

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3689

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

MEYERS/STEELE ANNEXATION #2

APPROXIMATELY 2.500 ACRES

LOCATED AT 3020 E 1/2 ROAD

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. 2

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 8 and the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of Section 9, all in 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 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 Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 9 bears N 00°07'39" W 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 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 laid out and in use; thence N 00°07'39" W along said East right of way, 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 313.88 feet, more or less, to a point on the North line of the NW 1/4 SW 1/4 of said Section 9; thence S 89°58'32" E along the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 951.06 feet, more or less, to a point on the Northerly projection of the West line of El Central Subdivision, as same is recorded in Plat Book 10, Page 1, Public Records of Mesa County, Colorado; thence S 00°01'28" W along said projected line, a distance of 30.00 feet, to a point being the Northwest corner of said El Central Subdivision; thence S 89°58'32" E along the North line of said El Central Subdivision, being a line 30.00 feet South of and parallel with, the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 104.37 to a point on the Southerly projection of the West line of Lot 1, Block 4, Stonebridge Subdivision, as same is recorded in Plat Book 14, Page 346, Public Records of Mesa County, Colorado; thence N 00°06'39" W along said projected line, a distance of 238.70 feet to a point being the Southeast corner of Lot 1, Block 1 of said Stonebridge Subdivision; thence N 89°58'32" W along the South line of said Lot 1, Block 1 of Stonebridge Subdivision, a distance of 104.30 feet to a point being the Southwest corner of said Lot 1, Block 1; thence S 00°06'39" E along the East line of Lots 1 and 2, Block Six, Eastmoor II Subdivision, as same is recorded in Plat Book 11, Page 222, Public Records of Mesa County, Colorado, a distance of 158.70 feet, more or less, to a point on the North right of way for Orchard Avenue (E-1/2 Road); thence N 89°58'32" W along the North right of way for Orchard Avenue (E-1/2 Road), being a line 50.00 feet North of and parallel with, the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 766.05 feet; thence S 00°06'17" E a distance of 46.00 feet; thence N 89°58'32" W along a line 4.00 feet North of and parallel with, the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 189.00 feet; thence S 00°07'39" E along a line 36.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 313.89 feet; thence S 89°52'21" W a distance of 4.00 feet; thence S 00°07'39" E along a line 32.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 458.99 feet; thence N 89°55'30" W along the Easterly projection of the North line of 30 Road Homes Condominium, as same is recorded in Condominium Book 3, Page 117, Public Records of Mesa County, Colorado, a distance of 72.00 feet to a point being the Northeast corner of said 30 Road Homes Condominium; thence S 00°07'39" E along the West right of way for 30 Road, as now laid out and in use, being a line 40.00 feet West of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 551.14 feet, more or less, to a point on the North line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 8; thence N 89°52'21" E along the North line of the SE 1/4 SE 1/4 of said Section 8, a distance of 40.00 feet, more or less, to the Point of Beginning.

CONTAINING 2.500 Acres (108,926 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.

