

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3688

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

MEYERS/STEELE ANNEXATION #1

APPROXIMATELY .2559 ACRES

LOCATED WITHIN 30 ROAD RIGHT OF WAY

WHEREAS, on the 6th day of October, 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 17th day of November, 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:

MEYERS/STEELE ANNEXATION NO. 1

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 9, 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 Northwest corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 9 and assuming the West line of the SW 1/4 SW 1/4 of said Section 9 bears S 00°07'39" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°57'58" E along the North line of the SW 1/4 SW 1/4 of said Section 9, a distance of 36.00 feet; thence N 00°07'39" W along a line 36.00 feet East of and parallel with, the West line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 9, a distance of 1005.93 feet; thence N 89°52'21" E a distance of 4.00 feet to a point on the East right of way for 30

Road, as now in use; thence S 00°07'39" E along the East right of way for 30 Road, being a line 40.00 feet East of and parallel with, the West line of the NW 1/4 SW1/4 of said Section 9, a distance of 1146.94 feet; thence S 89°59'06" W a distance of 4.00 feet; thence S 00°07'39" E along a line 36.00 feet East of and parallel with, the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 338.87 feet; thence S 89°52'21" W a distance of 36.00 feet; thence N 00°07'39" W along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 4.00 feet; thence N 89°52'21" E a distance of 32.00 feet; thence N 00°07'39" W along a line 32.00 feet East of and parallel with, the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 334.88 feet; thence S 89°59'06" W a distance of 32.00 feet; thence N 00°07'39" W along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 140.99 feet, more or less, to the Point of Beginning.

CONTAINING 0.2559 Acres (11,147 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 6th day of October, 2004 and ordered published.

ADOPTED this 17th day of November, 2004.

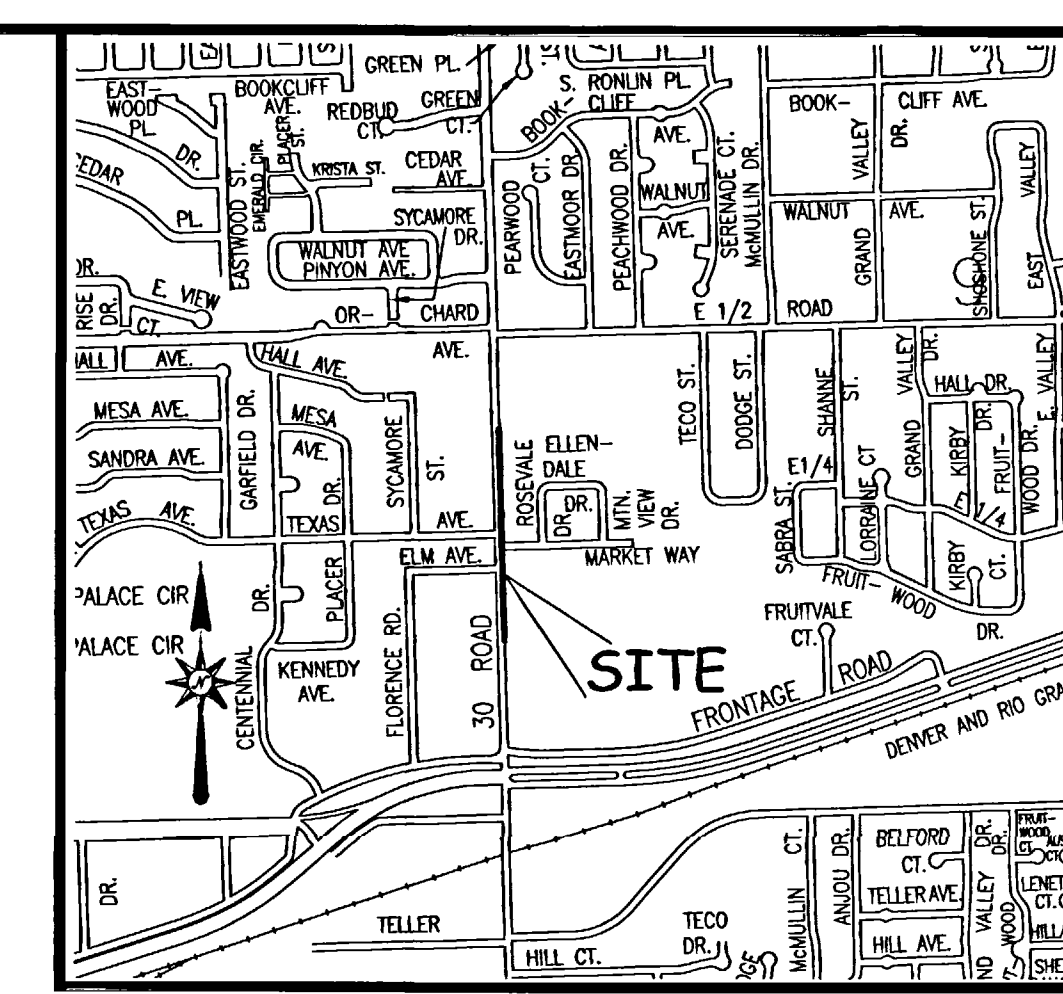
Attest:

/s/: Bruce Hill
President of the Council

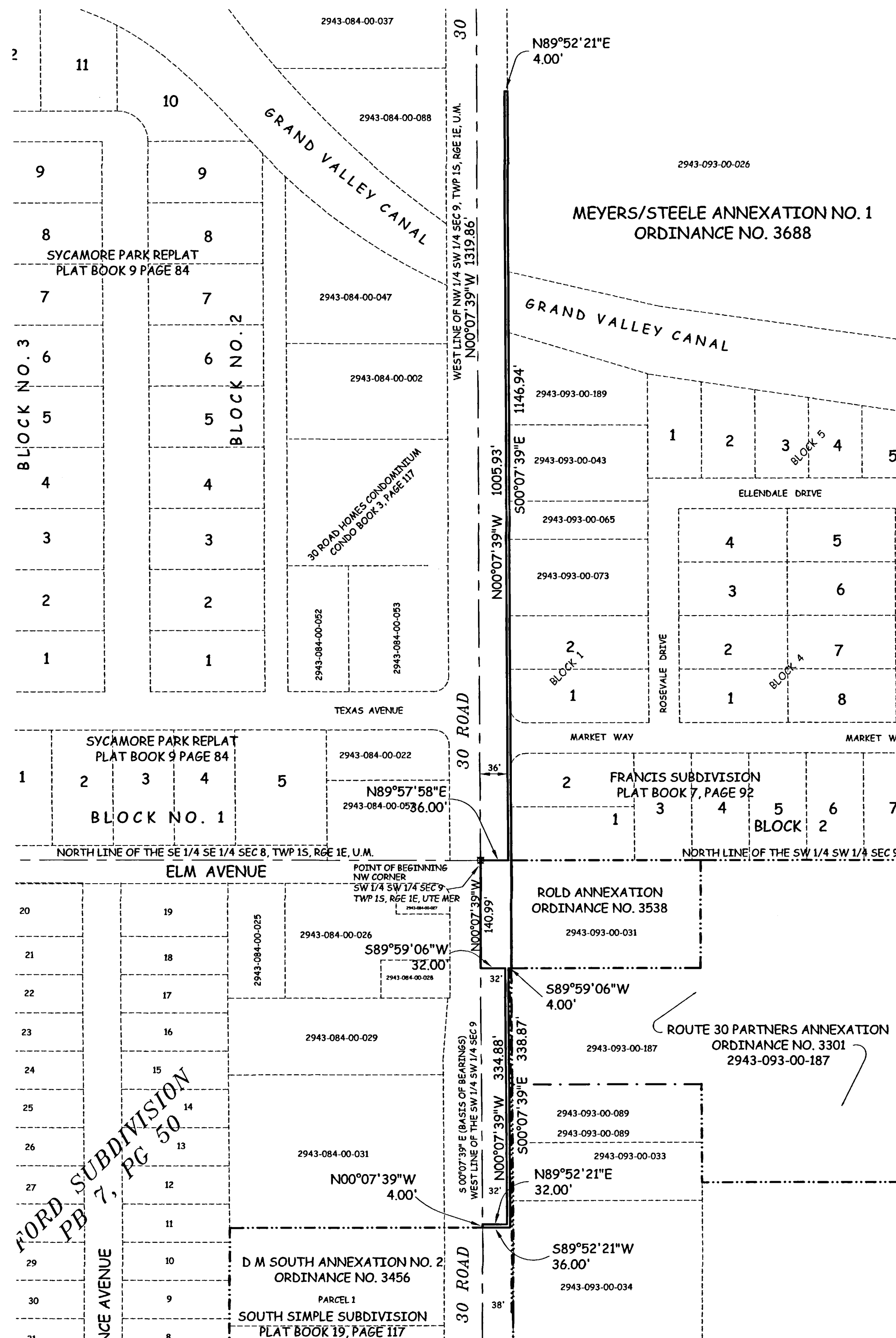
/s/: Stephanie Tuin
City Clerk

MEYERS/STEELE ANNEXATION NO. 1

SITUATE IN THE SW 1/4 OF SECTION 9, 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 Southwest Quarter (SW 1/4) of Section 9, 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 Northwest corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 9 and assuming the West line of the SW 1/4 SW 1/4 of said Section 9 bears S 00°07'39" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°57'58" E along the North line of the SW 1/4 SW 1/4 of said Section 9, a distance of 36.00 feet; thence N 00°07'39" W along a line 36.00 feet East of and parallel with, the West line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 9, a distance of 1005.93 feet; thence N 89°52'21" E a distance of 4.00 feet to a point on the East right of way for 30 Road, as now in use; thence S 00°07'39" E along the East right of way for 30 Road, being a line 40.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 1146.94 feet; thence S 89°59'06" W a distance of 4.00 feet; thence S 00°07'39" E along a line 36.00 feet East of and parallel with, the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 338.87 feet; thence S 89°52'21" W a distance of 