

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3590

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

WASHINGTON ANNEXATION

**LOCATED AT 287 COULSON DRIVE AND INCLUDING A PORTION OF
UNAWEEP AVENUE, COULSON DRIVE AND CAPITOL LANE RIGHTS-OF-WAY**

APPROXIMATELY 1.317 ACRES

WHEREAS, on the 5th day of November, 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 17th day of December, 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 Northwest Quarter (NW 1/4) of Section 30 and the Southwest Quarter (SW 1/4) of Section 19, Township 1 South, Range 1 East, and the Northeast Quarter (NE 1/4) of Section 25 and the Southeast Quarter (SE 1/4) of Section 24, Township 1 South, Range 1 West, all lying in the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of the NW 1/4 of said Section 30, and assuming the North line of the NW 1/4 of said Section 30 bears S 89°58'27" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°58'27" E along the North line of the NW 1/4 of said Section 30, a distance of 549.96 feet, more or less, to a point on a Easterly line of the Central Orchard Mesa Annexation, City of Grand Junction Ordinance Number 1481; thence N 00°27'05" E along said East line, a distance of 30.00 feet to a point on the North right of way for "C" Road (UnawEEP Avenue) and being the Southwest corner of Cottonwood Bluffs, as same is recorded in Plat Book 17, Page 70, Public Records of Mesa County, Colorado; thence S 89°58'27" E along said North right of way, a distance of 43.04 feet; thence S 00°01'33" W a distance of 60.00 feet; thence S 39°56'27" E a distance of 434.56 feet; thence S 04°09'27" E a distance of 120.64 feet; thence S 21°39'27" E a distance of 47.47 feet; thence S 00°10'00" E a distance of 142.95 feet; thence N 89°50'00" E a distance of 11.00 feet to a point on the East line of

Coulson Drive, as same is recorded in Book 2257, Page 148, Public Records of Mesa County, Colorado; thence S 00°09'58" E along said East line, a distance of 102.46 feet; thence N 89°50'17" W a distance of 255.03 feet; thence S 00°21'35" W a distance of 32.55 feet; thence N 89°56'55" W a distance of 184.20 feet; thence N 00°03'30" W a distance of 135.31 feet; thence S 89°50'10" E a distance of 427.28 feet; thence N 00°10'00" W a distance of 142.75 feet; thence N 21°39'27" W a distance of 47.43 feet; thence N 04°09'27" W a distance of 120.47 feet; thence N 39°56'27" W a distance of 435.08 feet; thence N 89°58'27" W along the South right of way for "C" Road (Unawep Avenue), a distance of 121.73 feet to a point being the Northwest corner of Shawn Lea Subdivision, as same is recorded in Plat Book 9, Page 169, Public Records of Mesa County, Colorado; thence N 00°02'25" W, a distance of 29.00 feet; thence N 89°58'27" W along a line 1.00 foot South of and parallel to, the North line of the NW 1/4 of said Section 30, a distance of 470.15 feet to a point on the West line of the NW 1/4 of said Section 30; thence S 89°57'35" W along a line 1.00 foot South of and parallel to, the North line of the NE 1/4 of said Section 25, a distance of 150.00 feet; thence N 00°02'25" W a distance of 1.00 foot; thence N 89°57'35" E along the North line of the NE 1/4 of said Section 25, a distance of 150.00 feet, more or less, to the Point of Beginning.

CONTAINING 1.317 Acres (57,376 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 5th day of November, 2003 and ordered published.

ADOPTED on second reading this 17th day of December, 2003.

