

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3548

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

UNAWEEP HEIGHTS ANNEXATION NO. 2

APPROXIMATELY 1.3790 ACRES

LOCATED AT 2857 UNAWEEP AVENUE

WHEREAS, on the 4th day of June, 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 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:

UNAWEEP HEIGHTS ANNEXATION NO. 2

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Meridian, and assuming the South line of the NW 1/4 NE 1/4 of said Section 30 bears S 89°58'35" W and all other bearings contained herein are relative thereto; thence from said Point of Beginning, S 89°58'35" W along the South line of the NW 1/4 NE 1/4 of said Section 30, a distance of 484.25 feet to a point being the beginning of a non-tangent curve, concave Northwest, having a radius of 172.00 feet; thence Southwesterly 87.94 feet along the arc of said curve, through a central angle of 29°17'44", having a chord bearing of S 75°17'44" W with a chord length of

86.99 feet; thence S 89°58'35" W along a line 22.00 feet South of and parallel to, the South line of the NW 1/4 NE 1/4 of said Section 30, a distance of 94.97 feet; thence S 00°01'12" E a distance of 3.00 feet to a point on the South right of way for B-3/4 Road, as same is shown on that certain Plat recorded in Plat Book 9, Page 23, Public Records of Mesa County, Colorado; thence S 89°58'35" W along said South right of way, a distance of 478.70 feet to a point on the East line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126; thence N 00°01'25" W a distance of 10.00 feet; thence S 89°58'35" W a distance of 194.99 feet; thence N 00°03'42" E a distance of 39.00 feet; thence N 89°58'35" E along a line 1.00 foot South of and parallel to, the North right of way for said B-3/4 Road, a distance of 360.00 feet; thence N 00°01'25" E a distance of 1.00 foot to a point on the North right of way for said B-3/4 Road; thence N 89°58'35" E along said North right of way, a distance of 977.02 feet, more or less, to a point on the East line of the NW 1/4 NE 1/4 of said Section 30; thence N 89° 58'04" E along the North right of way for said B-3/4 Road, a distance of 367.53 feet to a point on the West line of Unawep Avenue, as same is recorded in Book 3132, Pages 568 through 574, inclusive, said point being the beginning of a non-tangent curve, concave Northeast, having a radius of 880.00 feet; thence 38.72 feet Southeasterly along the arc of said curve, through a central angle of 02°31'15", having a chord bearing of S 49°47'52" E with a chord length of 38.71 feet, to a point on the South line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 30; thence S 89°58'04" W, along the South line of the NE 1/4 NE 1/4 of said Section 30, a distance of 397.09 feet, more or less, to the Point of Beginning.

CONTAINING 1.3790 Acres (60,857.40 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 4th day of June, 2003 and ordered published.

ADOPTED this 16th day of July, 2003.

Attest:

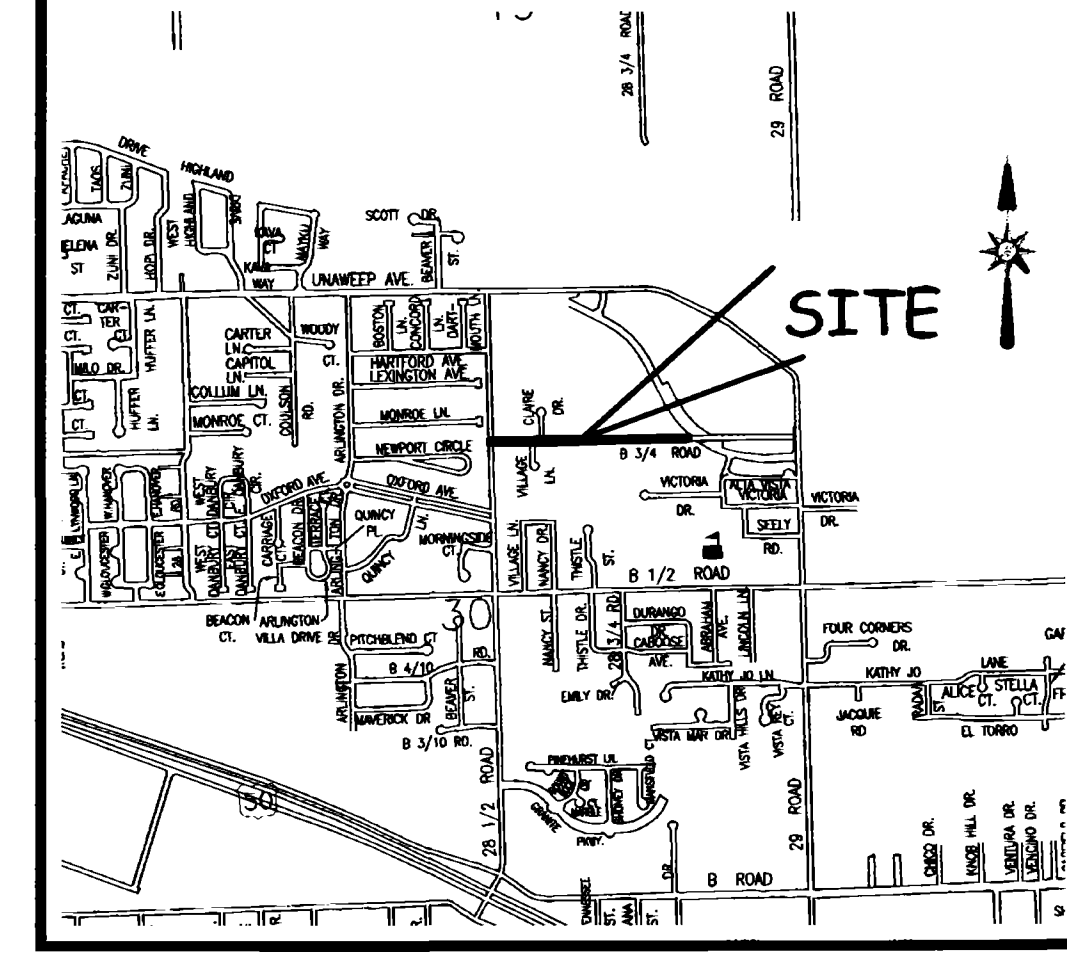
/s/ Jim Spehar
President of the Council

/s/ Stephanie Tuin
City Clerk

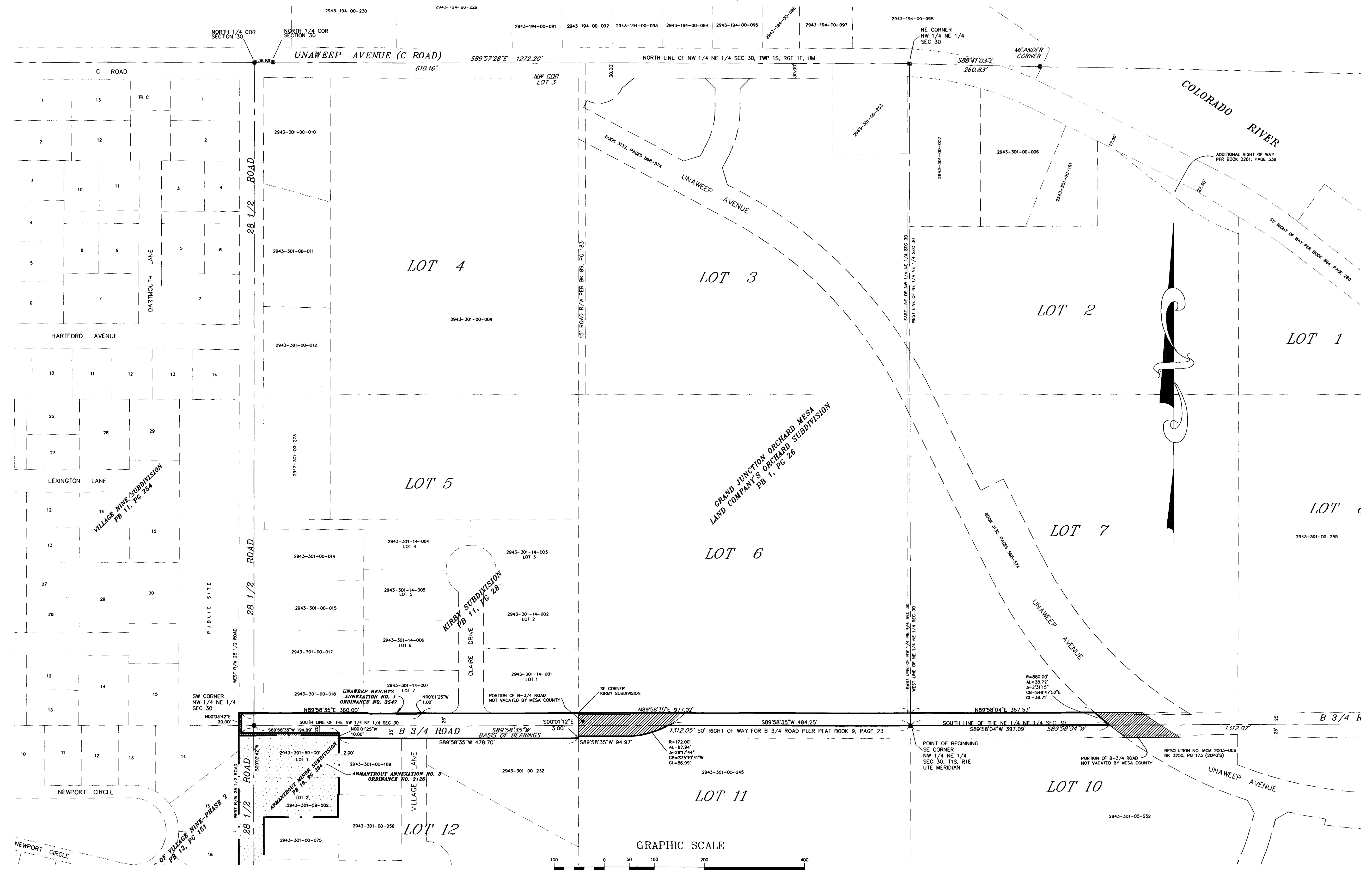


UNAWEEP HEIGHTS ANNEXATION NO. 2

SITUATE IN NE 1/4 OF SECTION 30, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



