

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3666

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

BARKER ANNEXATION NO. 2

APPROXIMATELY 10.72 ACRES

**LOCATED AT 172 LANTZER AVENUE; 2934 HIGHWAY 50 AND
2937 JON HALL DRIVE**

WHEREAS, on the 4th day of August, 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 15th day of September, 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:

BARKER ANNEXATION NO. 2

A certain parcel of land lying in Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 32 and assuming the North line of the SE 1/4 NW 1/4 of said Section 32 bears N 89°51'18" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°51'18" E along the North line of the SE 1/4 NW 1/4 of said Section 32, a distance of 494.71 feet to a point being the Southwest corner of Lot 2, Sunset Park, as same is recorded in Plat Book 9, Page 93, Public Records of Mesa County, Colorado; thence N 00°087'57" W along the West line of said Lot 2, a

distance of 160.06 feet, more or less, to a point on the North right of way for Jon Hall Drive, as same is shown on said Sunset Park; thence N 89°51'27" E along said North right of way, a distance of 82.00 feet; thence S 00°08'57" E along the East line of said Lot 2, a distance of 160.06 feet, more or less, to the Southeast corner of said Lot 2; thence S 89°51'18" W along the North line of the SE 1/4 NW 1/4 of said Section 32, a distance of 15.94 feet to a point being the Northeast corner of that certain parcel of land described in Book 2276, Pages 610 and 611, Public Records of Mesa County, Colorado; thence S 00°42'37" E along the East line of said described parcel, a distance of 829.00 feet; thence S 83°04'23" W a distance of 116.60 feet, more or less, to a point on the North right of way for Highway 50; thence S 00°00'00" E a distance of 59.07 feet; thence S 63°44'41" E a distance of 1374.64 feet; thence S 18°28'17" W a distance of 4.04 feet; thence N 63°44'41" W a distance of 1636.81 feet; thence N 00°22'37" W along the East line, and the Southerly projection thereof, of that certain parcel of land described in Book 2736, Page 236, Public Records of Mesa County, Colorado, a distance of 241.53 feet; thence N 62°34'37" W, along the North line of said described parcel, a distance of 110.00 feet; thence S 00°22'37" E a distance of 200.48 feet, more or less, to a point on the North right of way for Highway 50; thence N 66°35'00" W, along said North right of way, a distance of 16.45 feet; thence N 00°12'09" W a distance of 273.21 feet; thence N 26°21'53" W a distance of 294.96 feet to a point being the beginning of a 50.00 foot radius curve, concave East, whose long chord bears N 01°16'42" E with a long chord length of 87.50 feet; thence 106.55 feet Northerly along the arc of said curve, through a central angle of 122°06'00", said line being the West right of way for Lantzer Avenue, as same is shown on Neff Subdivision, as same is recorded in Plat Book 9, Page 133, Public Records of Mesa County, Colorado; thence N 00°13'42" W, along said West right of way, a distance of 192.16 feet, more or less, to a point on the North line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32; thence N 89°47'10" E, along said North line, a distance of 159.10 feet, more or less, to the Point of Beginning.

CONTAINING 10.72 Acres (466,963 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 4th day of August, 2004 and ordered published.

ADOPTED on second reading this 15th day of September, 2004.

