

**ORDINANCE NO. 3627**

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

**CHIPETA GLENN ANNEXATION #1**

**APPROXIMATELY 7.055 ACRES**

**LOCATED AT 2975 B 1/2 ROAD**

**WHEREAS**, on the 7<sup>th</sup> day of April, 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 19<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:

**CHIPETA GLENN ANNEXATION NO. 1**

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

**BEGINNING** at the Southwest corner of the NW 1/4 SE 1/4 of said Section 29 and assuming the West line of the NW 1/4 SE 1/4 of said Section 29 bears N 00°06'50" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°06'50" W along the West line of the NW 1/4 SE 1/4 of said Section 29, a distance of 658.45 feet; thence N 89°51'44" E a distance of 52.00 feet; thence S 00°06'50" E a distance of 172.86 feet; thence N 89°51'44" E a distance of 504.51 feet; thence S 15°29'16" E a distance of 365.75 feet; thence S 38°17'44" W a distance of 23.00 feet; thence S 12°37'16" E a distance of 19.00 feet; thence S 05°28'44" W a distance of 96.46 feet, more or less, to a point on the South line of the NW 1/4 SE 1/4 of said Section 29; thence S 89°50'00" W along the South line of the NW 1/4 SE 1/4 of said Section 29, a distance of 633.90 feet, more or less, to the Point of Beginning.

CONTAINING 7.055 Acres (307,317.9 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 7<sup>th</sup> day of April, 2004 and ordered published.

**ADOPTED** on second reading this 19<sup>th</sup> day of May, 2004.

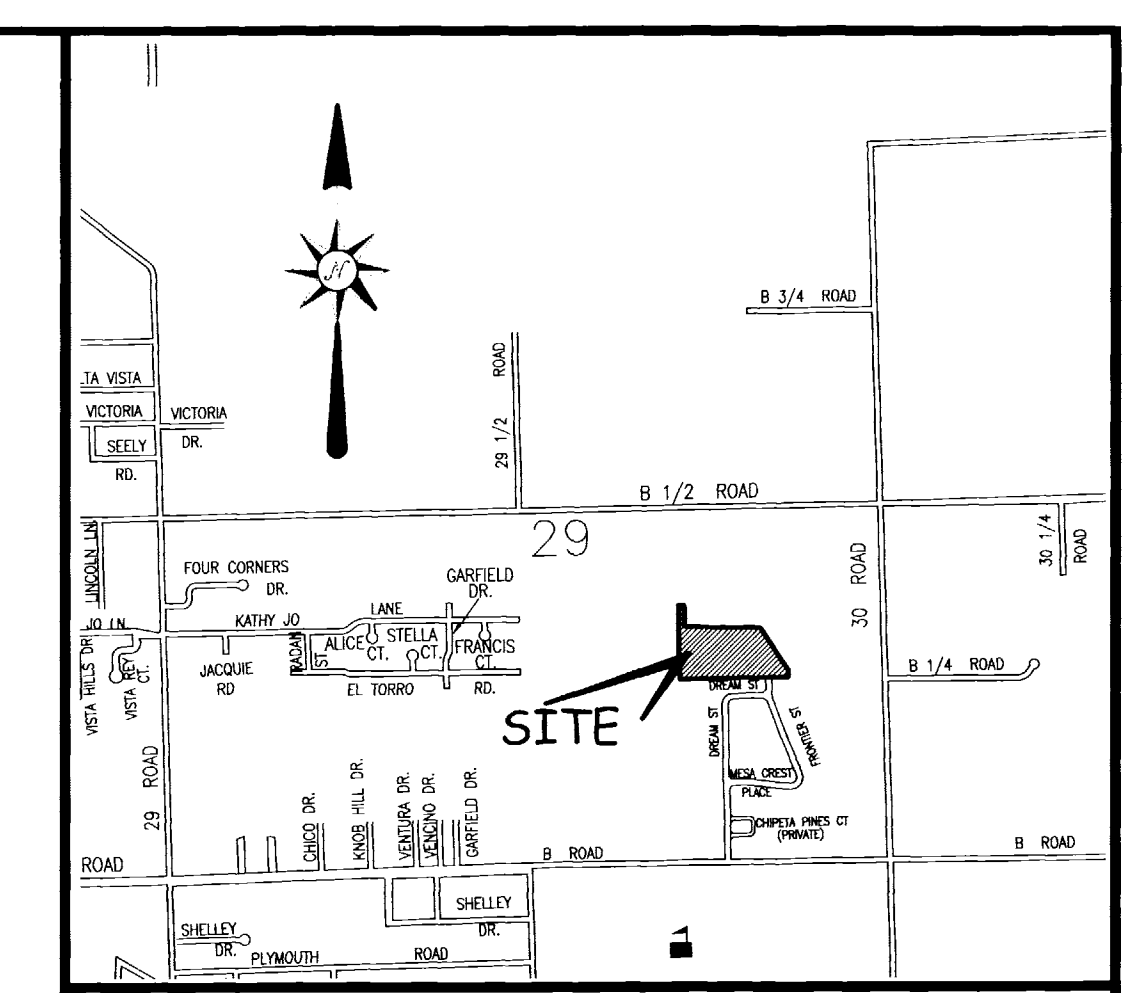
Attest:

/s/: Bruce Hill  
President of the Council

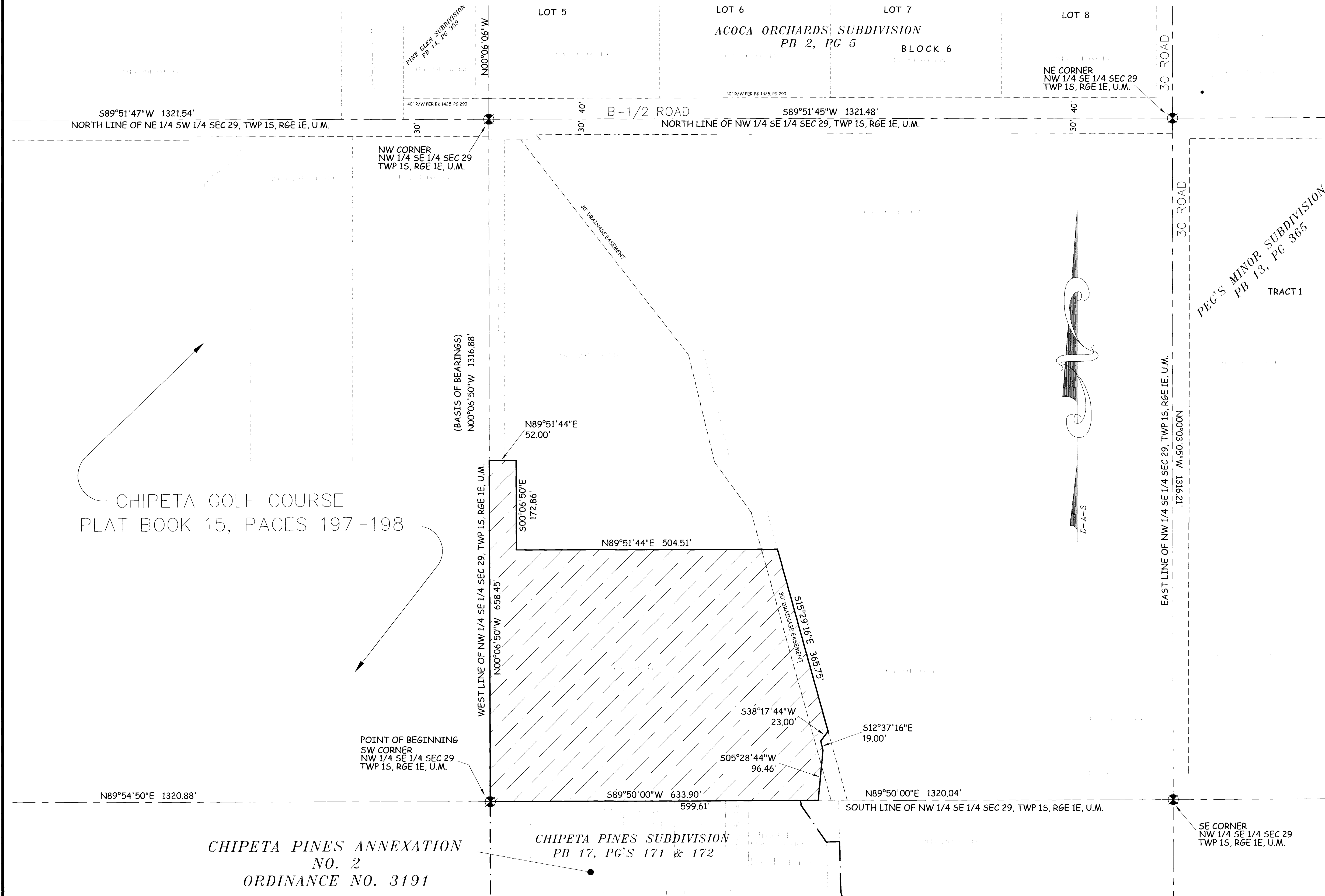
/s/: Stephanie Tuin  
City Clerk

# CHIPETA GLENN ANNEXATION NO. 1

SITUATE IN THE NW 1/4 OF THE SE 1/4 OF SECTION 29, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



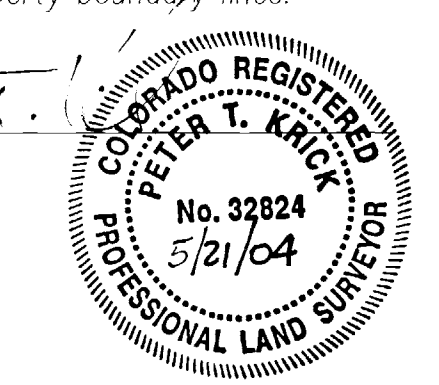
## LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the NW 1/4 SE 1/4 of said Section 29 and assuming the West line of the NW 1/4 SE 1/4 of said Section 29 bears N 00°06'50" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°06'50" W along the West line of the NW 1/4 SE 1/4 of said Section 29, a distance of 658.45 feet; thence N 89°51'44" E a distance of 52.00 feet; thence S 00°06'50" E a distance of 172.86 feet; thence N 89°51'44" E a distance of 504.51 feet; thence S 15°29'16" E a distance of 365.75 feet; thence S 38°17'44" W a distance of 23.00 feet; thence S 12°37'16" E a distance of 19.00 feet; thence S 05°28'44" W a distance of 96.46 feet, more or less, to a point on the