

ORDINANCE NO. 3631

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
GRAND VALLEY AUDUBON ANNEXATION #2
APPROXIMATELY 29.278 ACRES**

LOCATED AT 608 DIKE 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 May, 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:

GRAND VALLEY AUDUBON ANNEXATION NO. 2

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 16 and any portion thereof of any Government Lot within said NW 1/4, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

COMMENCING at the Northwest Corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 16, and assuming the North line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 16 bears S 89°49'21" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'12" W along the North line of the NE 1/4 NW 1/4 of said Section 16, a distance of 181.11 feet; thence S 02°14'04" E a distance of 131.87 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°51'50" E a distance of 247.63 feet; thence S 00°49'10" E a distance of 662.09 feet; thence S 89°50'12" W a distance of 431.95 feet, more or less, to a point on the East line of the NW 1/4 NW 1/4 of said Section 16; thence S 00°49'22" E along the East line of the NW 1/4 NW 1/4 of said Section 16, a distance of 530.85 feet, more or less, to the Southeast corner of the NW 1/4 NW 1/4 of said Section 16; thence S 89°50'04" W along the South line of the NW 1/4 NW 1/4 of said Section 16 a distance of 433.17 feet to its

intersection with the Easterly and Northeasterly bank of the Redlands Power Plant Tailrace; thence Northwesterly and Westerly along the Easterly and Northeasterly bank of the Redlands Power Plant Tailrace the following numbered courses; thence...

- 1.) N 47°31'23" W a distance of 22.12 feet; thence...
- 2.) N 32°53'29" W a distance of 80.04 feet; thence...
- 3.) N 25°43'13" W a distance of 135.11 feet; thence...
- 4.) N 27°47'14" W a distance of 183.95 feet; thence...
- 5.) N 27°18'14" W a distance of 120.14 feet; thence...
- 6.) N 23°04'57" W a distance of 190.63 feet; thence...
- 7.) N 27°25'01" W a distance of 62.45 feet; thence...
- 8.) N 38°07'47" W a distance of 73.39 feet; thence...
- 9.) N 61°37'17" W a distance of 112.70 feet; thence...
- 10.) N 69°13'06" W a distance of 115.86 feet; thence...
- 11.) N 15°08'00" W a distance of 91.22 feet; thence...
- 12.) N 03°52'00" W a distance of 61.88 feet; thence...
- 13.) N 09°03'16" W a distance of 64.81 feet; thence...
- 14.) N 40°18'49" W a distance of 50.23 feet; thence...
- 15.) N 53°06'00" W a distance of 80.43 feet; thence...
- 16.) N 68°47'55" W a distance of 87.98 feet; thence...
- 17.) N 66°10'28" W a distance of 66.29 feet to its intersection with the West line of the NW 1/4 NW 1/4 of said Section 16; thence N 00°36'14" W along the West line of the NW 1/4 NW 1/4 of said Section 16, a distance of 46.34 feet to a point 60.00 feet South of as measured along said line; thence S 87°25'29" E a distance of 1495.65 feet, more or less, to the Point of Beginning.

CONTAINING 29.278 Acres (1,275,352 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.

