

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3658**

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

**CASTANHA ANNEXATION NO. 1**

**APPROXIMATELY 0.039 ACRES**

**A PORTION OF THE RIGHT-OF-WAY OF PERONA COURT AND 22 ½ ROAD**

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

**CASTANHA ANNEXATION NO. 1**

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the intersection of the West line of Redlands Village Acres Filing No. 1, as same is recorded in Plat Book 11, Page 23, Public Records of Mesa County, Colorado and the Easterly projection of the South Right of Way for Perona Court, as depicted on Redlands Village Filing No. 4, as same is recorded in Plat Book 10, Page 43, Public Records of Mesa County, Colorado, being the Northeast corner of the Bogart Annexation, City of Grand Junction Ordinance No. 3603 and assuming the East line of the NW 1/4 of said Section 7 bears S 00°28'40" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°36'13" W along the Easterly

projection of the South right of way for said Perona Court, a distance of 60.01 feet; thence N 00°28'40" W a distance of 10.00 feet; thence S 89°36'13" E a distance of 50.01 feet to a point on the East line of the NW 1/4 of said Section 7; thence N 00°28'40" W, along the East line of the NW 1/4 of said Section 7, a distance of 109.99 feet; thence S 89°35'49" E a distance of 10.00 feet to a point on the West line of said Redlands Village Acres Filing No. 1; thence S 00°28'40" E along said West line, a distance of 119.99 feet, more or less, to the Point of Beginning.

CONTAINING 0.039 Acres (1,700.0 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 July, 2004 and ordered published.

**ADOPTED** on second reading this 18<sup>th</sup> day of August, 2004.

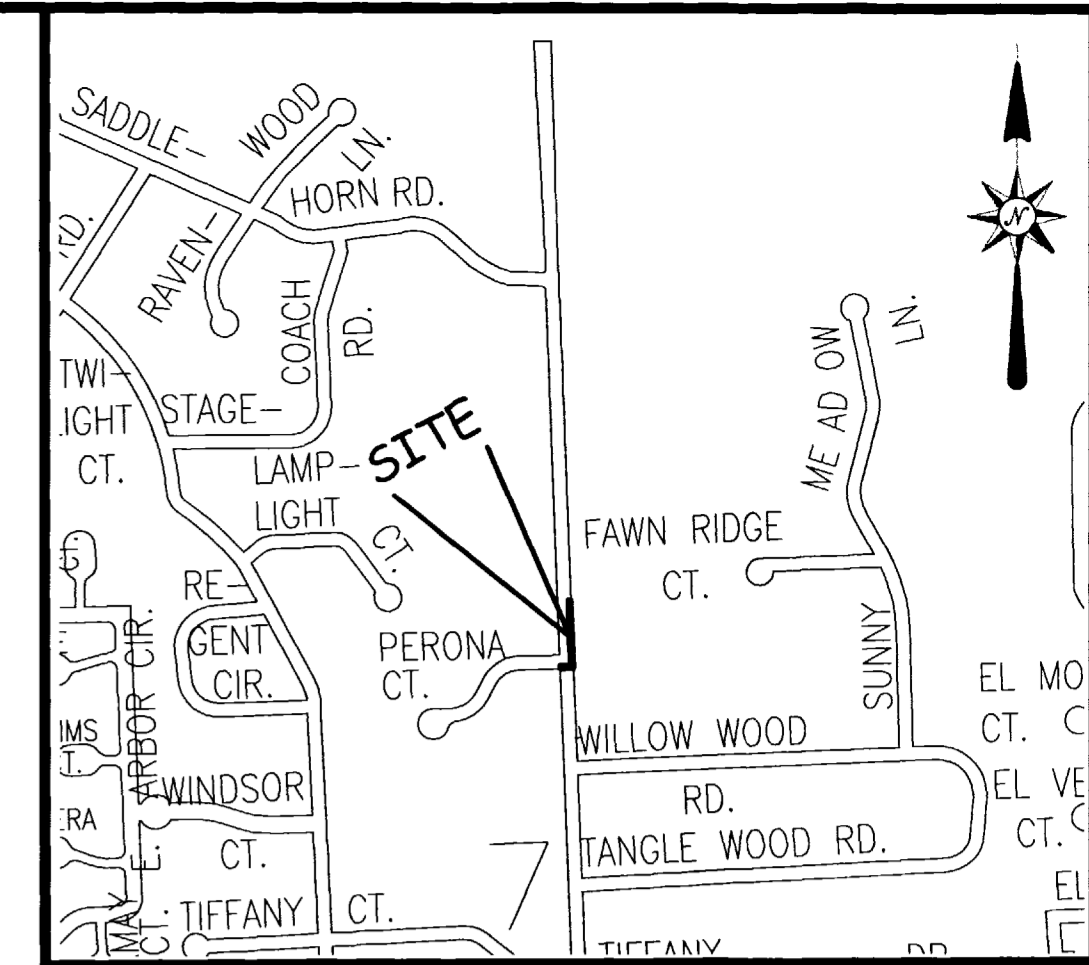
Attest:

/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# CASTANHA ANNEXATION NO. 1

SITUATE IN THE NW 1/4 OF SECTION 7, T1S, R1W, U.M.  
 COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

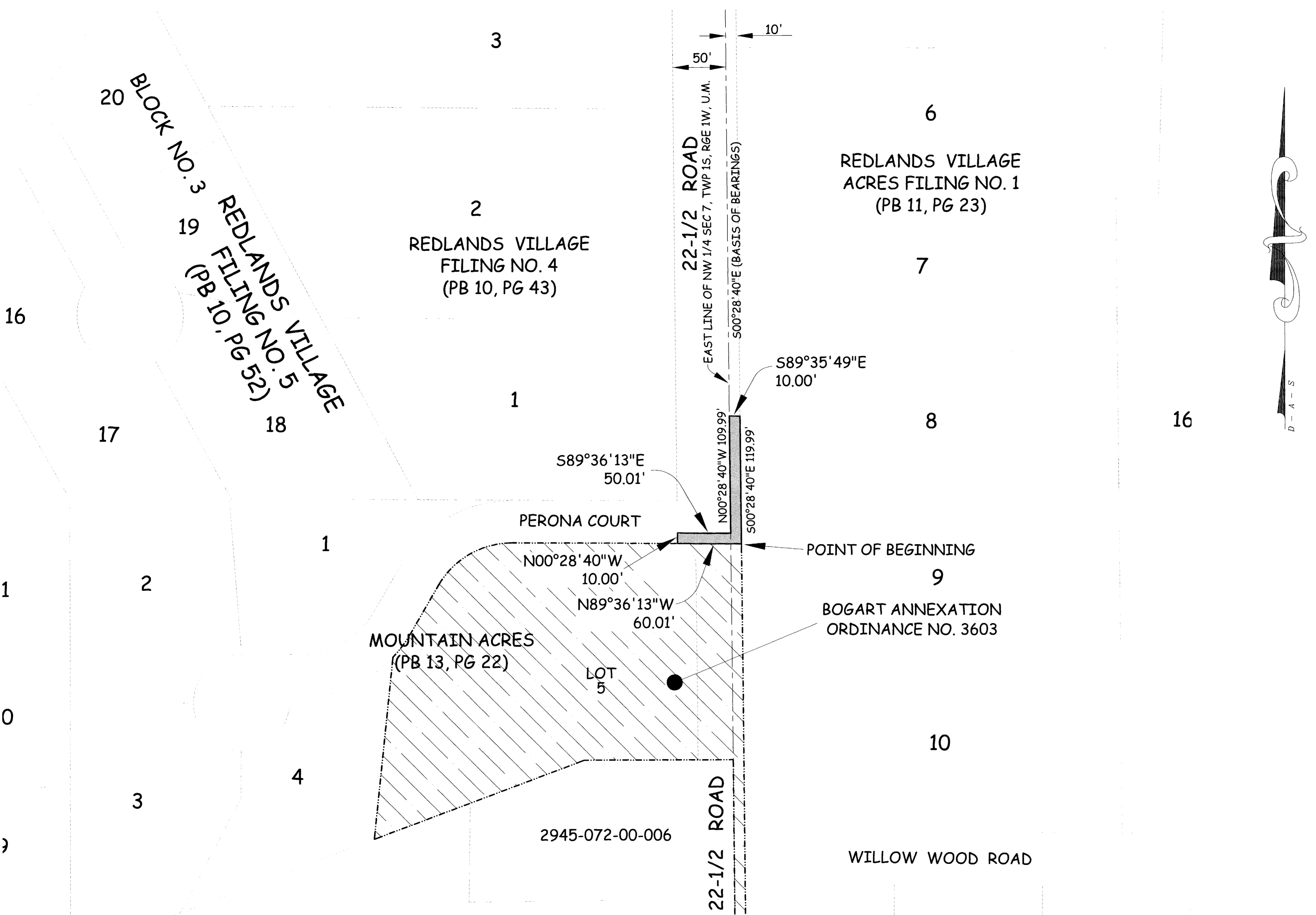
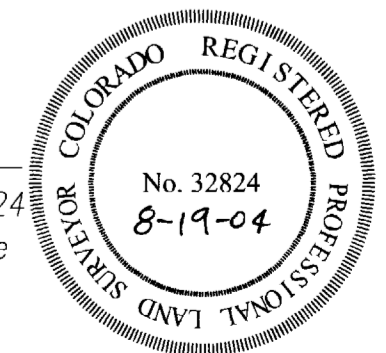
## LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the intersection of the West line of Redlands Village Acres Filing No. 1, as same is recorded in Plat Book 11, Page 23, Public Records of Mesa County, Colorado and the Easterly projection of the South Right of Way for Perona Court, as depicted on Redlands Village Filing No. 4, as same is recorded in Plat Book 10, Page 43, Public Records of Mesa County, Colorado, being the Northeast corner of the Bogart Annexation, City of Grand Junction Ordinance No. 3603 and assuming the East line of the NW 1/4 of said Section 7 bears S 00°28'40" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°36'13" W along the Easterly projection of the South right of way for said Perona Court, a distance of 60.01 feet; thence N 00°28'40" W a distance of 10.00 feet; thence S 89°36'13" E a distance of 50.01 feet to a point on the East line of the NW 1/4 of said Section 7; thence N 00°28'40" W, along the East line of the NW 1/4 of said Section 7, a distance of 109.99 feet; thence S 89°35'49" E a distance of 10.00 feet to a point on the West line of said Redlands Village Acres Filing No. 1; thence S 00°28'40" E along said West line, a distance of 119.99 feet, more or less, to the Point of Beginning.

