E along said parallel line, a distance of 700.51 feet to a point on a line 4.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10; thence N 90°00'00" E along said parallel line, a distance of 500.00 feet; thence S 00°00'00" E a distance of 2.00 feet; thence S 90°00'00" W along a line 2.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10, a distance of 501.99 feet, more or less, to the Point of Beginning.

CONTAINING 1.3121 Acres (57,153.95 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 21st day May, 2003.

ADOPTED and ordered published this 2nd day of July, 2003.

Attest:

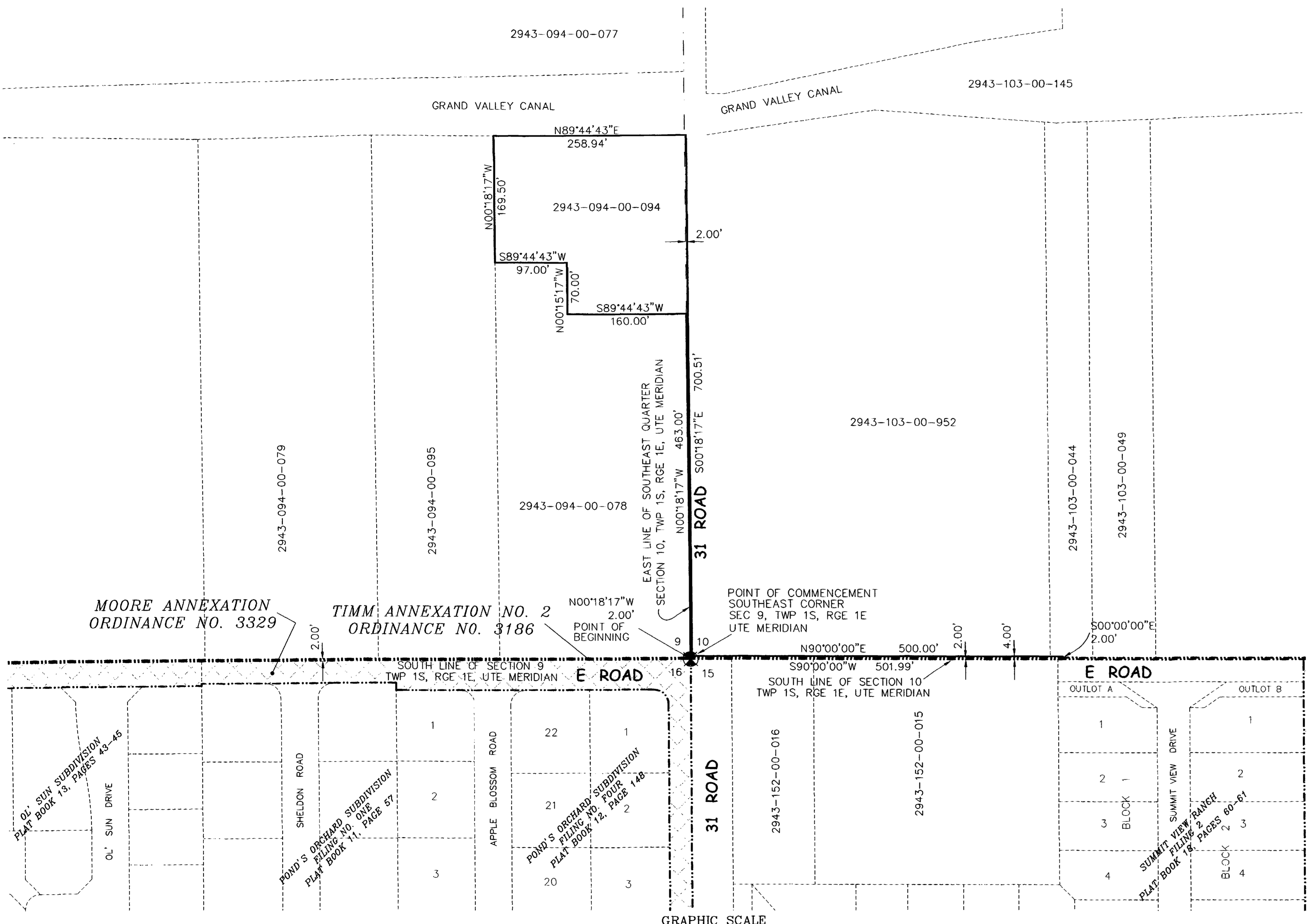
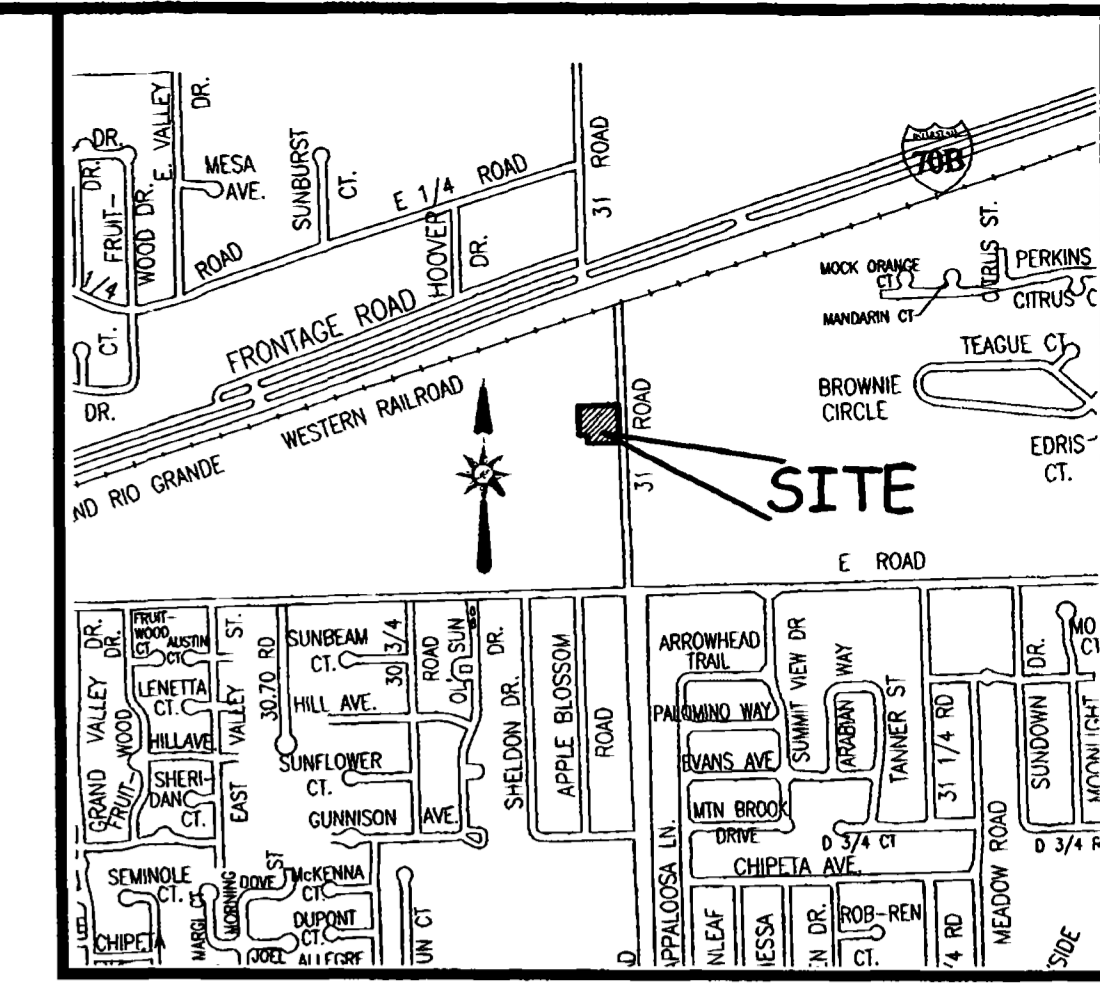
/s/: Stephanie Tuin
City Clerk