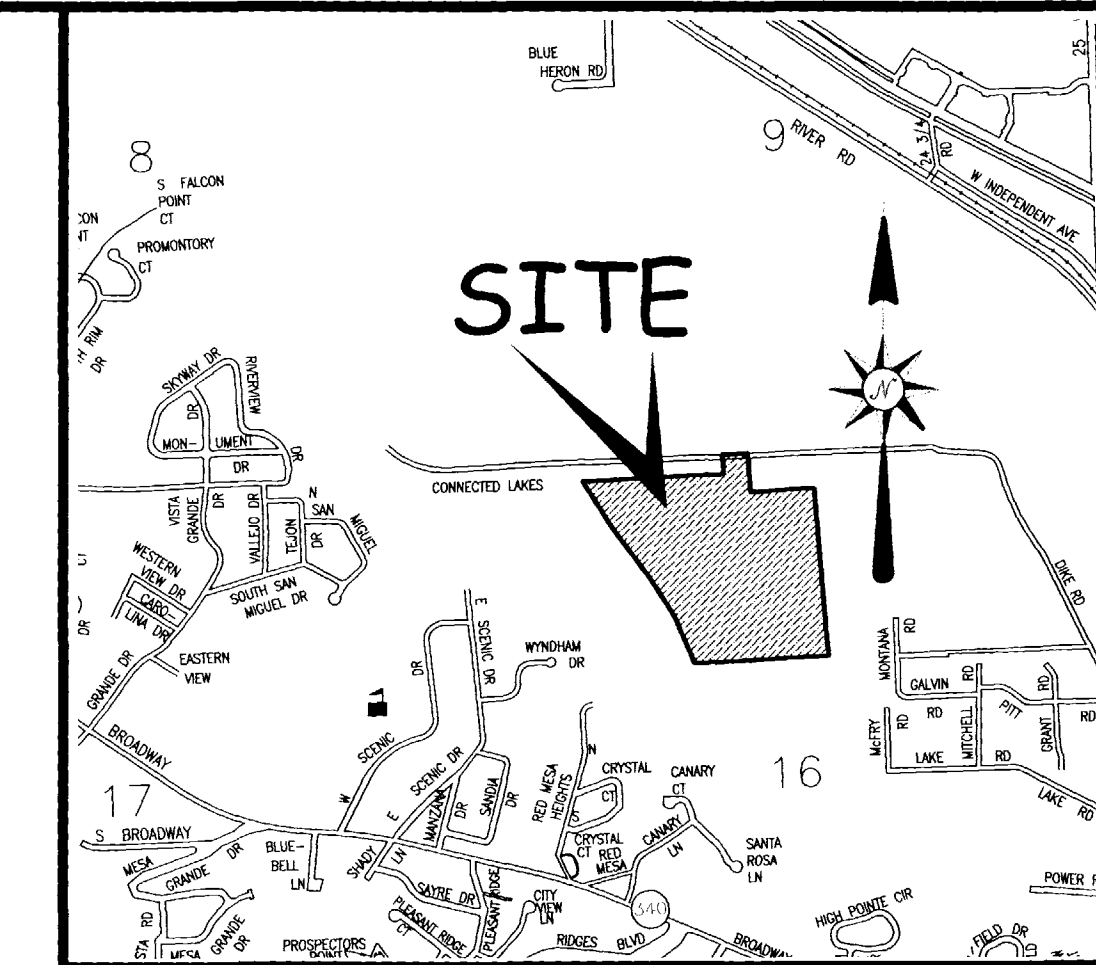
Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

GRAND VALLEY AUDUBON ANNEXATION NO. 2

BEING A PORTION OF GOVT. LOT 2 AND A PORTION OF THE NW 1/4 NW 1/4 OF SECTION 16
AND A PORTION OF GOVT. LOT 3, SECTIONS 8 AND 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

