

ORDINANCE NO. 3628

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

CHIPETA GLENN ANNEXATION #2

APPROXIMATELY 6.586 ACRES

LOCATED AT 2977 B 1/2 ROAD

WHEREAS, on the 7th 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 19th 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. 2

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) and the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 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:

COMMENCING 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 Commencement, 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 to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°06'50" W along the West line of the NW 1/4 SE 1/4 of said Section 29, a distance of 658.43 feet, more or less, to a point being the Northwest corner of the NW 1/4 SE 1/4 of said Section 29; thence N 00°06'06" W along the West line of the SW 1/4 NE 1/4 of said Section 29, a distance of 40.00 feet to a point on the North right of way for B-1/2 Road, as same is recorded in Book 1425, Page 290, Public Records of

Mesa County, Colorado; thence N 89°51'45" E along said North right of way, a distance of 91.99 feet; thence S 00°08'15" E a distance 70.00 feet; thence S 38°03'16"E a distance of 522.01 feet; thence S 13°38'16" E a distance of 214.00 feet; thence S36°00'16"E a distance of 120.00 feet; thence S 15°29'16" E a distance of 87.25 feet; thence S 89°51'44" W a distance of 504.51 feet; thence N 00°06'50" W a distance of 172.86 feet; thence S 89°51'44" W a distance of 52.00 feet, more or less, to the Point of Beginning.

CONTAINING 6.586 Acres (286,882.6 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 7th day of April, 2004 and ordered published.

ADOPTED on second reading this 19th day of May, 2004.

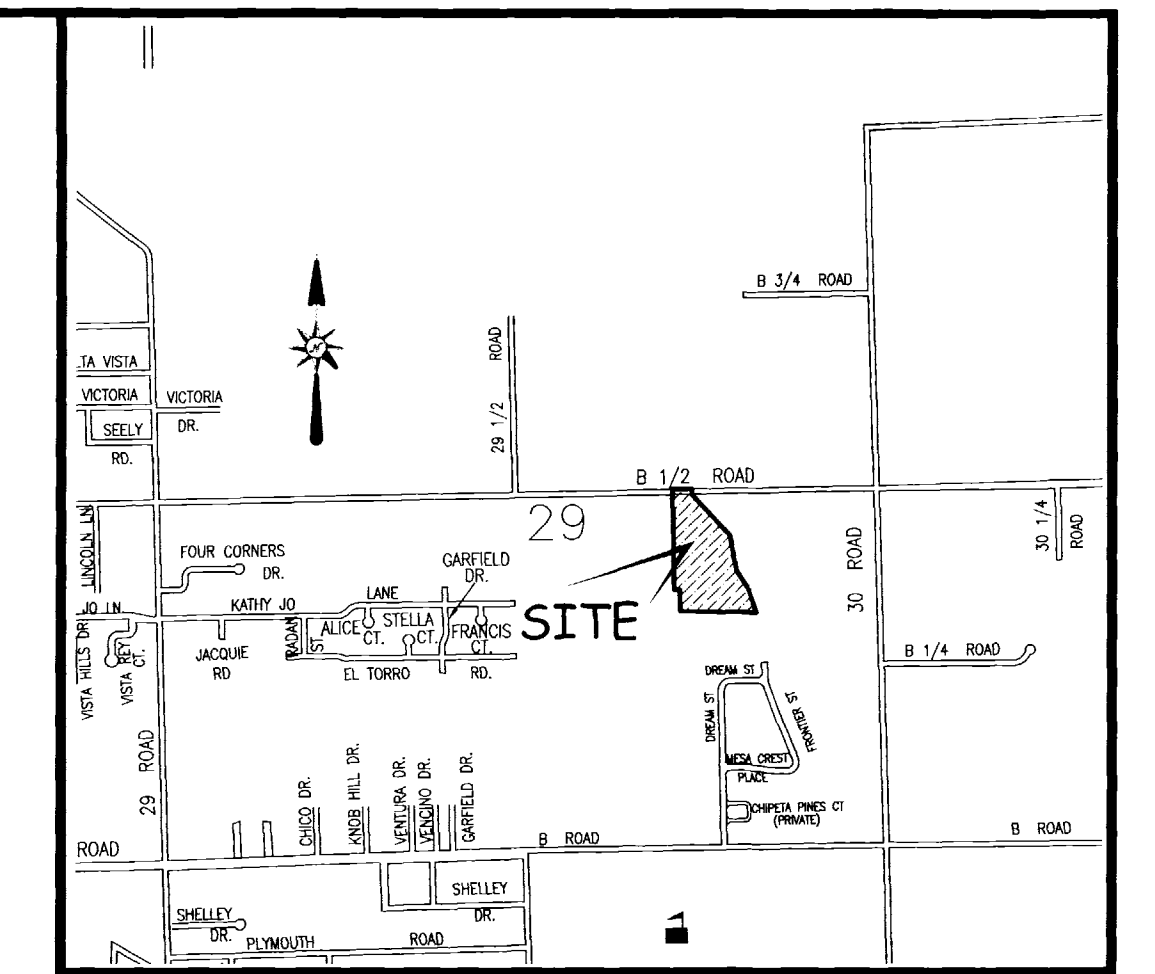
Attest:

/s/: Bruce Hill
President of the Council

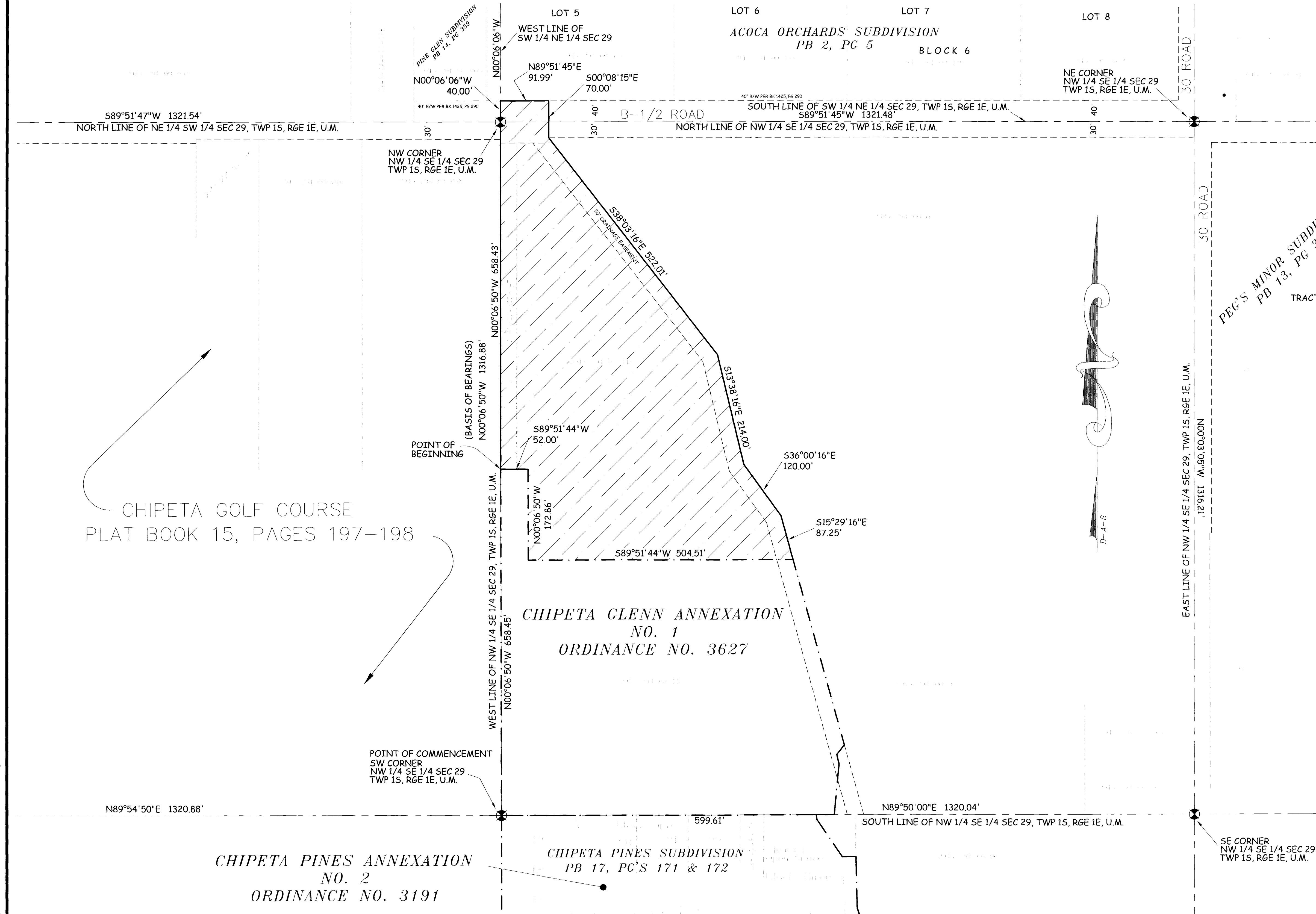
/s/: Stephanie Tuin
City Clerk

CHIPETA GLENN ANNEXATION NO. 2

SITUATE IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 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) and the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 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:

COMMENCING 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\"/>

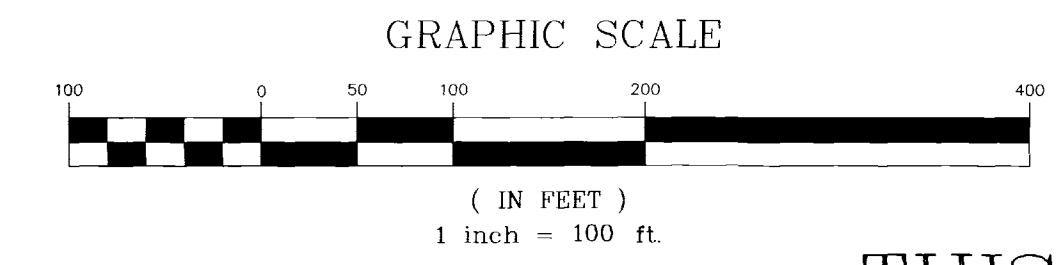
CHIPETA GOLF COURSE
PLAT BOOK 15, PAGES 197-198

CHIPETA PINES ANNEXATION
NO. 2
ORDINANCE NO. 3191

CHIPETA PINES SUBDIVISION
PB 17, PG'S 171 & 172

CHIPETA GLENN ANNEXATION
NO. 1
ORDINANCE NO. 3627

AREA OF ANNEXATION	
ANNEXATION PERIMETER	2,533.08 FT
CONTIGUOUS PERIMETER	729.37 FT
AREA IN SQUARE FEET	286,882.6***
AREA IN ACRES	6.586



ORDINANCE NO. 3628
EFFECTIVE DATE June 20th, 2004

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: May 21st, 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.I.K.	DATE	02-24-2004
DESIGNED BY		DATE	
CHECKED BY	T.W.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

CHIPETA GLENN ANNEXATION NO. 2

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