The Description(s) contained herein have been derived from subdivision plots 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*  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: August 19th, 2004

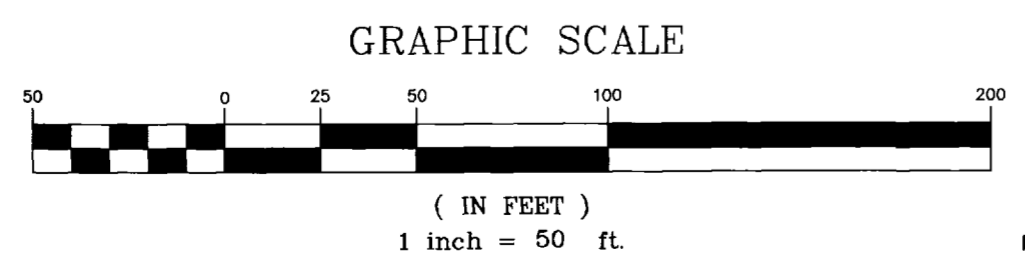


**AREA OF ANNEXATION**

ANNEXATION PERIMETER	360.00 FT
CONTIGUOUS PERIMETER	60.00 FT.
AREA IN SQUARE FEET	1,700.0
AREA IN ACRES	0.039

**LEGEND**

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



ORDINANCE NO.  
 3658

EFFECTIVE DATE  
 September 19th, 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 hereon.

DRAWN BY	P.T.K.	DATE	06-08-2004
DESIGNED BY		DATE	
CHECKED BY	T.W.	DATE	06-08-2004
APPROVED BY		DATE	

SCALE  
 1" = 50'



PUBLIC WORKS  
 AND UTILITIES  
 REAL ESTATE DIVISION

CASTANHA ANNEXATION NO. 1