

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3553

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

WESTGATE FREE WILL BAPTIST CHURCH ANNEXATION NO. 1

**APPROXIMATELY 0.7907 ACRES
LOCATED WITHIN A PORTION OF
BROADWAY (HIGHWAY 340) RIGHT-OF-WAY**

WHEREAS, on the 16th 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:

WESTGATE FREE WILL BAPTIST CHURCH
ANNEXATION NO. 1

A certain parcel of land lying in the West Half (W 1/2) of Section 7, Township 1 South, Range 1 West of the Ute Meridian, and the East Half (E 1/2) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the point of intersection of the Northerly right of way for Colorado Highway 340 (Broadway), as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), and the East line of the 50' right of way for Rio Hondo Road, as same is recorded in Book 945, Page 602, Public Records of Mesa County, Colorado and depicted on the Plat of Monument Village Commercial Center, as same is recorded in Plat Book 17, Page 396, Public Records of Mesa County, Colorado, being the Southwest

corner of that certain parcel of land, Parcel Control Number 2947-231-00-950, Mesa County, Colorado, and considering the East line of said Rio Hondo Road to bear N 05°01'52" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 05°01'52" E along the East line of said Rio Hondo Road, a distance of 432.33 feet; thence S 89°50'04" E a distance of 411.73 feet; thence S 33°53'56" W a distance of 75.24 feet; thence S 13°15'56" W a distance of 180.80 feet; thence S 06°19'04" E a distance of 229.00 feet; thence S 18°52'58" W a distance of 189.71 feet to a point on the Northerly right of way for Colorado Highway 340 (Broadway); thence S 59°01'04" E along said Northerly right of way, a distance of 362.35 feet; thence N 27°31'56" E a distance of 6.01 feet; thence S 59°01'04" E along the South line of the Redlands Middle School, Parcel Control Number 2947-231-00-949, Mesa County, Colorado, a distance of 895.90 feet to a point on the West line of The Vineyard Filing No. One, as same is recorded in Plat Book 12, Pages 440 and 441, Public Records of Mesa County, Colorado; thence S 00°43'52" E, along said West line, a distance of 7.05 feet to a point on the Northerly right of way for Colorado Highway 340 (Broadway); thence S 59°01'04" E, along said Northerly right of way, a distance of 661.59 feet; thence S 00°48'00" E a distance of 4.71 feet; thence S 59°01'04" E, along a line 4.00 feet South of and parallel to, the Northerly right of way for Colorado Highway 340 (Broadway), contiguous to Lucas Annexation No. 2, Ordinance No. 3474, City of Grand Junction, a distance of 1546.75 feet; thence S 30°58'56" W a distance of 4.00 feet; thence N 59°01'04" W along a line 8.00 feet South of and parallel to the North right of way for Colorado Highway 340 (Broadway), contiguous to Lucas Annexation No. 1, Ordinance No. 3473, City of Grand Junction, a distance of 4228.15 feet; thence N 15°24'04" E a distance of 18.69 feet, more or less, to a point on the Northerly right of way for Colorado Highway 340 (Broadway), as same is depicted within Monument Village Commercial Center, recorded in Plat Book 17, Page 396, Public Records of Mesa County, Colorado; thence S 59°01'04" E along said Northerly right of way, a distance of 143.04 feet to a point on the East line of said Monument Village Commercial Center; thence S 31°55'07" W along the Southerly projection of the East line of said Monument Village Commercial Center, a distance of 10.00 feet; thence S 59°01'04" E along the Northerly right of way for said Colorado Highway 340 (Broadway) a distance of 198.39 feet, more or less, to the Point of Beginning.

CONTAINS 0.7907 Acres (34,441.88 Square Feet), more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 16th day of June, 2003.

ADOPTED and ordered published this 6th day of August, 2003.