South line of the NW 1/4 SE 1/4 of said Section 29; thence S 89°50'00" W along the South line of the NW 1/4 SE 1/4 of said Section 29, a distance of 633.90 feet, more or less, to the Point of Beginning.

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: May 21st, 2004

CHIPETA GOLF COURSE  
PLAT BOOK 15, PAGES 197-198

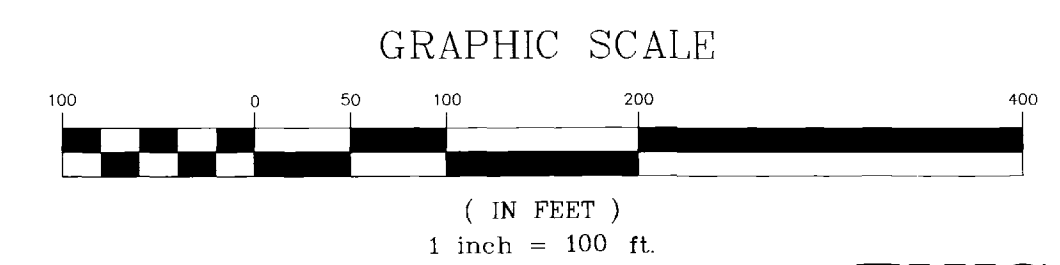
CHIPETA PINES ANNEXATION  
NO. 2  
ORDINANCE NO. 3191

### AREA OF ANNEXATION

ANNEXATION PERIMETER	2,525.93 FT
CONTIGUOUS PERIMETER	599.61 FT
AREA IN SQUARE FEET	307,317.9
AREA IN ACRES	7.055

### LEGEND

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



ORDINANCE NO.  
3627

EFFECTIVE DATE  
June 20th, 2004

THIS IS NOT A BOUNDARY SURVEY

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.T.K. DATE 02-24-2004  
DESIGNED BY DATE  
CHECKED BY I.W. DATE  
APPROVED BY DATE

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

CHIPETA GLENN  
ANNEXATION NO. 1

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