

**ORDINANCE NO. 3613**

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

**PELLAM ANNEXATION**

**APPROXIMATELY 4.808 ACRES**

**LOCATED AT 3136 E ROAD AND CONTAINING A PORTION OF E ROAD RIGHT-OF-  
WAY**

**WHEREAS**, on the 4<sup>th</sup> 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 17<sup>th</sup> 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:

**PELLAM ANNEXATION**

A certain parcel of land lying in the South half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 10, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

**COMMENCING** at the Southwest corner of said Section 10 and assuming the South line of the SW 1/4 of said Section 10 bears N 90°00'00" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°18'17" W along the West line of the SW 1/4 of said Section 10, a distance of 6.00 feet; thence N 90°00'00" E along a line 6.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10, a distance of 2.00 feet to the **POINT OF BEGINNING**; thence from said Point of Beginning, continue N 90°00'00" E along said parallel line, a distance of 1886.09 feet, more or less, to a point on the West line of that certain parcel of land as described in Book 2538, Page 871, Public Records of Mesa County, Colorado; thence N 00°00'00" E, along the West line of said parcel of land, a distance of

647.00 feet, more or less, to a point being the Northwest corner of said parcel; thence S 82°15'00" E, along the North line of said parcel, a distance of 290.40 feet, more or less, to a point being the Northeast corner of said parcel; thence S 00°00'00" E, along the East line of said parcel, a distance of 643.84 feet, more or less, to a point on the South right of way for E Road, and being a point on the North line of Sundown Village No. 2, as same is recorded in Plat Book 15, Pages 35 and 36, Public Records of Mesa County, Colorado; thence S 90°00'00" W along the South right of way for E Road, being a line 30.00 feet South of and parallel to, the South line of the SW 1/4 of said Section 10, a distance of 377.19 feet, more or less, to a point being the Northwest corner of Sundown Village, as same is recorded in Plat Book 14, Pages 17 and 18, Public Records of Mesa County, Colorado; thence N 00°07'00" W along the Northerly projection of the West line of said Sundown Village, a distance of 30.00 feet to a point on the South line of the SW 1/4 of said Section 10; thence S 90°00'00" W along the South line of the SW 1/4 of said Section 10, a distance of 218.55 feet; thence S 00°07'00" E along a line being the Northerly projection of the East line of Meadowood Subdivision, as same is recorded in Plat Book 11, Page 165, Public Records of Mesa County, Colorado, a distance of 30.00 feet to a point being the Northeast corner of said Meadowood Subdivision; thence S 90°00'00" W along the North line of said Meadowood Subdivision, a distance of 272.01 feet, more or less, to a point being the Northwest corner of said Meadowood Subdivision; thence N 00°07'33" W, along the Northerly projection of the East line of said Meadowood Subdivision, a distance of 32.00 feet; thence S 90°00'00" W along a line 2.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10, a distance of 806.01 feet; thence N 00°00'00" E a distance of 2.00 feet; thence S 90°00'00" W, along a line 4.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10, a distance of 500.00 feet; thence N 00°18'17" W, along a line 2.00 feet East of and parallel to, the West line of the SW 1/4 of said Section 10, a distance of 2.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.808 Acres (209,447.8 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 4<sup>th</sup> day of February, 2004 and ordered published.