36.00 feet; thence N 00°07'39" W along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 4.00 feet; thence N 89°52'21" E a distance of 32.00 feet; thence N 00°07'39" W along a line 32.00 feet East of and parallel with, the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 334.88 feet; thence S 89°59'06" W a distance of 32.00 feet; thence N 00°07'39" W along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 140.99 feet, more or less, to the Point of Beginning.

AREA OF ANNEXATION

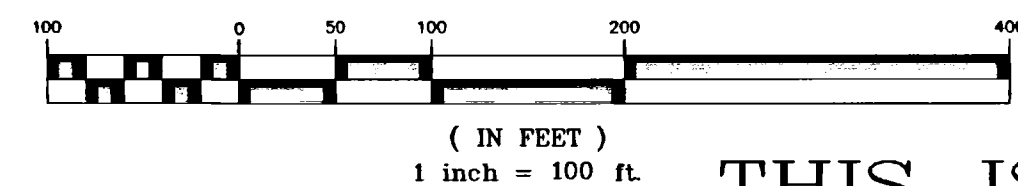
ANNEXATION PERIMETER	3,115.61 FT
CONTIGUOUS PERIMETER	519.87 FT.
AREA IN SQUARE FEET	11,147.44
AREA IN ACRES	0.2559

LEGEND

ANNEXATION BOUNDARY	—
EXISTING CITY LIMITS	—

**ENTIRE ANNEXATION LIES WITHIN THE RIGHT OF WAY FOR 30 ROAD

GRAPHIC SCALE

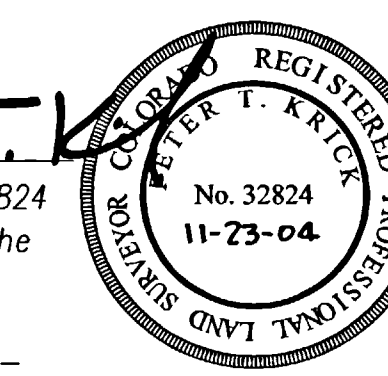


ORDINANCE NO.
3688

EFFECTIVE DATE
December 19th, 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.

P.T.K.
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: November 23, 2004



THIS IS NOT A BOUNDARY SURVEY

DRAWN BY	P.T.K.	DATE	08-17-2004
DESIGNED BY		DATE	
CHECKED BY	P.H.	DATE	
APPROVED BY		DATE	

SCALE

1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

MEYERS/STEELE
ANNEXATION NO. 1

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.