LEGAL DESCRIPTION

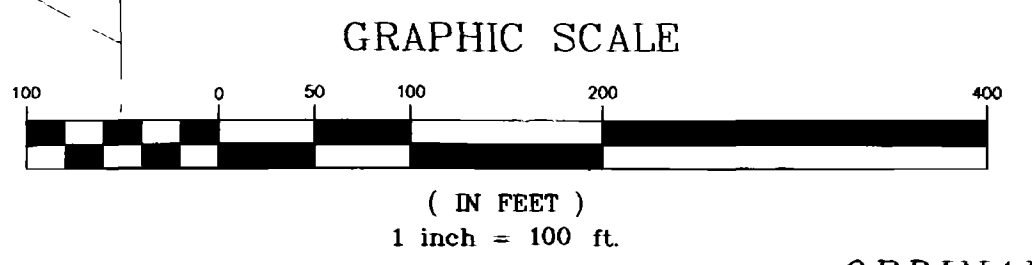
A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Meridian, and assuming the South line of the NW 1/4 NE 1/4 of said Section 30 bears S 89°58'35" W and all other bearings contained herein are relative thereto; thence from said Point of Beginning, S 89°58'35" W along the South line of the NW 1/4 NE 1/4 of said Section 30, a distance of 484.25 feet to a point being the beginning of a non-tangent curve, concave Northwest, having a radius of 172.00 feet; thence Southwesterly 87.94 feet along the arc of said curve, through a central angle of 291°7'44", having a chord bearing of S 75°17'44" W with a chord length of 86.99 feet; thence S 89°58'35" W along a line 22.00 feet South of and parallel to, the South line of the NW 1/4 NE 1/4 of said Section 30, a distance of 94.97 feet; thence S 00°01'12" E a distance of 3.00 feet to a point on the South right of way for B-3/4 Road, as same is shown on that certain Plat recorded in Plat Book 9, Page 23, Public Records of Mesa County, Colorado; thence S 89°58'35" W along said South right of way, a distance of 478.70 feet to a point on the East line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126; thence N 00°01'25" W a distance of 10.00 feet; thence S 89°58'35" W a distance of 194.99 feet; thence N 00°03'42" E a distance of 39.00 feet; thence N 89°58'35" E along a line 1.00 foot South of and parallel to, the North right of way for said B-3/4 Road, a distance of 360.00 feet; thence N 00°01'25" E a distance of 1.00 foot to a point on the North right of way for said B-3/4 Road; thence N 89°58'35" E along said North right of way, a distance of 977.02 feet, more or less, to a point on the East line of the NW 1/4 NE 1/4 of said Section 30; thence N 89°58'04" E along the North right of way for said B-3/4 Road, a distance of 367.53 feet to a point on the West line of UnawEEP Avenue, as same is recorded in Book 3132, Pages 568 through 574, inclusive, said point being the beginning of a non-tangent curve, concave Northeast, having a radius of 880.00 feet; thence 38.72 feet Southeasterly along the arc of said curve, through a central angle of 02°31'15", having a chord bearing of S 49°47'52" E with a chord length of 38.71 feet, to a point on the South line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 30; thence S 89°58'04" W, along the South line of the NE 1/4 NE 1/4 of said Section 30, a distance of 397.09 feet, more or less, to the Point of Beginning.

CONTAINING 1.3790 Acres (60,857.40 Sq. Ft.) more or less, as described.

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 RECORDED. THIS PLAT DOES NOT CONSTITUTE A LEGAL SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS FOR ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

P.T.K.
PETER T. KRICK, PLS No. 32824
Colorado Professional Land Surveyor
City of Grand Junction
DATE: July 23, 2003



AREA OF ANNEXATION	
ANNEXATION PERIMETER	3,534.21 FT
CONTIGUOUS PERIMETER	604.99 FT
AREA IN SQUARE FEET	60,857.40**
AREA IN ACRES	1.3970

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

ORDINANCE NO. August 17th, 2003
EFFECTIVE DATE 3548

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

UNAWEEP HEIGHTS ANNEXATION NO. 2

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	5-21-2003	SCALE	1" = 100'
DESIGNED BY		DATE			
CHECKED BY		DATE			
APPROVED BY	T.W.	DATE			