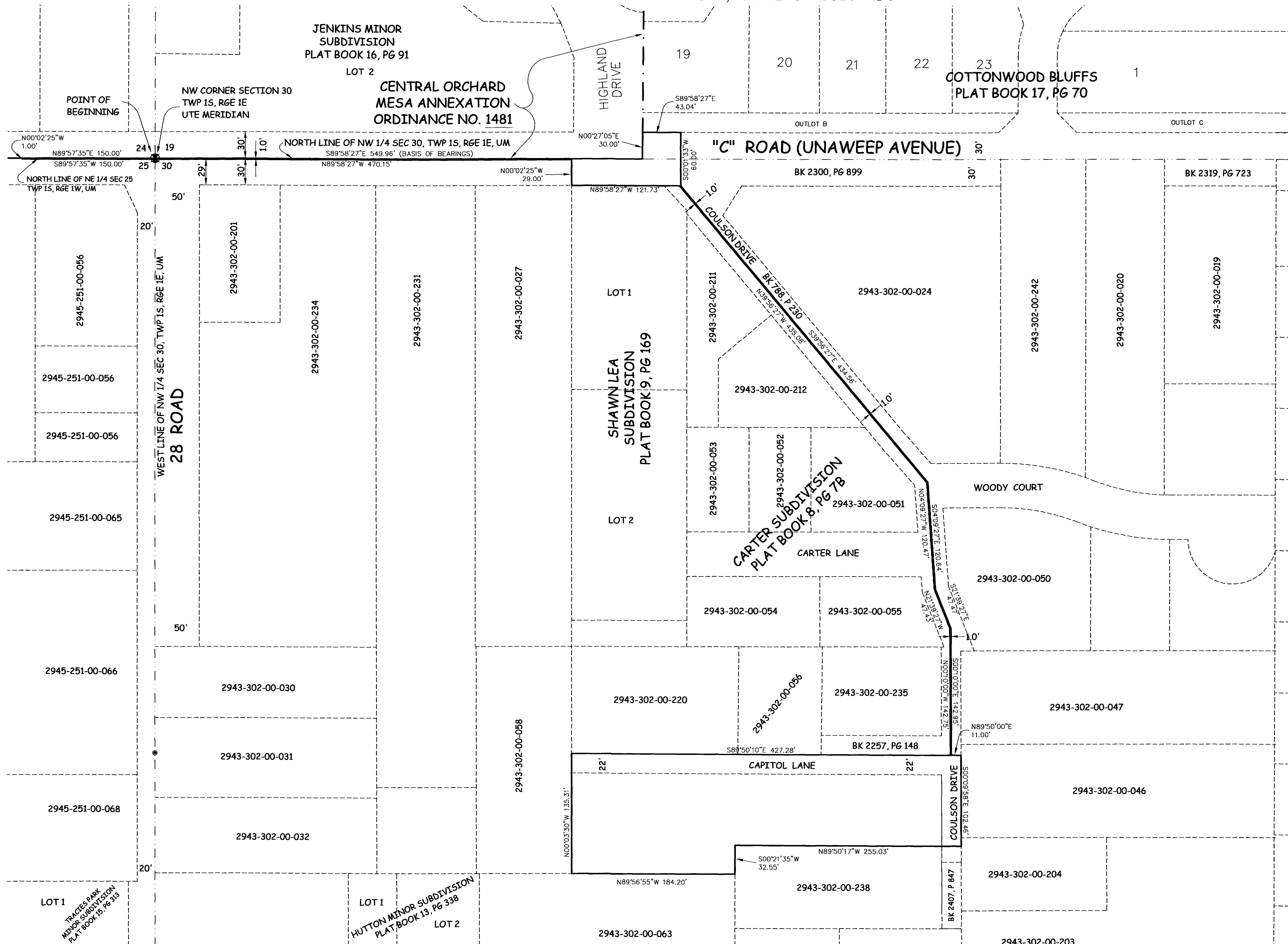
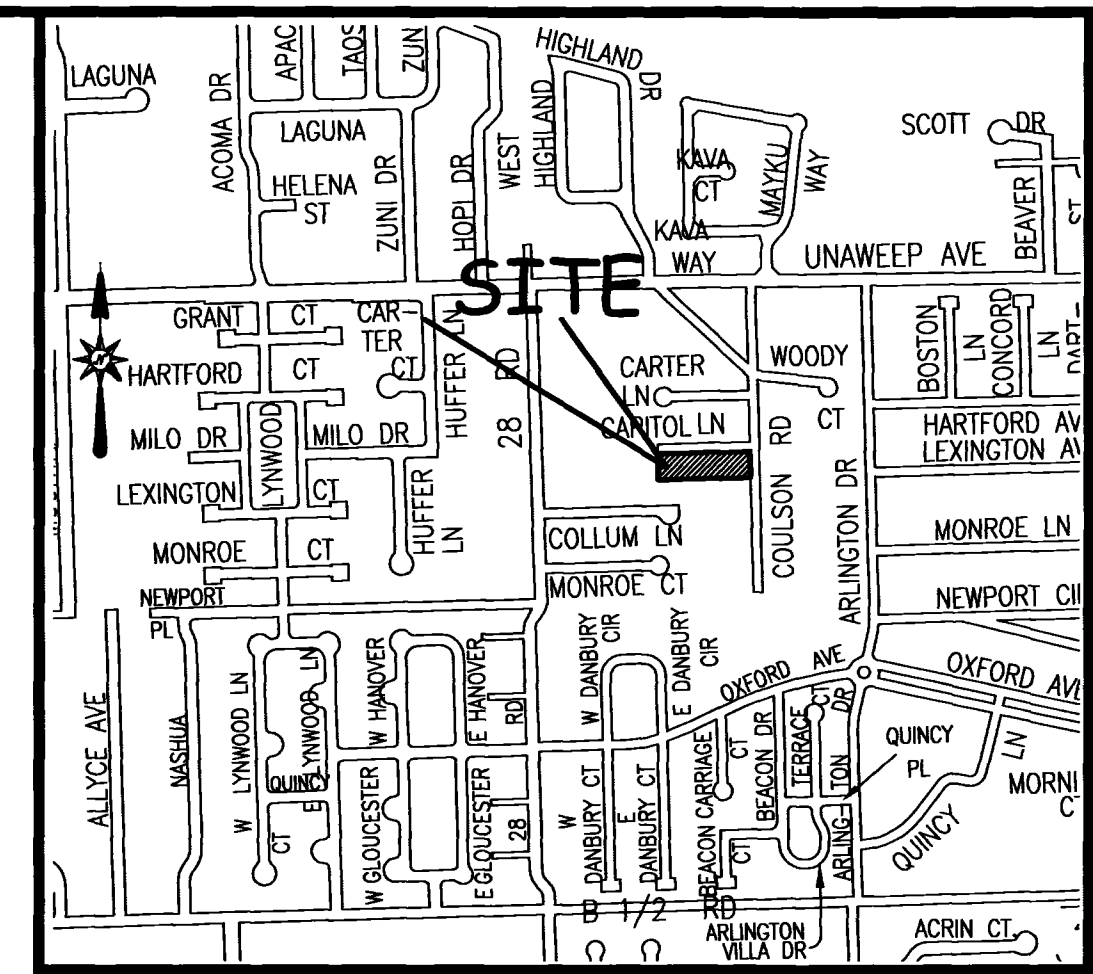
Attest:

/s/: Harry Butler
President of the Council Pro Tem

/s/: Stephanie Tuin
City Clerk

WASHINGTON ANNEXATION

BEING A PORTION OF THE NW 1/4 OF SECTION 30 AND THE SW 1/4 SECTION 19, TWP 1S, RGE 1E AND THE NE 1/4 OF SECTION 25 AND THE SE 1/4 OF SECTION 24, TWP 1S, RGE 1W, ALL IN THE UTE PRINCIPAL MERIDIAN COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 30 and the Southwest Quarter (SW 1/4) of Section 19, Township 1 South, Range 1 East, and the Northeast Quarter (NE 1/4) of Section 25 and the Southeast Quarter (SE 1/4) of Section 24, Township 1 South, Range 1 West, all lying in the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

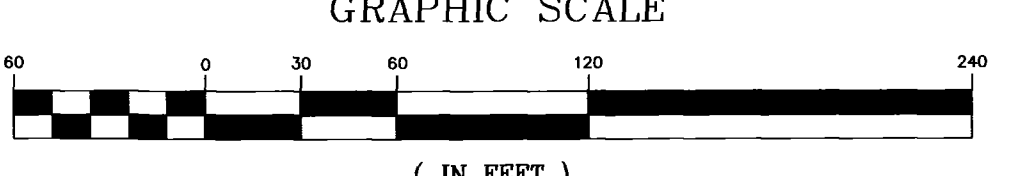
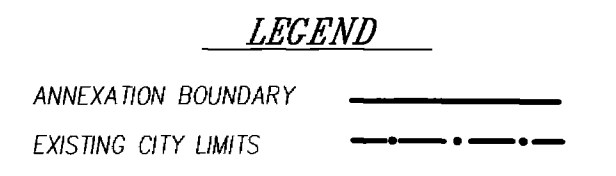
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CONTAINING 1.317 Acres (57,376 Sq. Ft.), more or less, as described.

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 T. Krick
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the City of Grand Junction
 DATE: December 19th, 2003

ANNEXATION PERIMETER	4,244.06 FT
CONTIGUOUS PERIMETER	729.96 FT
AREA IN SQUARE FEET	57,376.0
AREA IN ACRES	1.317***



ORDINANCE NO.
3590

EFFECTIVE DATE
January 18th, 2004

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

WASHINGTON 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	10-15-2003
DESIGNED BY	_____	DATE	_____
CHECKED BY	T.W.	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE
1" = 60'