

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3538**

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

**ROLD ANNEXATION  
APPROXIMATELY .7998 ACRES**

**LOCATED AT 524 30 ROAD**

**WHEREAS**, on the 21<sup>st</sup> 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 2<sup>nd</sup> 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:

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 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 Northwest corner of the SW 1/4 SW 1/4 of said Section 9 and assuming the West line of the SW 1/4 SW 1/4 of said Section 9 bears S 00°07'39" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'58" E along the North line of the SW 1/4 SW 1/4 of said Section 9 a distance of 40.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°57'58" E along the North line of the SW 1/4 SW 1/4 of said Section 9, being the South line of the Francis Subdivision, as same is recorded in Plat Book 7, Page 92, Public Records of Mesa County, Colorado, a distance of 247.10 feet; thence S 00°07'29" E a distance of 141.00 feet; thence N 89°57'58" W a distance of 247.10 feet to a point on the East right of way for 30 Road as same is described in Book 1425, Pages 784 and 785, Public Records of Mesa County, Colorado; thence N 00°07'39" W along said East right of way, being a line 40.00 feet East of and parallel to, the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 141.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.7998 Acres (34,841.15 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 21<sup>st</sup> day of May, 2003.

**ADOPTED** and ordered published this 2<sup>nd</sup> day of July, 2003.

Attest:

