

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3556**

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

**MARCHUN ANNEXATION NO. 1  
APPROXIMATELY 15.1496 ACRES  
LOCATED AT 2925 F 1/2 Road**

**WHEREAS**, on the 16<sup>th</sup> 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 6th day of August, 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:

**MARCHUN ANNEXATION NO. 1**

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

**BEGINNING** at the Southwest corner of the NE 1/4 SW 1/4 of said Section 5, the same point being the Southeast corner of Karen Lee Subdivision, as same is recorded in Plat Book 11, Page 97, Public Records of Mesa County, Colorado, and assuming the West line of the West half (W 1/2) of the NE 1/4 SW 1/4 of said Section 5 bears N 00°03'21" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°03'21" E along the West line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 and the East line of said Karen Lee Subdivision, a distance of 1,000.00 feet; thence S 89°48'24" E a distance of 659.67 feet to a point on the East line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5; thence S 00°01'41" W along the East line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 a distance of 1,000.00 feet to a point being

the Southeast corner of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5, the same point being the Northeast corner of Del-Mar Subdivision Filing No. 3, as same is recorded in Plat Book 15, Pages 379 and 380, Public Records of Mesa County, Colorado; thence N 89°48'24" W along the South line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 a distance of 660.16 feet, more or less, to the Point of Beginning.

CONTAINING 15.1496 Acres (659,915.06 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 16<sup>th</sup> day of June, 2003.

**ADOPTED** and ordered published this 6<sup>th</sup> day of August, 2003.

Attest:

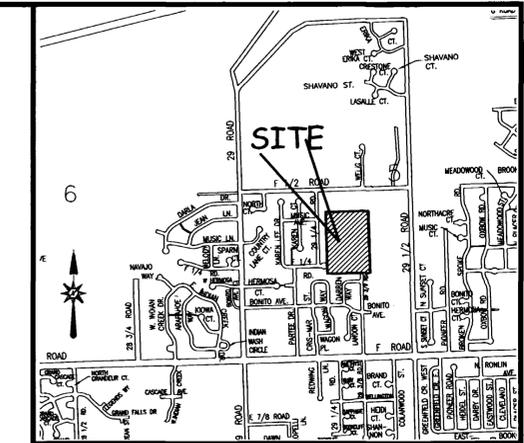
/s/ Jim Spehar  
President of the Council