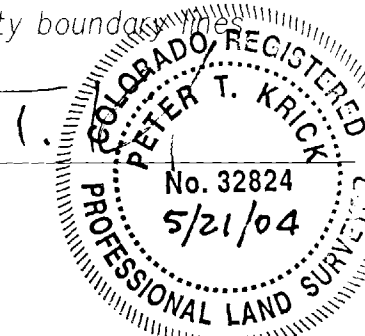
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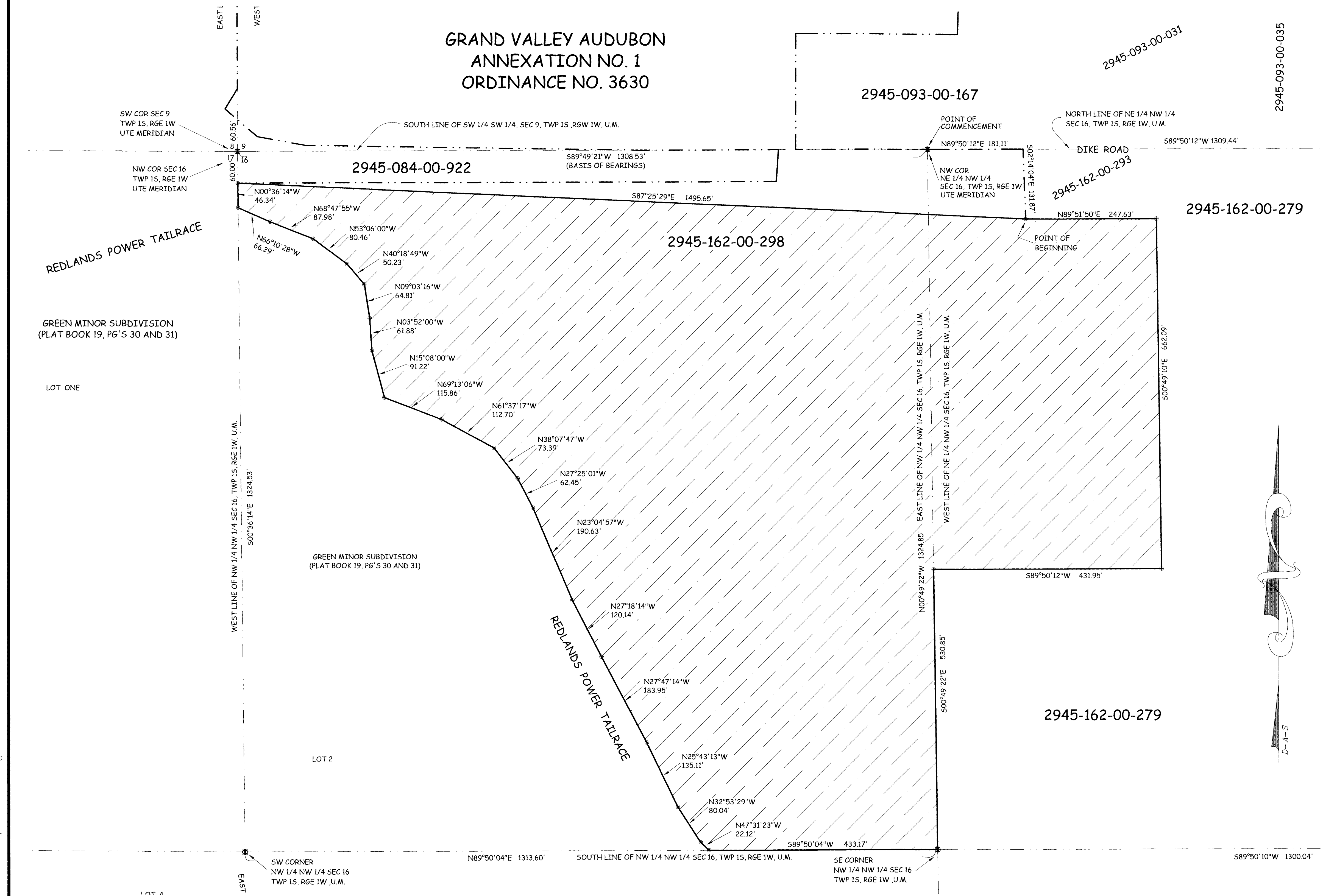
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The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a 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

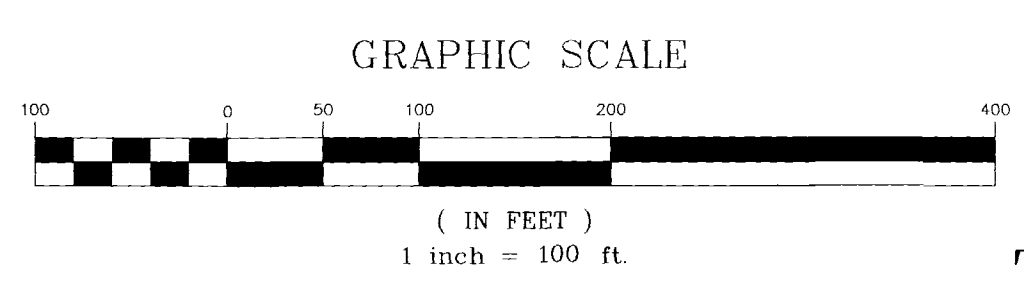


AREA OF ANNEXATION

ANNEXATION PERIMETER	5,446.94 FT.
CONTIGUOUS PERIMETER	1,495.65 FT.
AREA IN SQUARE FEET	1,275,352
AREA IN ACRES	29.278

LEGEND

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



ORDINANCE NO.
3631

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	03-17-2004
DESIGNED BY	_____	DATE	_____
CHECKED BY	T.W.	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE	1" = 100'
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PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

GRAND VALLEY AUDUBON
ANNEXATION NO. 2

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