**ADOPTED** on second reading this 17<sup>th</sup> day of March, 2004.

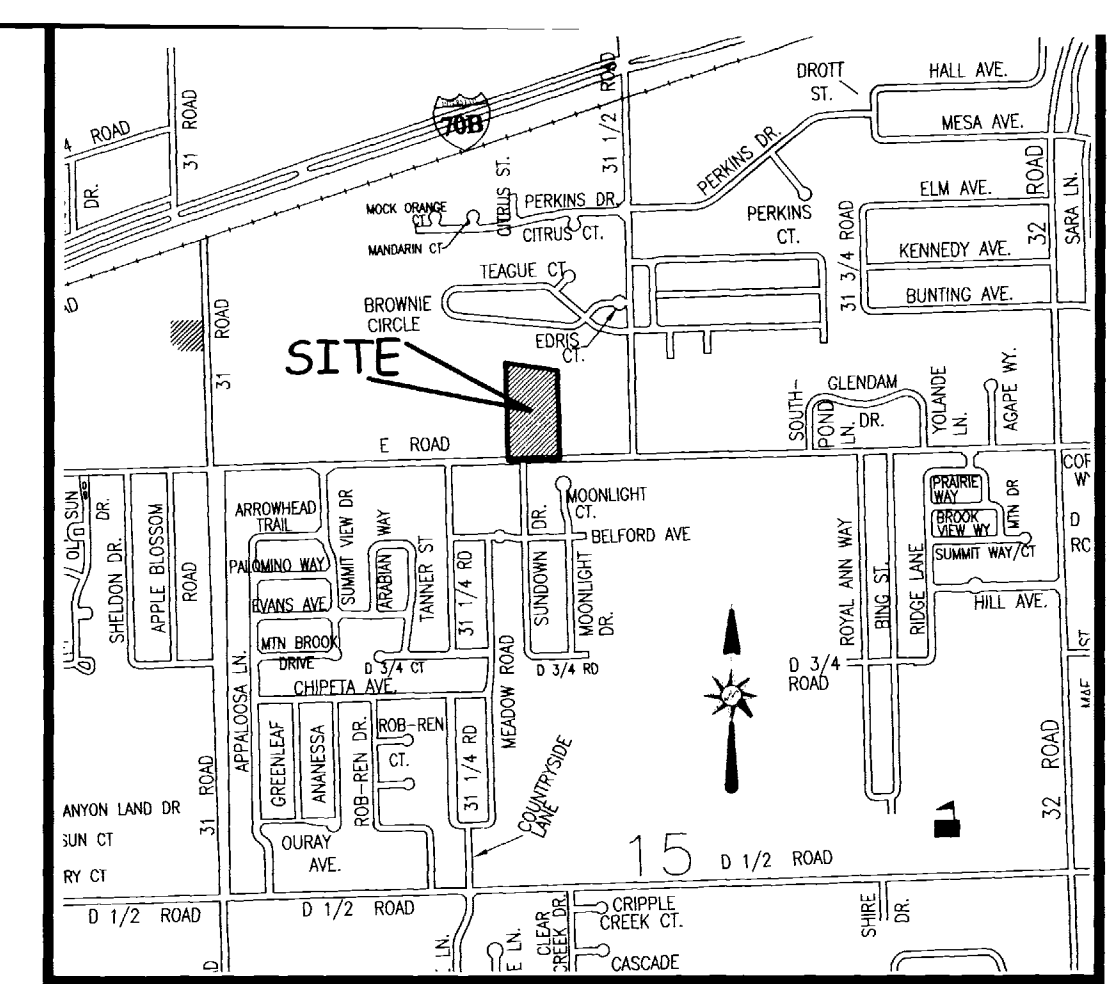
Attest:

/s/: Jim Spehar  
President of the Council

/s/: Stephanie Tuin  
City Clerk

# PELLAM ANNEXATION

SITUATE IN THE S 1/2 OF THE SW 1/4 OF SECTION 10, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