/s/ Stephanie Tuin  
City Clerk

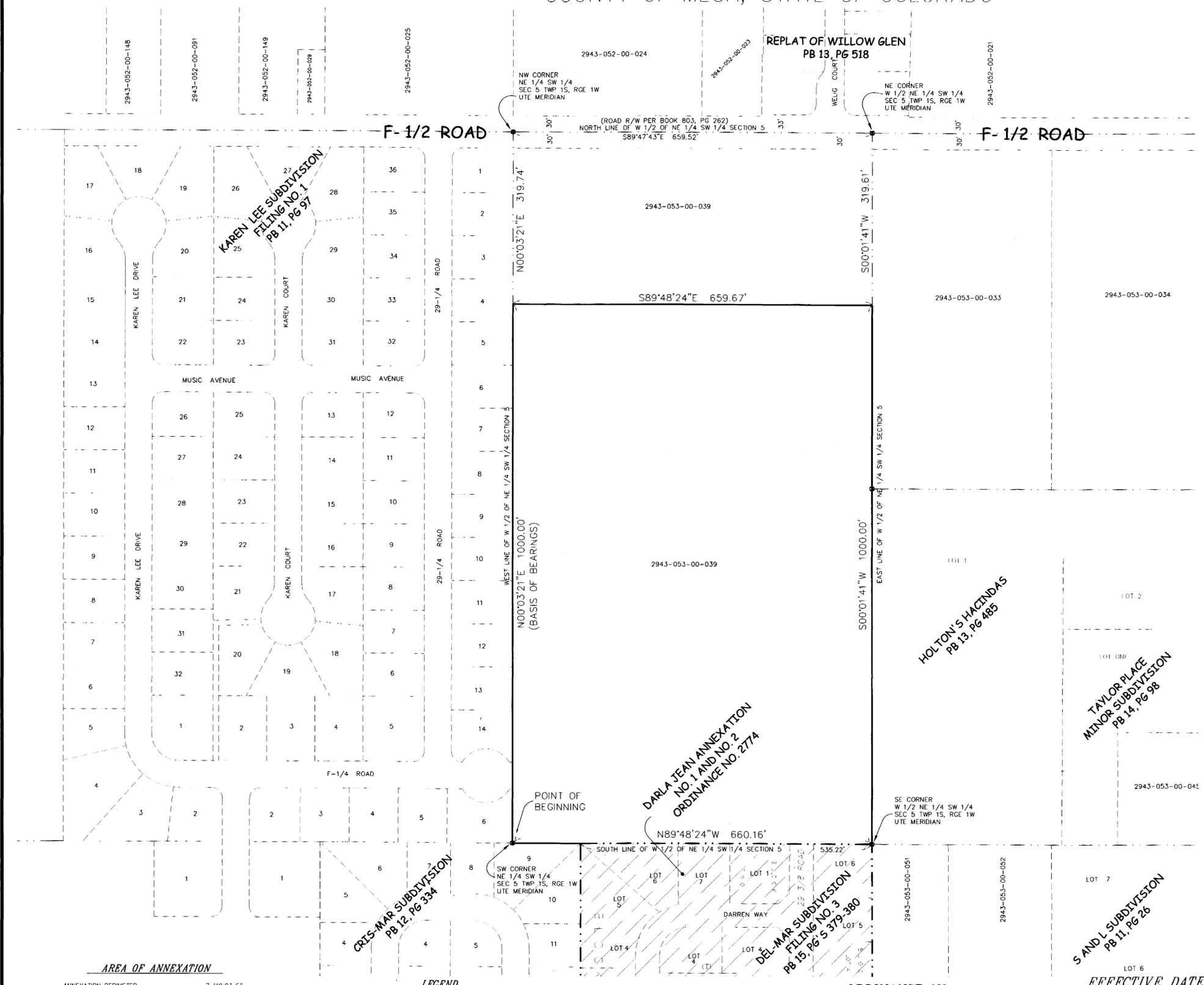


# MARCHUN ANNEXATION NO. 1

SITUATE IN THE NE 1/4 OF THE SW 1/4 OF SECTION 5, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

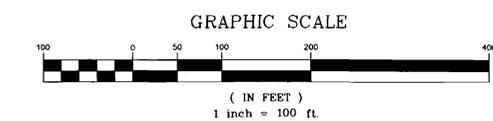


## LEGAL DESCRIPTION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southwest corner of the NE 1/4 SW 1/4 of said Section 5, the same point being the Southeast corner of Karen Lee Subdivision, as same is recorded in Plat Book 11, Page 97, Public Records of Mesa County, Colorado, and assuming the West line of the West half (W 1/2) of the NE 1/4 SW 1/4 of said Section 5 bears N 00°03'21" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°03'21" E along the West line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 and the East line of said Karen Lee Subdivision, a distance of 1,000.00 feet; thence S 89°48'24" E a distance of 659.67 feet to a point on the East line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5; thence S 00°01'41" W along the East line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 a distance of 1,000.00 feet to a point being the Southeast corner of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5, the same point being the Northeast corner of Del-Mar Subdivision Filing No. 3, as same is recorded in Plat Book 15, Pages 379 and 380, Public Records of Mesa County, Colorado; thence N 89°48'24" W along the South line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 a distance of 660.16 feet, more or less, to the Point of Beginning.

CONTAINING 15.1496 Acres (659,915.06 Sq. Ft.) more or less, as described.



AREA OF ANNEXATION	
ANNEXATION PERIMETER	3,319.83 FT
CONTIGUOUS PERIMETER	535.22 FT.
AREA IN SQUARE FEET	659,915.06
AREA IN ACRES	15.1496

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

ORDINANCE NO. 3556  
EFFECTIVE DATE September 7th, 2003

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 property boundaries.  
  
PETER I. KRICK, PLS No. 32824  
Professional Land Surveyor for the City of Grand Junction  
DATE: August 8th, 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.I.K.	DATE 05-09-2003
DESIGNED BY _____	DATE _____
CHECKED BY I.W.	DATE _____
APPROVED BY _____	DATE _____

SCALE  
1" = 100'

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

MARCHUN ANNEXATION NO. 1  
1 OF 1