

**ORDINANCE NO. 3617**

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

**LANDMARK BAPTIST CHURCH ANNEXATION**

**APPROXIMATELY 4.779 ACRES**

**LOCATED AT 3015 D ROAD**

**WHEREAS**, on the 18<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 7<sup>th</sup> day of April, 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:

**LANDMARK BAPTIST CHURCH ANNEXATION**

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4 NW 1/4) of Section 21, 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 Northeast corner of the NW 1/4 NW 1/4 NW 1/4 of said Section 21 and assuming the North line of the Northwest Quarter (NW 1/4) of said Section 21 bears N 89°54'55" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'41" E along the East line of the NW 1/4 NW 1/4 NW 1/4 of said Section 21 a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°03'41" E along the East line of the NW 1/4 NW 1/4 NW 1/4 of said Section 21 a distance of 631.18 feet, more or less, to a point on the North line of the Hitchcock Major Boundary Line Adjustment, as recorded in Plat Book 16, Page 257, Public Records of Mesa County, Colorado and being the Southeast corner of the NW 1/4 NW 1/4 NW 1/4 of said Section

21; thence S 89°50'11" W along the South line of the NW 1/4 NW 1/4 NW 1/4 of said Section 21 and the North line of said Hitchcock Major Boundary Line Adjustment, a distance of 329.21 feet, more or less, to a point being the Southeast corner of La Veta Subdivision, as same is recorded in Plat Book 12, Page 227, Public Records of Mesa County, Colorado; thence N 00°08'47" W along the East line of said La Veta Subdivision, a distance of 631.63 feet, more or less, to a point on a line 30.00 feet South of and parallel to, the North line of the NW 1/4 of said Section 21; thence N 89°54'55" E along said parallel line, a distance of 330.14 feet, more or less, to the Point of Beginning.

CONTAINING 4.779 Acres (208,160 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 18<sup>th</sup> day of February, 2004 and ordered published.

**ADOPTED** on second reading this 7<sup>th</sup> day of April, 2004.

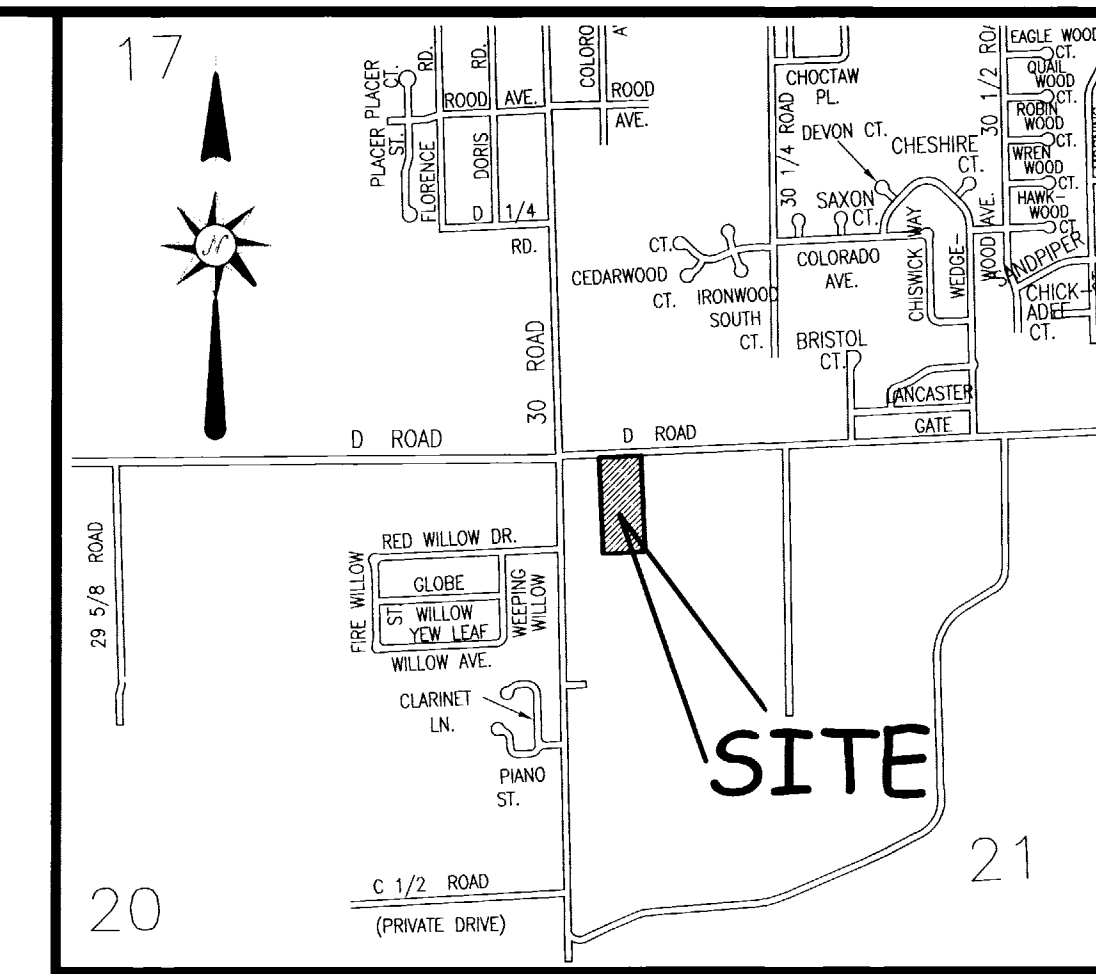
Attest:

/s/: Jim Spehar  
President of the Council

/s/: Stephanie Tuin  
City Clerk

# LANDMARK BAPTIST CHURCH ANNEXATION

SITUATE IN THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 21, TWP 1S, RGE 1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

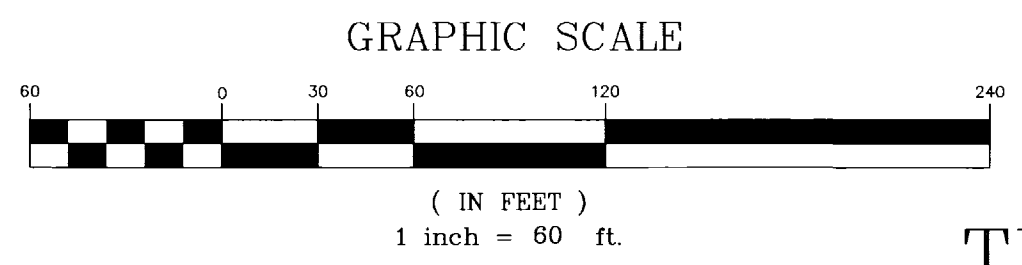
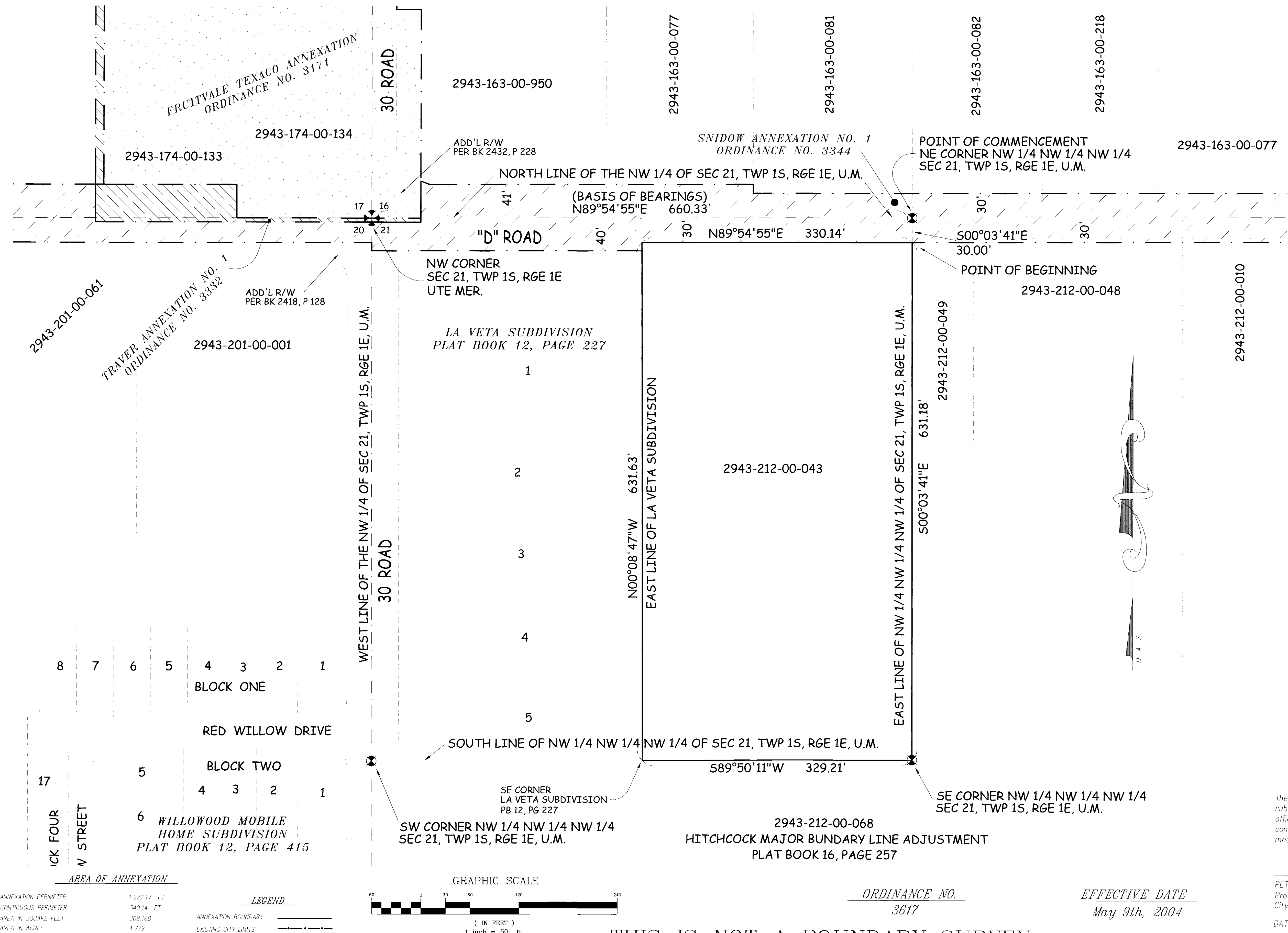
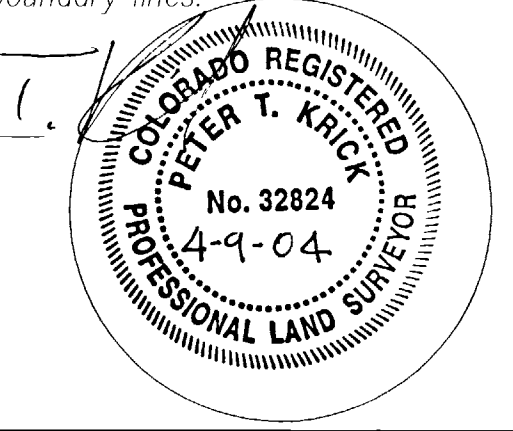
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COMMENCING at the Northeast corner of the NW 1/4 NW 1/4 NW 1/4 of said Section 21 and assuming the North line of the Northwest Quarter (NW 1/4) of said Section 21 bears N 89°54'55" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'41" E along the East line of the NW 1/4 NW 1/4 NW 1/4 of said Section 21 a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°03'41" E along the East line of the NW 1/4 NW 1/4 NW 1/4 of said Section 21 a distance of 631.18 feet, more or less, to a point on the North line of the Hitchcock Major Boundary Line Adjustment, as recorded in Plat Book 16, Page 257, Public Records of Mesa County, Colorado and being the Southeast corner of the NW 1/4 NW 1/4 NW 1/4 of said Section 21; thence S 89°50'11" W along the South line of the NW 1/4 NW 1/4 NW 1/4 of said Section 21 and the North line of said Hitchcock Major Boundary Line Adjustment, a distance