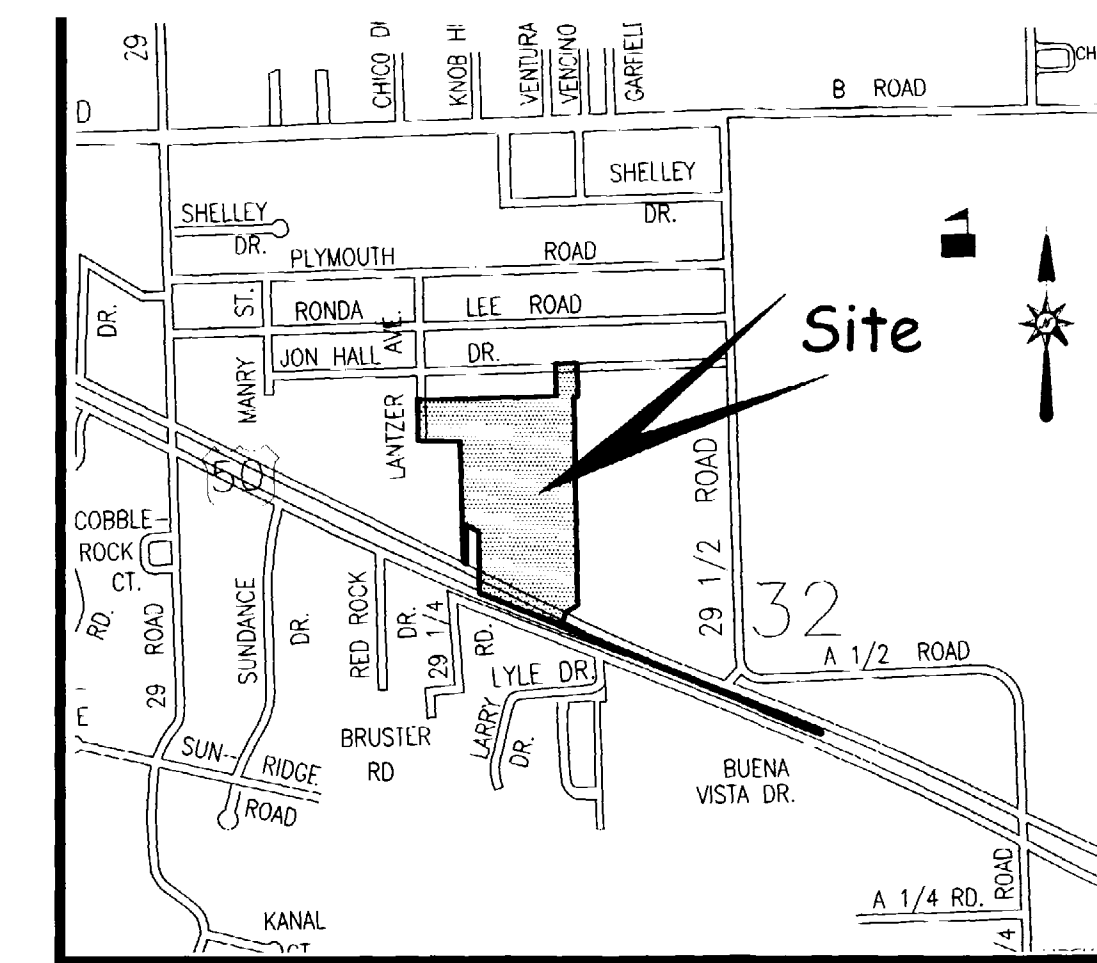
/s/ Bruce Hill
President of the Council

Attest:

/s/ Stephanie Tuin
City Clerk

BARKER ANNEXATION NO. 2

SITUATE IN SECTION 32, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO

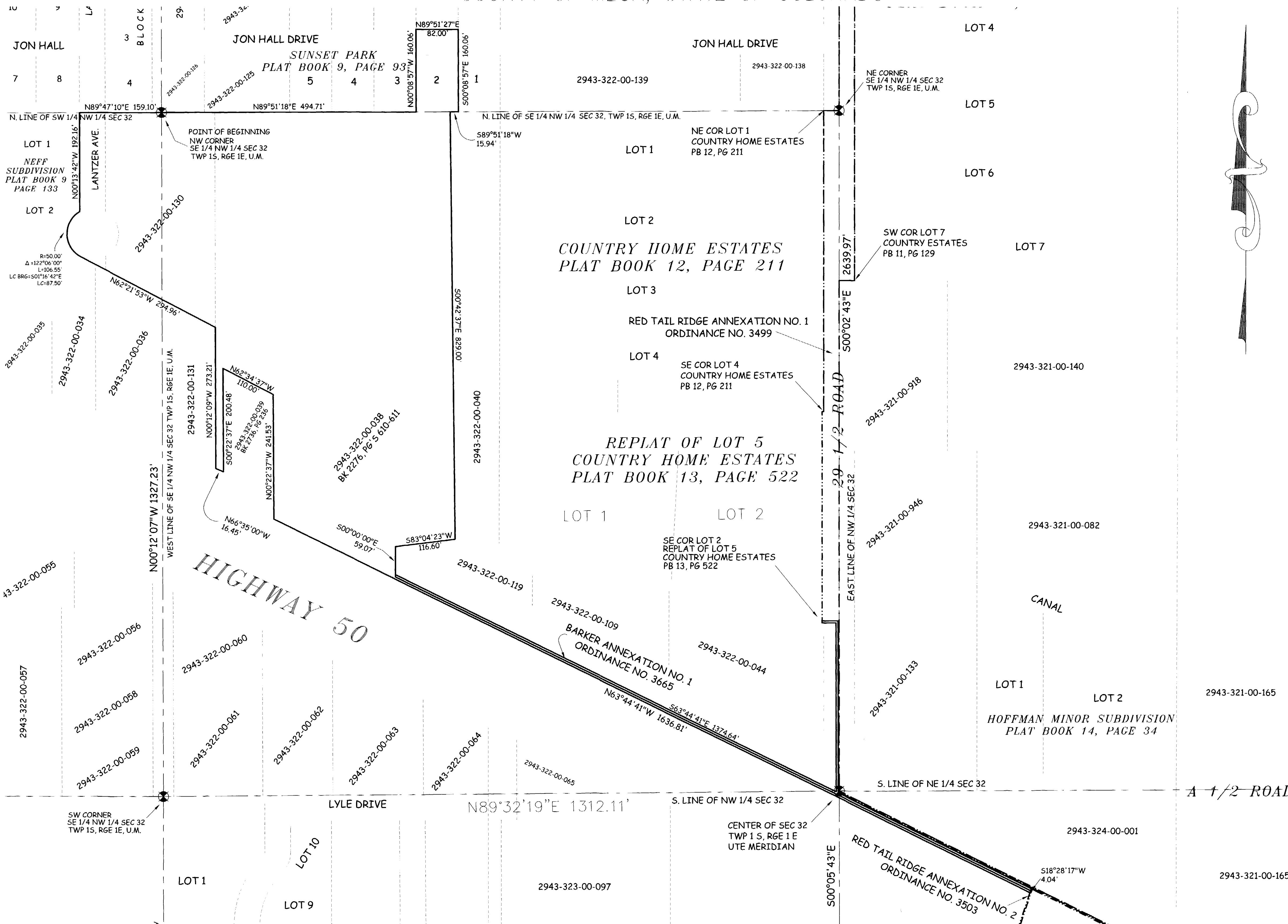


LOCATION MAP NOT-TO-SCALE

LEGAL DESCRIPTION

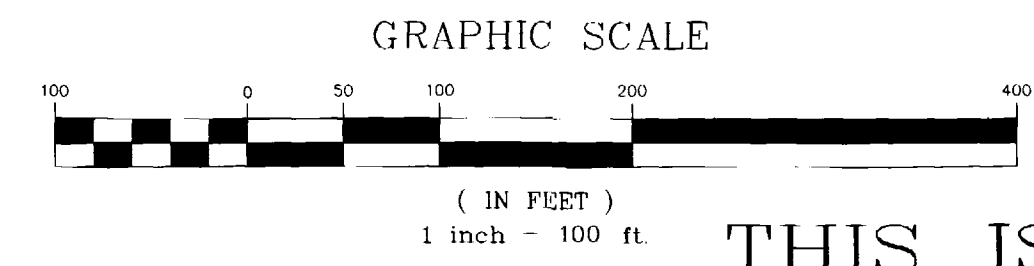
A certain parcel of land lying in Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa and being more particularly described as follows:

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ANNEXATION PERIMETER	6,577.36 FT
CONTIGUOUS PERIMETER	1,378.68 FT
AREA IN SQUARE FEET	466,963.33
AREA IN ACRES	10.72

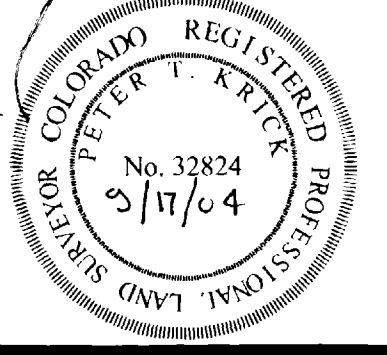
ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO. 3666
EFFECTIVE DATE October 17, 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 boundary lines.

PETER I. KRICK, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
DATE: September 17, 2004



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 07-28-2004
	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

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