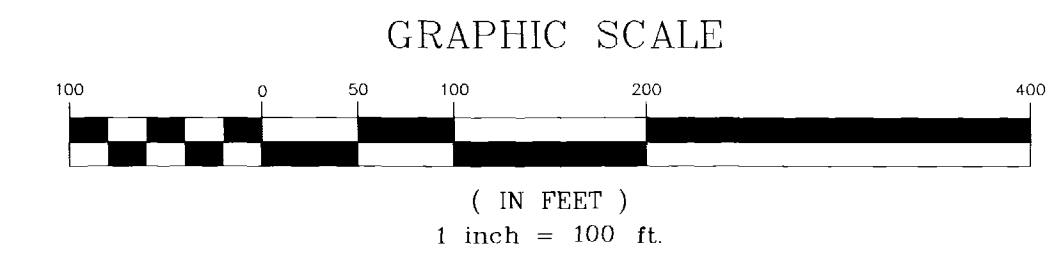
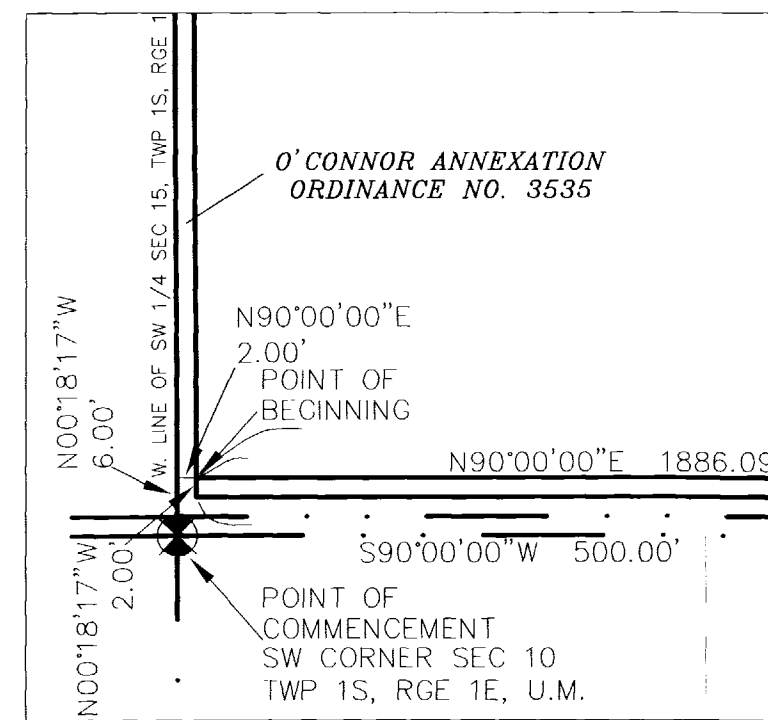
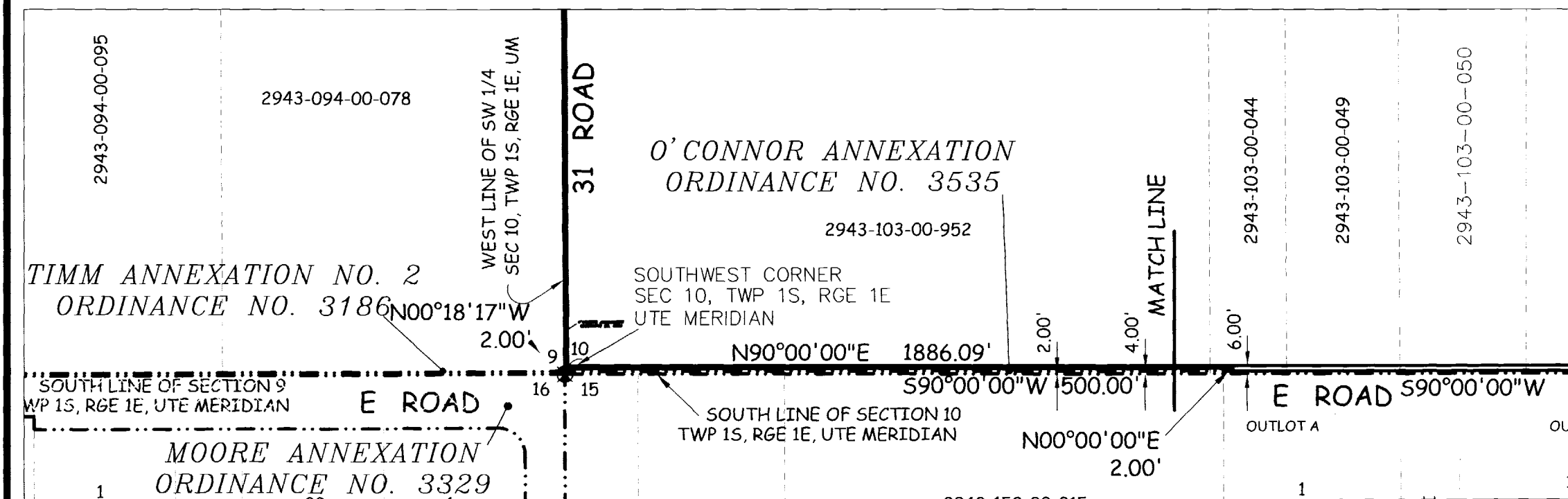
## LEGAL DESCRIPTION

A certain parcel of land lying in the South half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 10, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