of 329.21 feet, more or less, to a point being the Southeast corner of La Veta Subdivision, as same is recorded in Plat Book 12, Page 227, Public Records of Mesa County, Colorado; thence N 00°08'47" W along the East line of said La Veta Subdivision, a distance of 631.63 feet, more or less, to a point on a line 30.00 feet South of and parallel to, the North line of the NW 1/4 of said Section 21; thence N 89°54'55" E along said parallel line, a distance of 330.14 feet, more or less, to the Point of Beginning.

CONTAINING 4.779 Acres (208,160 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 boundary lines.

PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the  
City of Grand Junction  
DATE: April 9th, 2004



ORDINANCE NO. 3617  
EFFECTIVE DATE May 9th, 2004

THIS IS NOT A BOUNDARY SURVEY

AREA OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	1,922.17 FT	ANNEXATION BOUNDARY	— — — — —
CONTIGUOUS PERIMETER	340.14 FT	EXISTING CITY LIMITS	— · — · — · —
AREA IN SQUARE FEET	208,160		
AREA IN ACRES	4.779		

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	01-27-2004
DESIGNED BY		DATE	
CHECKED BY	T.W.	DATE	
APPROVED BY		DATE	

SCALE	1" = 60'
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PUBLIC WORKS AND UTILITIES  
REAL ESTATE DIVISION

LANDMARK BAPTIST CHURCH ANNEXATION