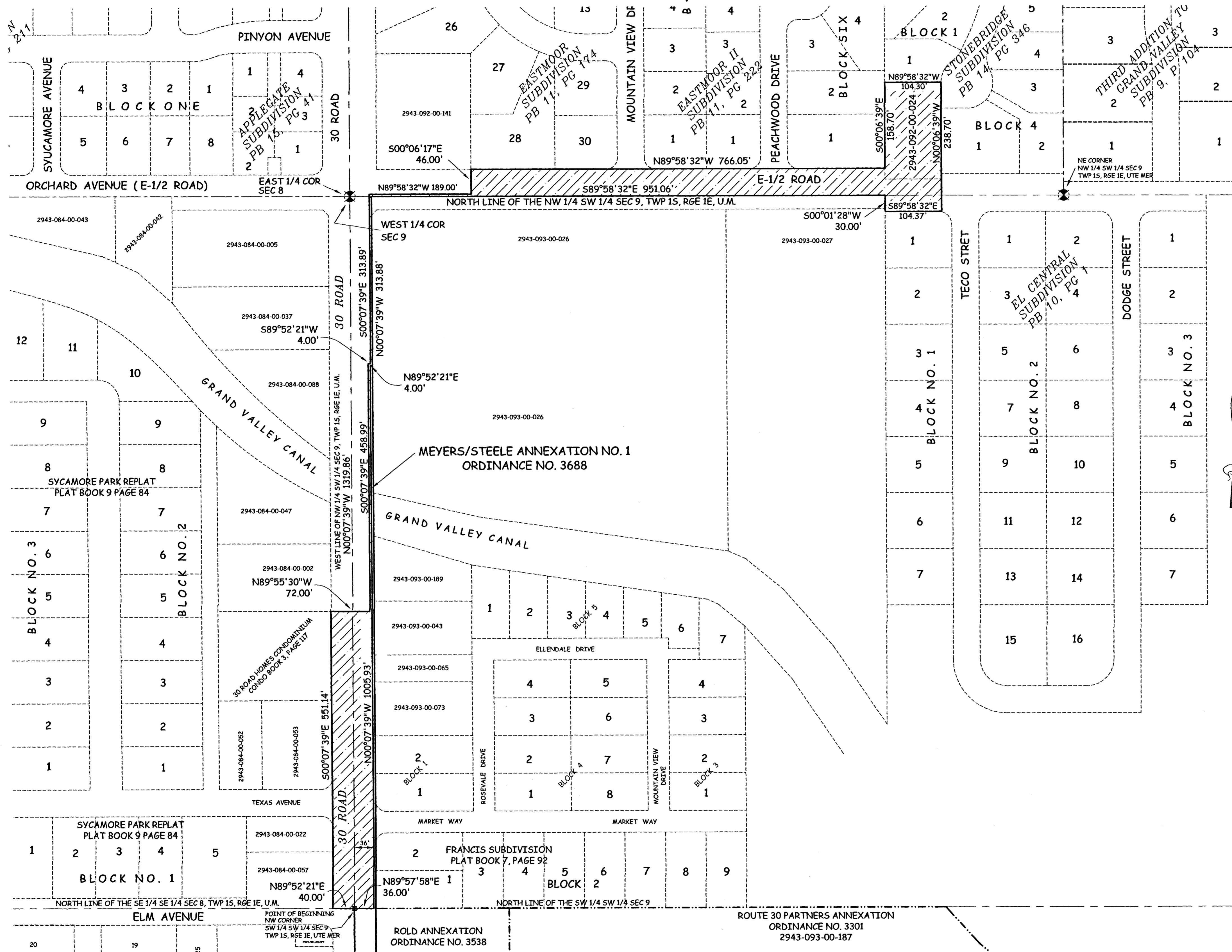
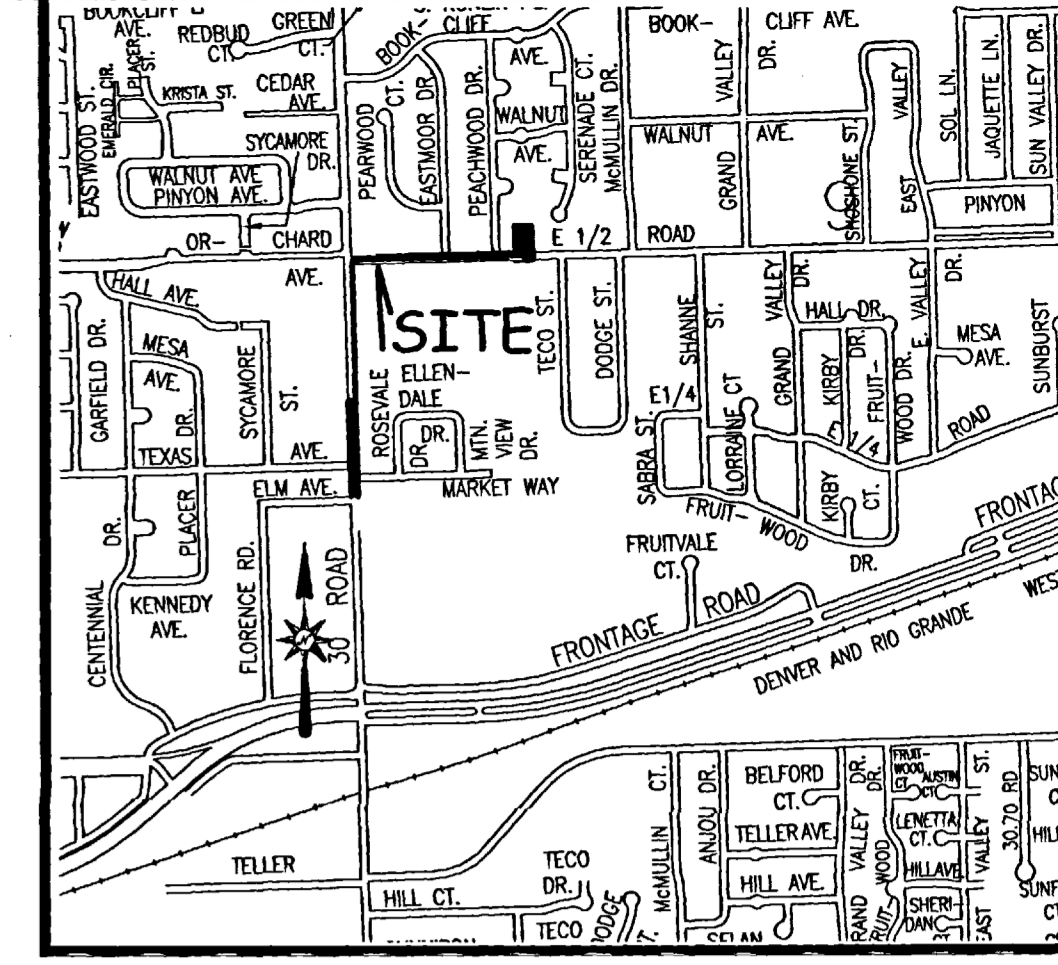
Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