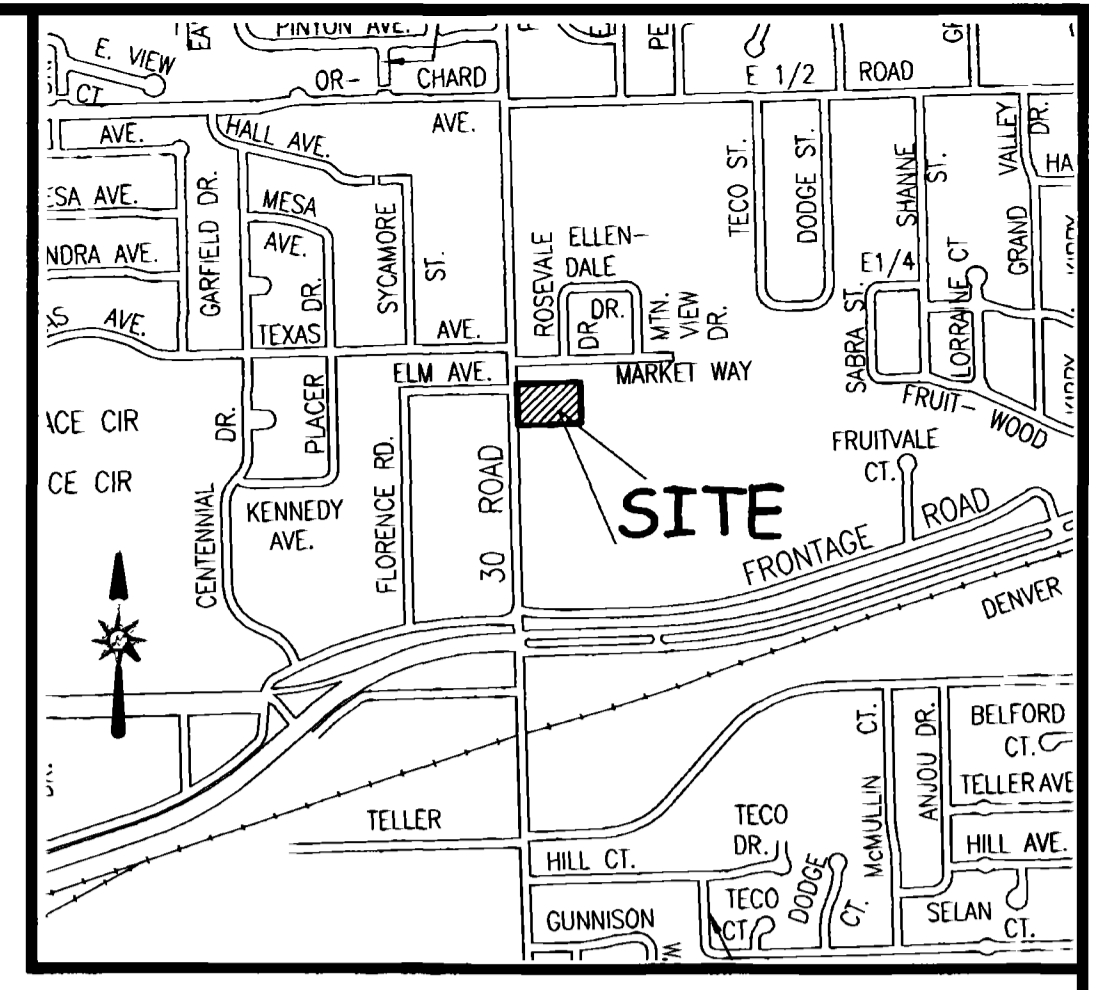
/s/ Stephanie Tuin  
City Clerk

/s/ Jim Spehar  
President of the Council

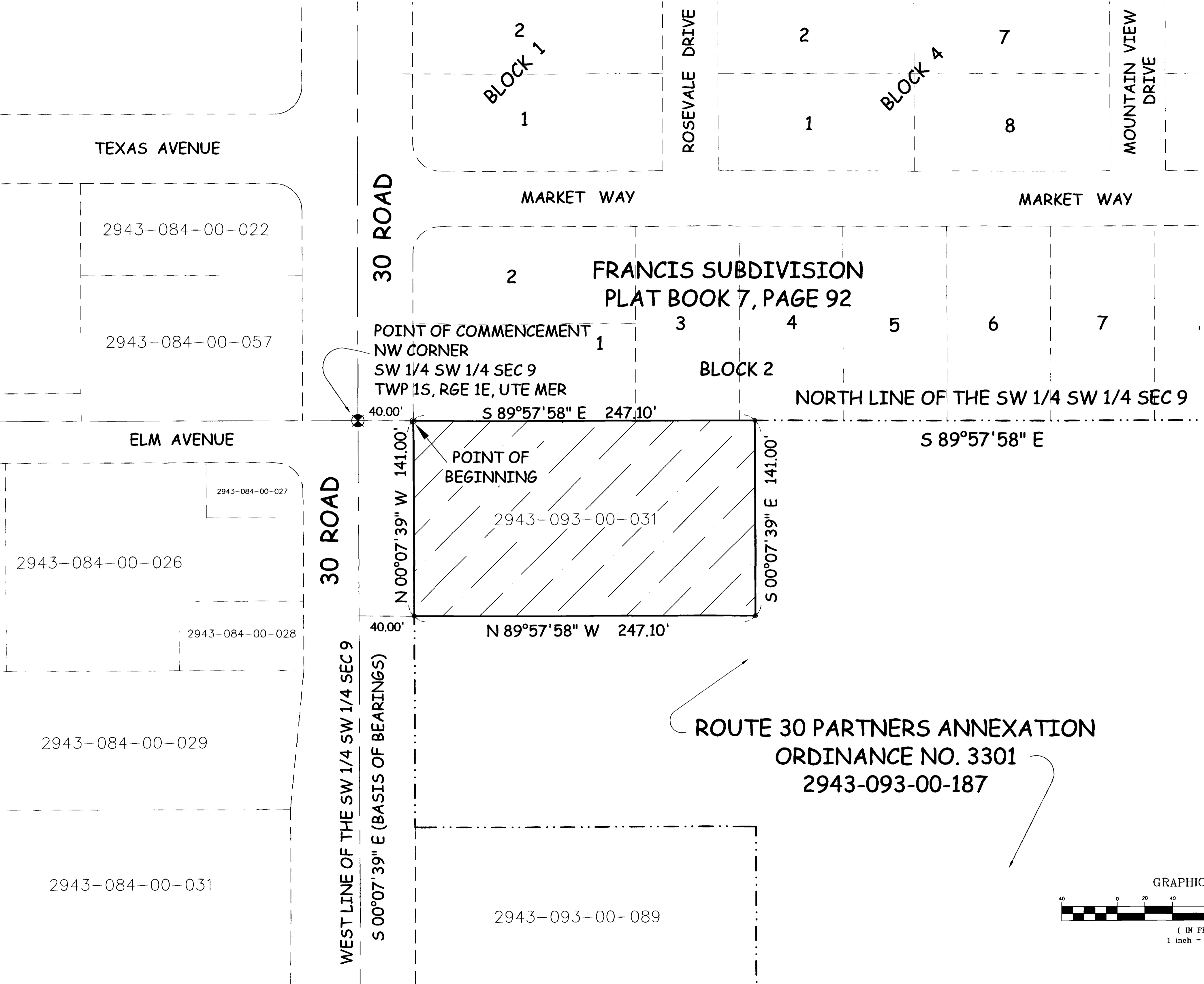


# ROLD ANNEXATION

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



LOCATION MAP: NOT-TO-SCALE



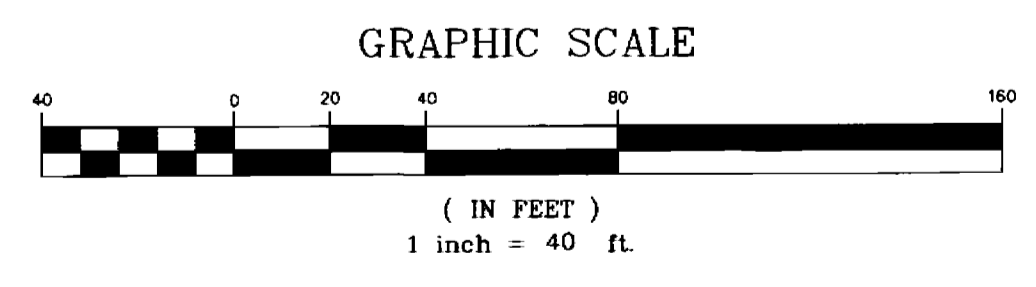
### LEGAL DESCRIPTION

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 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 Northwest corner of the SW 1/4 SW 1/4 of said Section 9 and assuming the West line of the SW 1/4 SW 1/4 of said Section 9 bears S 00°07'39" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'58" E along the North line of the SW 1/4 SW 1/4 of said Section 9 a distance of 40.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°57'58" E along the North line of the SW 1/4 SW 1/4 of said Section 9, being the South line of the Francis Subdivision, as same is recorded in Plat Book 7, Page 92, Public Records of Mesa County, Colorado, a distance of 247.10 feet; thence S 00°07'29" E a distance of 141.00 feet; thence N 89°57'58" W a distance of 247.10 feet to a point on the East right of way for 30 Road as same is described in Book 1425, Pages 784 and 785, Public Records of Mesa County, Colorado; thence N 00°07'39" W along said East right of way, being a line 40.00 feet East of and parallel to, the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 141.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.7998 Acres (34,841.15 Sq. Ft.), more or less, as described.

**ROUTE 30 PARTNERS ANNEXATION  
ORDINANCE NO. 3301  
2943-093-00-187**



AREA OF ANNEXATION	
ANNEXATION PERIMETER	776.20 FT
CONTIGUOUS PERIMETER	388.10 FT.
AREA IN SQUARE FEET	34,841.15
AREA IN ACRES	0.7998

LEGEND	
ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	

ORDINANCE NO.  
3538

EFFECTIVE DATE  
August 3rd, 2003

*P.T.K.*  
PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the  
City of Grand Junction  
DATE: July 7th, 2003

THIS IS NOT A BOUNDARY SURVEY  
DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
REAL ESTATE DIVISION  
CITY OF GRAND JUNCTION, COLORADO

ROLD 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 04-16-2003
DESIGNED BY	DATE
CHECKED BY T.W.	DATE
APPROVED BY	DATE

SCALE  
1" = 40'