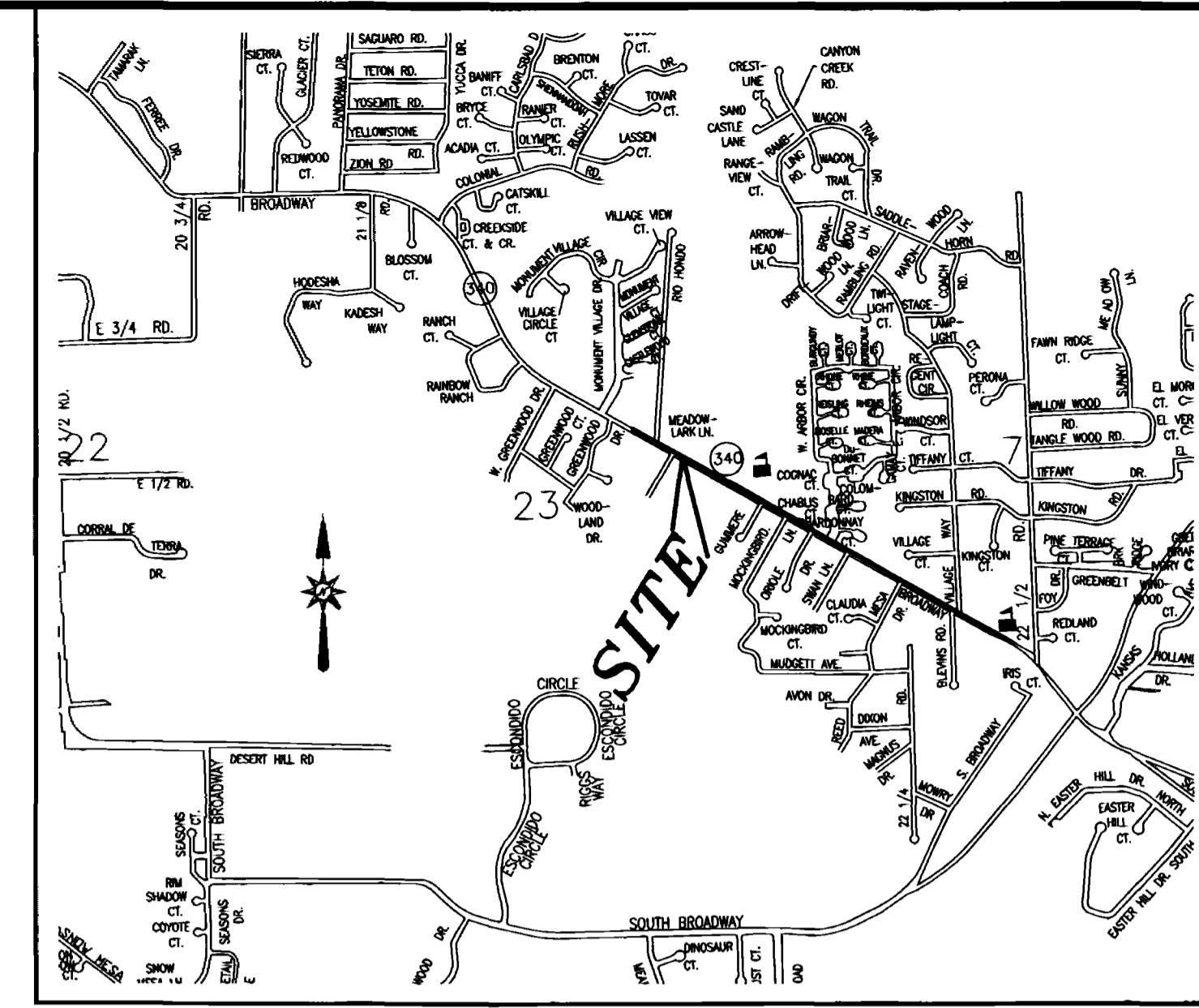
Attest:

/s/ Jim Spehar
President of the Council

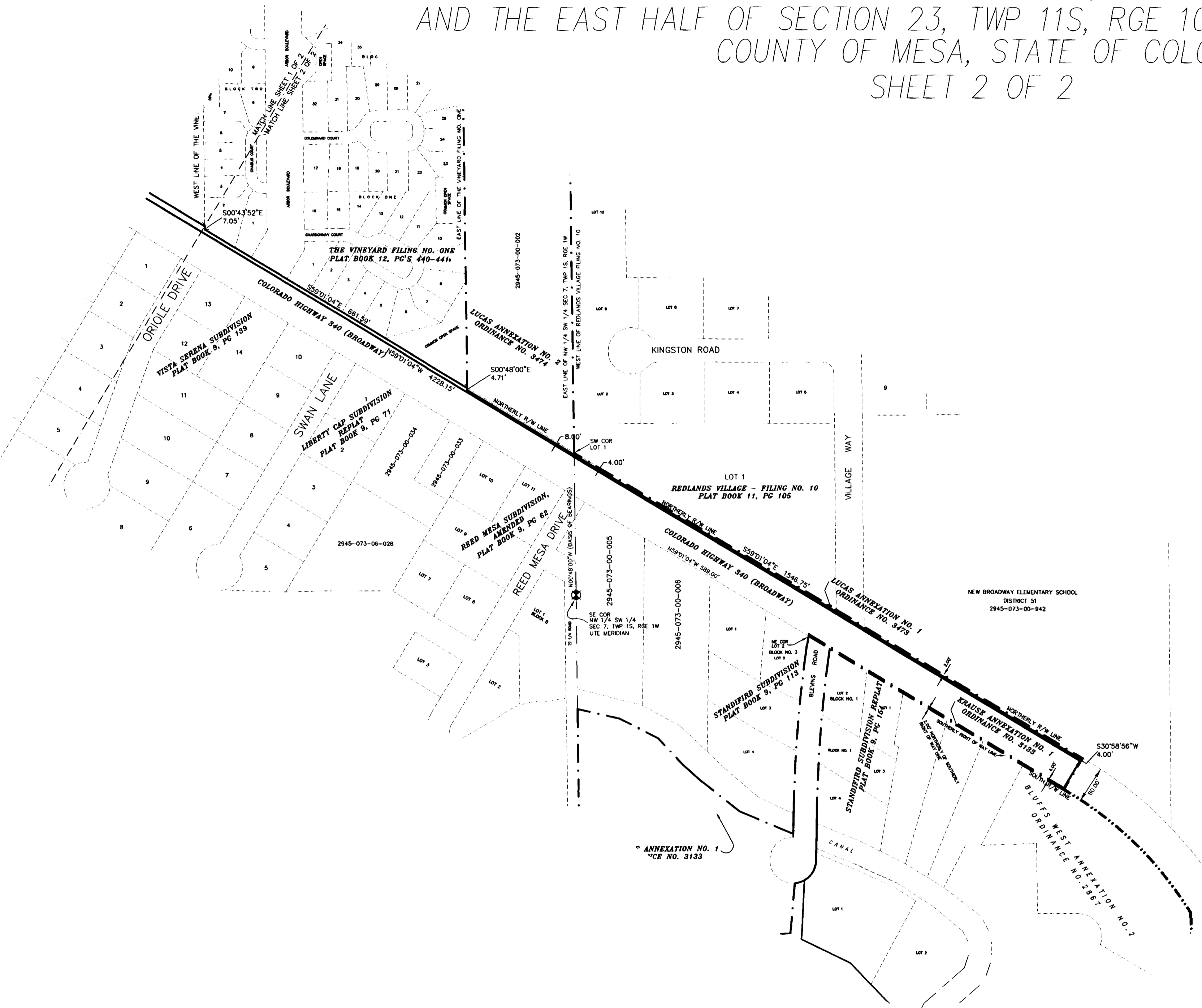
/s/ Stephanie Tuin
City Clerk

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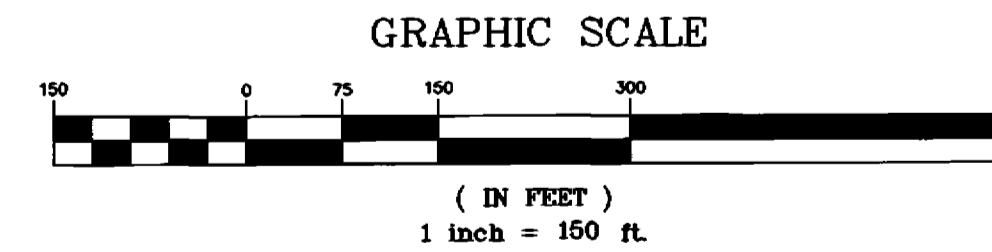
SITUATE IN THE WEST HALF OF SECTION 7, TWP 1S, RGE 1W, UTE MERIDIAN
AND THE EAST HALF OF SECTION 23, TWP 11S, RGE 101W, 6th PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO
SHEET 2 OF 2



VICINITY MAP (NOT TO SCALE)



SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION



AREA OF ANNEXATION

ANNEXATION PERIMETER 8,506.12 FT.
CONTIGUOUS PERIMETER 1,551.46 FT.
AREA IN SQUARE FEET 34,441.88**
AREA IN ACRES 0.7907

** 34,441.88 Sq. Ft. within Highway 340 R/W

ORDINANCE NO. 3553
EFFECTIVE DATE September 7th, 2003

THIS IS NOT A BOUNDARY SURVEY

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

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

Peter T. Krick
Professional Land Surveyor No. 32824
City of Grand Junction

Date: August 8th, 2003



DRAWN BY PTK DATE 10-22-2002
DESIGNED BY PTK DATE
CHECKED BY TW DATE
APPROVED BY DATE

SCALE
1" = 150'

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

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