

ORDINANCE NO. 3611

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
SUMMIT VIEW ESTATES ANNEXATION
APPROXIMATELY 10.495 ACRES**

LOCATED AT 649 29 1/2 Road

WHEREAS, on the 4th day of February, 2004, 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 March, 2004; 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:

SUMMIT VIEW ESTATES ANNEXATION

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 Florida, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter (NE 1/4 NE 1/4 SW 1/4) of said Section 5 and assuming the North line of the NE 1/4 NE 1/4 SW 1/4 of said Section 5 bears S 89°47'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°01'41" E a distance of 33.00 feet to a point on the North right of way for F-1/2 Road, as shown on the Replat of Willow Glen, as same is recorded in Plat Book 13, Page 518, Public Records of Mesa County, Colorado; thence S 89°47'43" E along said North right of way, a distance of 66.78 feet, more or less, to a point being the Southeast corner of said Replat of Willow Glen; thence S 01°23'17" W along the Southerly projection of the East line of said Replat of Willow Glen, a distance of 33.01 feet to a point on the North line of the NE 1/4 NE 1/4 SW

1/4 of said Section 5; thence S 89°47'43" E along the North line of the NE 1/4 NE 1/4 SW 1/4 of said Section 5, a distance of 593.52 feet, more or less, to a point being the Northeast corner of the NE 1/4 SW 1/4 of said Section 5; thence S 00°00'01" W, along the East line of the NE 1/4 SW 1/4 of said Section 5, a distance of 130.01 feet; thence S 89°32'19" E along the Westerly projection of the North line of Lot 1, Barslund Subdivision, as same is recorded in Plat Book 12, Page 114, Public Records of Mesa County, Colorado, a distance of 30.00 feet to a point being the Northwest corner of said Barslund Subdivision; thence S 00°00'01" W along the West line of said Barslund Subdivision, being the East right of way for 29-1/2 Road, a distance of 657.61 feet; thence N 89°48'04" W along the Easterly projection of the North line of Lot 2, Taylor Place Minor Subdivision, as same is recorded in Plat Book 14, Page 98, Public Records of Mesa County, Colorado, a distance of 30.00 feet to a point on the East line of the NE 1/4 SW 1/4 of said Section 5; thence N 00°00'01" E along said East line, a distance of 128.01 feet; thence N 89°48'04" W along the North line and its Easterly projection, of Holtons Haciendas, as same is recorded in Plat Book 13, Page 485, Public Records of Mesa County, Colorado, a distance of 659.84 feet, more or less, to a point being the Northwest corner of said Holtons Haciendas; thence N 00°01'41" E along the East line of the NE 1/4 NE 1/4 SW 1/4 of said Section 5, a distance of 659.81 feet, more or less, to the Point of Beginning.

CONTAINING 10.495 Acres (457,157.43 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 February, 2004.

ADOPTED and ordered published this 17TH day of March, 2004.

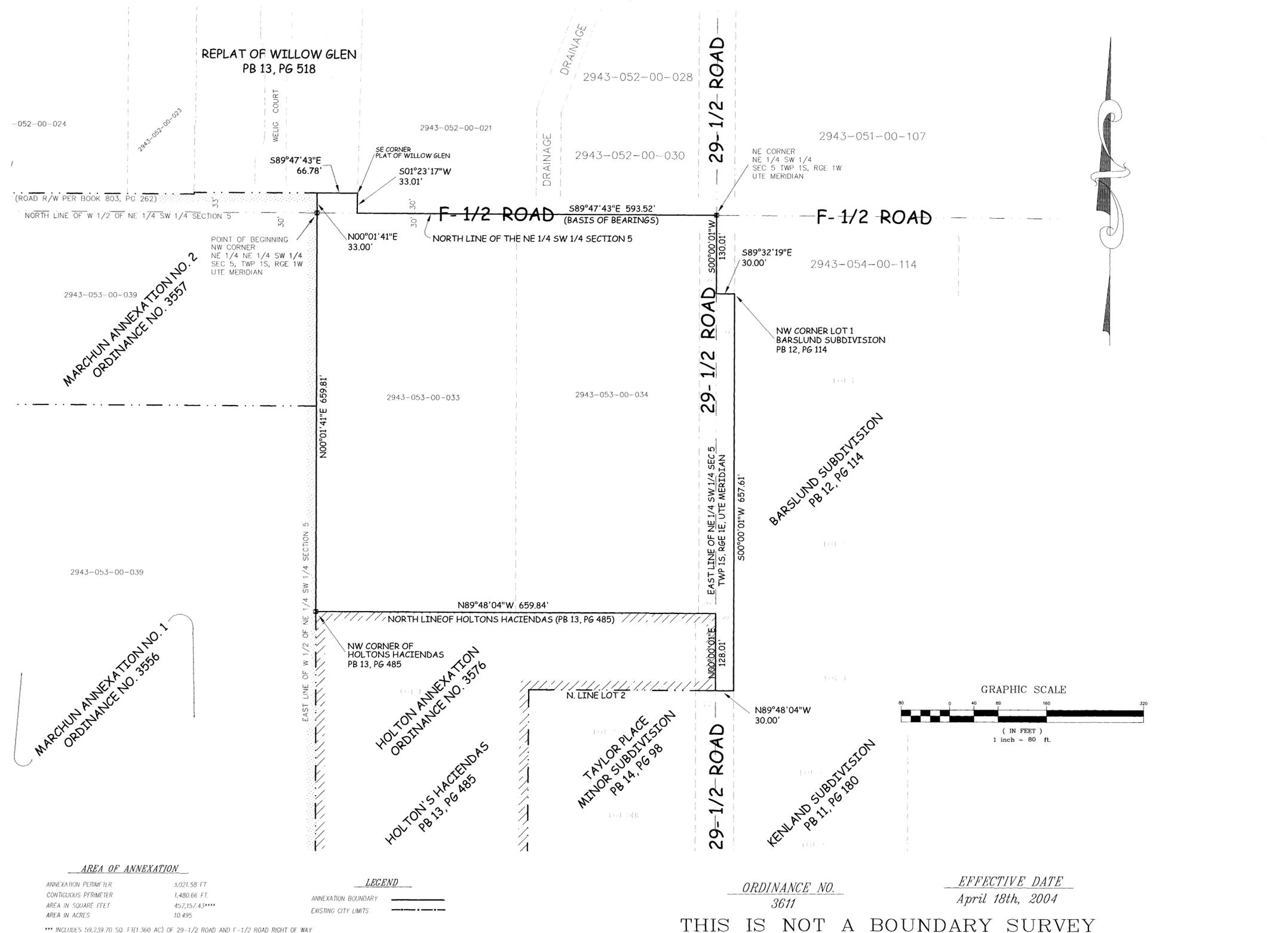
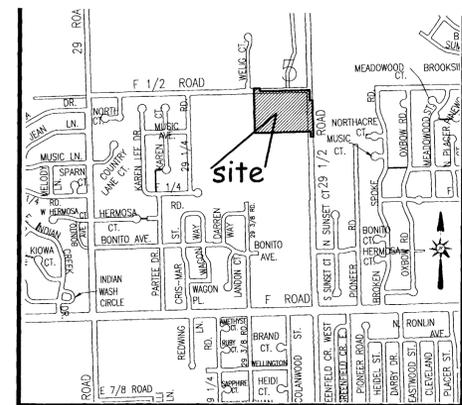
Attest:

/s/ Jim Spehar
President of the Council

/s/ Stephanie Tuin
City Clerk

SUMMIT VIEW ESTATES ANNEXATION

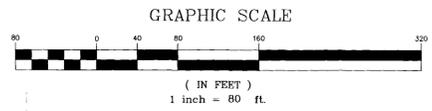
SITUATE IN THE NE 1/4 OF THE SW 1/4 OF SECTION 5, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



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 Florida, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter (NE 1/4 NE 1/4 SW 1/4) of said Section 5 and assuming the North line of the NE 1/4 NE 1/4 SW 1/4 of said Section 5 bears S 89°47'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°01'41" E a distance of 33.00 feet to a point on the North right of way for F-1/2 Road, as shown on the Replat of Willow Glen, as same is recorded in Plat Book 13, Page 518, Public Records of Mesa County, Colorado; thence S 89°47'43" E along said North right of way, a distance of 66.78 feet, more or less, to a point being the Southeast corner of said Replat of Willow Glen; thence S 01°23'17" W along the Southerly projection of the East line of said Replat of Willow Glen, a distance of 33.01 feet to a point on the North line of the NE 1/4 NE 1/4 SW 1/4 of said Section 5; thence S 89°47'43" E along the North line of the NE 1/4 NE 1/4 SW 1/4 of said Section 5, a distance of 593.52 feet, more or less, to a point being the Northeast corner of the NE 1/4 SW 1/4 of said Section 5; thence S 00°00'01" W, along the East line of the NE 1/4 SW 1/4 of said Section 5, a distance of 130.01 feet; thence S 89°32'19" E along the Westerly projection of the North line of Lot 1, Barslund Subdivision, as same is recorded in Plat Book 12, Page 114, Public Records of Mesa County, Colorado, a distance of 30.00 feet to a point being the Northwest corner of said Barslund Subdivision; thence S 00°00'01" W along the West line of said Barslund Subdivision, being the East right of way for 29-1/2 Road, a distance of 657.61 feet; thence N 89°48'04" W along the Easterly projection of the North line of Lot 2, Taylor Place Minor Subdivision, as same is recorded in Plat Book 14, Page 98, Public Records of Mesa County, Colorado, a distance of 30.00 feet to a point on the East line of the NE 1/4 SW 1/4 of said Section 5; thence N 00°00'01" E along said East line, a distance of 128.01 feet; thence N 89°48'04" W along the North line and its Easterly projection, of Holtons Haciendas, as same is recorded in Plat Book 13, Page 485, Public Records of Mesa County, Colorado, a distance of 659.84 feet, more or less, to a point being the Northwest corner of said Holtons Haciendas; thence N 00°01'41" E along the East line of the NE 1/4 NE 1/4 SW 1/4 of said Section 5, a distance of 659.81 feet, more or less, to the Point of Beginning.



AREA OF ANNEXATION

ANNEXATION PERIMETER	4,021.58 FT
CONTIGUOUS PERIMETER	1,480.66 FT.
AREA IN SQUARE FEET	457,157.43****
AREA IN ACRES	10.495

LEGEND

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

ORDINANCE NO.
3611

EFFECTIVE DATE
April 18th, 2004

THIS IS NOT A BOUNDARY SURVEY

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, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction

DATE: March 22nd, 2004

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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	01-12-2004
DESIGNED BY	_____	DATE	_____
CHECKED BY	T.W.	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE	1" = 80'
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PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

SUMMIT VIEW
ESTATES ANNEXATION