MEYERS/STEELE ANNEXATION NO. 2

SITUATE IN THE SE 1/4 OF SECTION 8 AND THE NW 1/4 AND THE SW 1/4 OF SECTION 9, T1S, R1W, U.M.
COUNTY OF MESA, STATE OF COLORADO



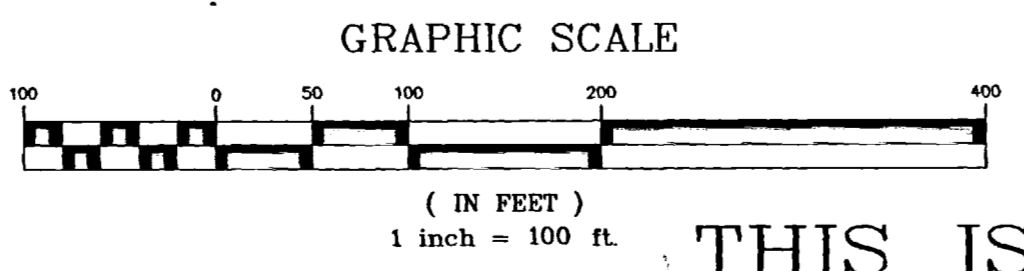
LEGAL DESCRIPTION

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 8 and the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of Section 9, all in 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 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 Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 9 bears N 00°07'39" W 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 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 laid out and in use; thence N 00°07'39" W along said East right of way, 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 313.88 feet, more or less, to a point on the North line of the NW 1/4 SW 1/4 of said Section 9; thence S 89°58'32" E along the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 951.06 feet, more or less, to a point on the Northern projection of the West line of El Central Subdivision, as same is recorded in Plat Book 10, Page 1, Public Records of Mesa County, Colorado; thence S 00°01'28" W along said projected line, a distance of 30.00 feet, to a point being the Northwest corner of said El Central Subdivision; thence S 89°58'32" E along the North line of said El Central Subdivision, being a line 30.00 feet South of and parallel with, the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 104.37 feet to a point on the Southerly projection of the West line of Lot 1, Block 4, Stonebridge Subdivision, as same is recorded in Plat Book 14, Page 346, Public Records of Mesa County, Colorado; thence N 00°06'39" W along said projected line, a distance of 238.70 feet to a point being the Southeast corner of Lot 1, Block 1 of said Stonebridge Subdivision; thence N 89°58'32" W along the South line of said Lot 1, Block 1 of Stonebridge Subdivision, a distance of 104.30 feet to a point being the Southwest corner of said Lot 1, Block 1; thence S 00°06'39" E along the East line of Lots 1 and 2, Block Six, Eastmoor II Subdivision, as same is recorded in Plat Book 11, Page 222, Public Records of Mesa County, Colorado, a distance of 158.70 feet, more or less, to a point on the North right of way for Orchard Avenue (E-1/2 Road); thence N 89°58'32" W along the North right of way for Orchard Avenue (E-1/2 Road), being a line 50.00 feet North of and parallel with, the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 766.05 feet; thence S 00°06'17" E a distance of 46.00 feet; thence N 89°58'32" W along a line 4.00 feet North of and parallel with, the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 189.00 feet; thence S 00°07'39" E along a line 36.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 313.89 feet; thence S 89°52'21" W a distance of 4.00 feet; thence S 00°07'39" E along a line 32.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 458.99 feet; thence N 89°55'30" W along the Easterly projection of the North line of 30 Road Homes Condominium, as same is recorded in Condominium Book 3, Page 117, Public Records of Mesa County, Colorado, a distance of 72.00 feet to a point being the Northeast corner of said 30 Road Homes Condominium; thence S 00°07'39" E along the West right of way for 30 Road, as now laid out and in use, being a line 40.00 feet West of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 551.14 feet, more or less, to a point on the North line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 8; thence N 89°52'21" E along the North line of the SE 1/4 SE 1/4 of said Section 8, a distance of 40.00 feet, more or less, to the Point of Beginning.

ANNEXATION PERIMETER	4,832.5 FT
CONTIGUOUS PERIMETER	1,041.93 FT.
AREA IN SQUARE FEET	108,926***
AREA IN ACRES	2.500
***CONTAINS 90,288 SQ. FT. WITHIN 30 ROAD AND ORCHARD AVENUE RIGHT OF WAY	

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO. 3689

EFFECTIVE DATE December 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 herein.

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. 2

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