/s/: Jim Spehar
President



O'CONNOR ANNEXATION

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 9
AND THE SOUTHWEST QUARTER OF SECTION 10, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 9 and the Southwest Quarter (SW 1/4) of Section 10, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

COMMENCING at the Southeast corner of Section 9, Township 1 South, Range 1 East of the Ute Meridian, and considering the East line of the SE 1/4 of said Section 9 to bear N 00°18'17" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°18'17" W along the East line of the SE 1/4 of said Section 9 a distance of 2.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°18'17" W along the East line of the SE 1/4 of said Section 9, a distance of 463.00 feet; thence S 89°44'43" W a distance of 160.00 feet; thence N 00°15'17" W a distance of 70.00 feet; thence S 89°44'43" W a distance of 97.00 feet; thence N 00°18'17" W a distance of 169.50 feet to a point on a line 2.00 feet East of and parallel to, the East line of the SE 1/4 of said Section 9; thence S 00°18'17" E along said parallel line, a distance of 700.51 feet to a point on a line 4.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10; thence N 90°00'00" E along said parallel line, a distance of 500.00 feet; thence S 00°00'00" E a distance of 2.00 feet; thence S 90°00'00" W along a line 2.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10, being the North line of Timm Annexation No. 2, City of Grand Junction Ordinance No. 3186, a distance of 501.99 feet, more or less, to the Point of Beginning.

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

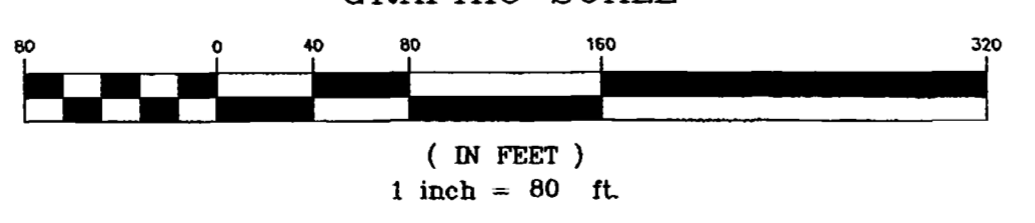
Peter T. Krick
PETER T. KRICK
 No. 32824
 7-7-03
 Professional Land Surveyor for the City of Grand Junction
 DATE: July 7th, 2003

AREA OF ANNEXATION

ANNEXATION PERIMETER	2,922.94 FT
CONTIGUOUS PERIMETER	501.99 FT.
AREA IN SQUARE FEET	57,153.95
AREA IN ACRES	1.3121

LEGEND

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



ORDINANCE NO.
3535

EFFECTIVE DATE
August 3rd, 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 hereon.

DRAWN BY P.T.K. DATE 04-29-2003

DESIGNED BY _____ DATE _____

CHECKED BY I.W. DATE _____

APPROVED BY _____ DATE _____

SCALE
1" = 80'

THIS IS NOT A BOUNDARY SURVEY

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION
CITY OF GRAND JUNCTION, COLORADO

O'CONNOR ANNEXATION