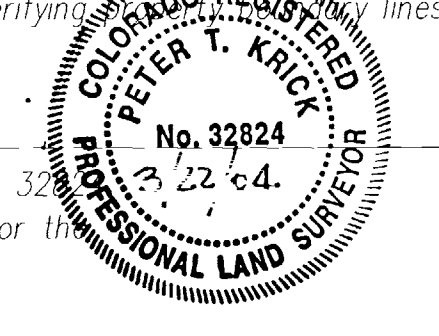
COMMENCING at the Southwest corner of said Section 10 and assuming the South line of the SW 1/4 of said Section 10 bears N 90°00'00" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°18'17" W along the West line of the SW 1/4 of said Section 10, a distance of 6.00 feet; thence N 90°00'00" E along a line 6.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10, a distance of 2.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 90°00'00" E along said parallel line, a distance of 1886.09 feet, more or less, to a point on the West line of that certain parcel of land as described in Book 2538, Page 871, Public Records of Mesa County, Colorado; thence N 00°00'00" E, along the West line of said parcel of land, a distance of 647.00 feet, more or less, to a point being the Northwest corner of said parcel; thence S 82°15'00" E, along the North line of said parcel, a distance of 290.40 feet, more or less, to a point being the Northeast corner of said parcel; thence S 00°00'00" E, along the East line of said parcel, a distance of 643.84 feet, more or less, to a point on the South right of way for E Road, and being a point on the North line of Sundown Village No. 2, as same is recorded in Plat Book 15, Pages 35 and 36, Public Records of Mesa County, Colorado; thence S 90°00'00" W along the South right of way for E Road, being a line 30.00 feet South of and parallel to, the South line of the SW 1/4 of said Section 10, a distance of 377.19 feet, more or less, to a point being the Northwest corner of Sundown Village, as same is recorded in Plat Book 14, Pages 17 and 18, Public Records of Mesa County, Colorado; thence N 00°07'00" W along the Northerly projection of the West line of said Sundown Village, a distance of 30.00 feet to a point on the South line of the SW 1/4 of said Section 10; thence S 90°00'00" W along the South line of the SW 1/4 of said Section 10, a distance of 218.55 feet; thence S 00°07'00" E along a line being the Northerly projection of the East line of Meadowood Subdivision, as same is recorded in Plat Book 11, Page 165, Public Records of Mesa County, Colorado, a distance of 30.00 feet to a point being the Northeast corner of said Meadowood Subdivision; thence S 90°00'00" W along the North line of said Meadowood Subdivision, a distance of 272.01 feet, more or less, to a point being the Northwest corner of said Meadowood Subdivision; thence N 00°07'33" W, along the Northerly projection of the East line of said Meadowood Subdivision, a distance of 32.00 feet; thence S 90°00'00" W along a line 2.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10, a distance of 806.01 feet; thence N 00°00'00" E a distance of 2.00 feet; thence S 90°00'00" W, along a line 4.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10, a distance of 500.00 feet; thence N 00°18'17" W, along a line 2.00 feet East of and parallel to, the West line of the SW 1/4 of said Section 10, a distance of 2.00 feet, more or less, to the Point of Beginning.

IT IS THE INTENT of this description to include the entire limits of that certain parcel of land described in Book 2538, Page 871, Public Records of Mesa County, Colorado. The description of this parcel of land does not form an accepted mathematical closure. The limits of this annexation, therefore, shall conform to the boundary that will or shall be monumented and described by a Professional Land Surveyor.

CONTAINING 4.808 Acres (209,447.8 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 to be used as a means for establishing or verifying boundaries.



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

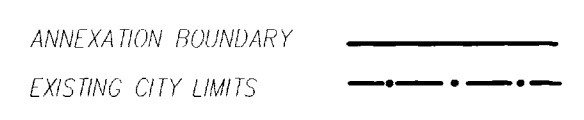
DATE: March 22nd, 2004

ORDINANCE NO. 3613  
EFFECTIVE DATE April 18th, 2004

THIS IS NOT A BOUNDARY SURVEY

ANNEXATION PERIMETER	5,737.09 FT
CONTIGUOUS PERIMETER	1,342.01 FT.
AREA IN SQUARE FEET	209,447.8***
AREA IN ACRES	4.808

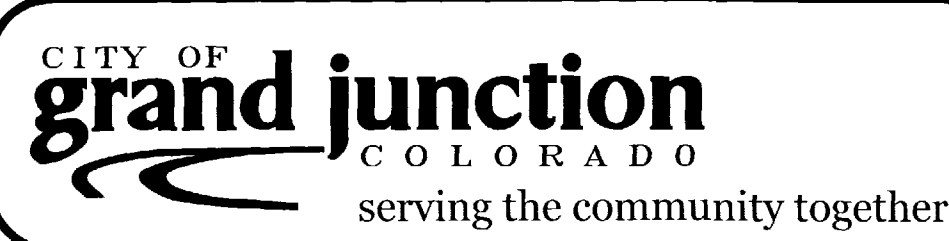
### LEGEND



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	01-15-2004
DESIGNED BY		DATE	
CHECKED BY	T.W.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

PELLAM ANNEXATION

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