

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3690**

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

**MANOR ANNEXATION**

**APPROXIMATELY 11.753 ACRES**

**LOCATED AT NE CORNER OF 26 1/2 ROAD AND I 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:

**Manor Annexation**

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 23, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

**COMMENCING** at the South Quarter (S 1/4) corner of said Section 23 and assuming the South line of the SW 1/4 SE 1/4 of said Section 23 bears S 89°54'21" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°02'14" W, along the West line of the SW 1/4 SE 1/4 of said Section 23 a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°02'14" W along the West line of the SW 1/4 SE 1/4 of said Section 23, a distance of 566.00 feet; thence N 89°54'21" E a distance of 706.24 feet to a point on the centerline of the Highline Canal; thence S 18°47'24" E along said

centerline, a distance of 166.77 feet to the beginning of a 409.23 foot radius curve, concave Northeast, whose long chord bears S 42°21'02" E with a long chord length of 327.15 feet; thence 336.56 feet Southeasterly along the arc of said curve, being the centerline of said Highline Canal, through a central angle of 47°07'16"; thence S 65°54'40" E along said centerline, a distance of 369.38 feet, more or less, to a point on the East line of the SW 1/4 SE 1/4 of said Section 23; thence S 00°01'36" E along the East line of the SW 1/4 SE 1/4 of said Section 23, a distance of 14.57 feet; thence S 89°54'21" W along a line 30.00 feet North of and parallel to, the South line of the SW 1/4 SE 1/4 of said Section 23, a distance of 1317.20 feet, more or less, to the Point of Beginning.

CONTAINING 11.753 Acres (511,953.3 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 6<sup>th</sup> day of October, 2004 and ordered published.

**ADOPTED** on second reading this 17<sup>th</sup> day of November, 2004.

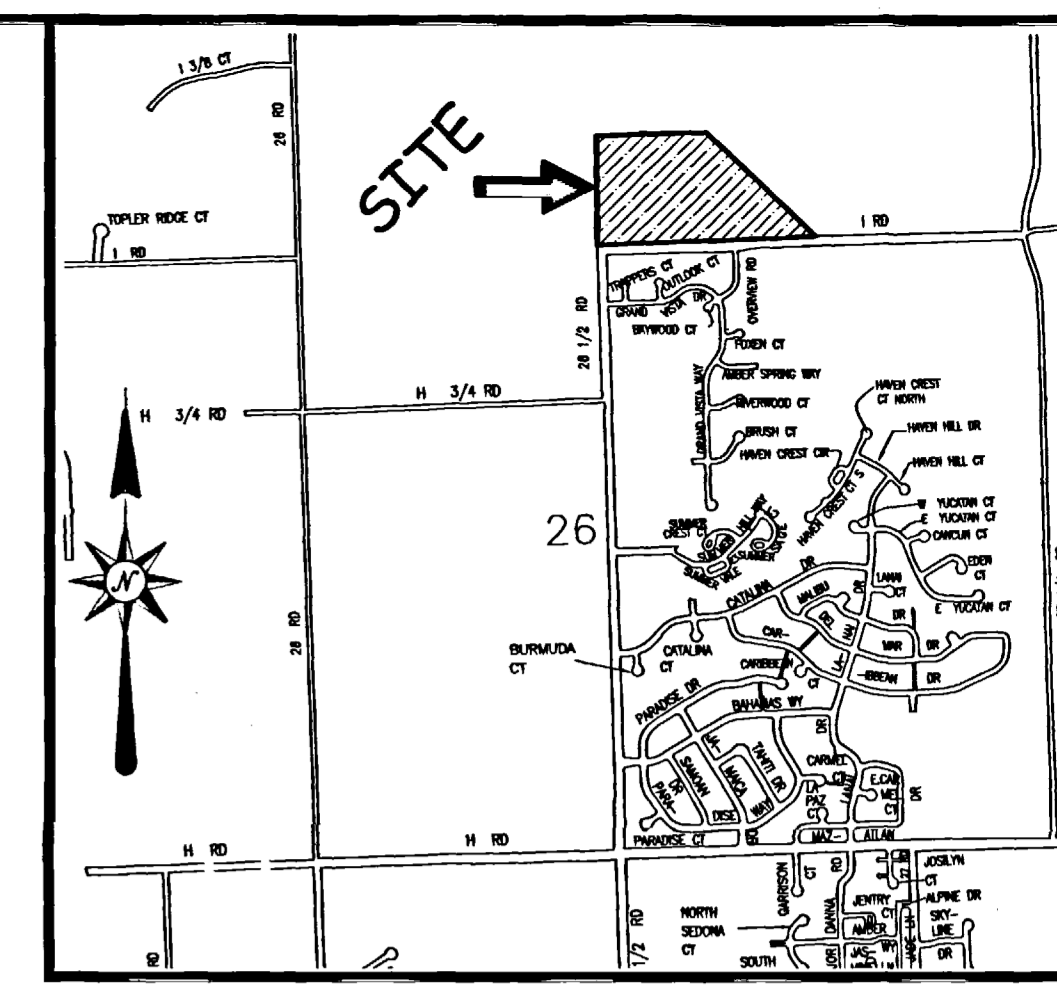
Attest:

/s/: Bruce Hill  
President of the Council

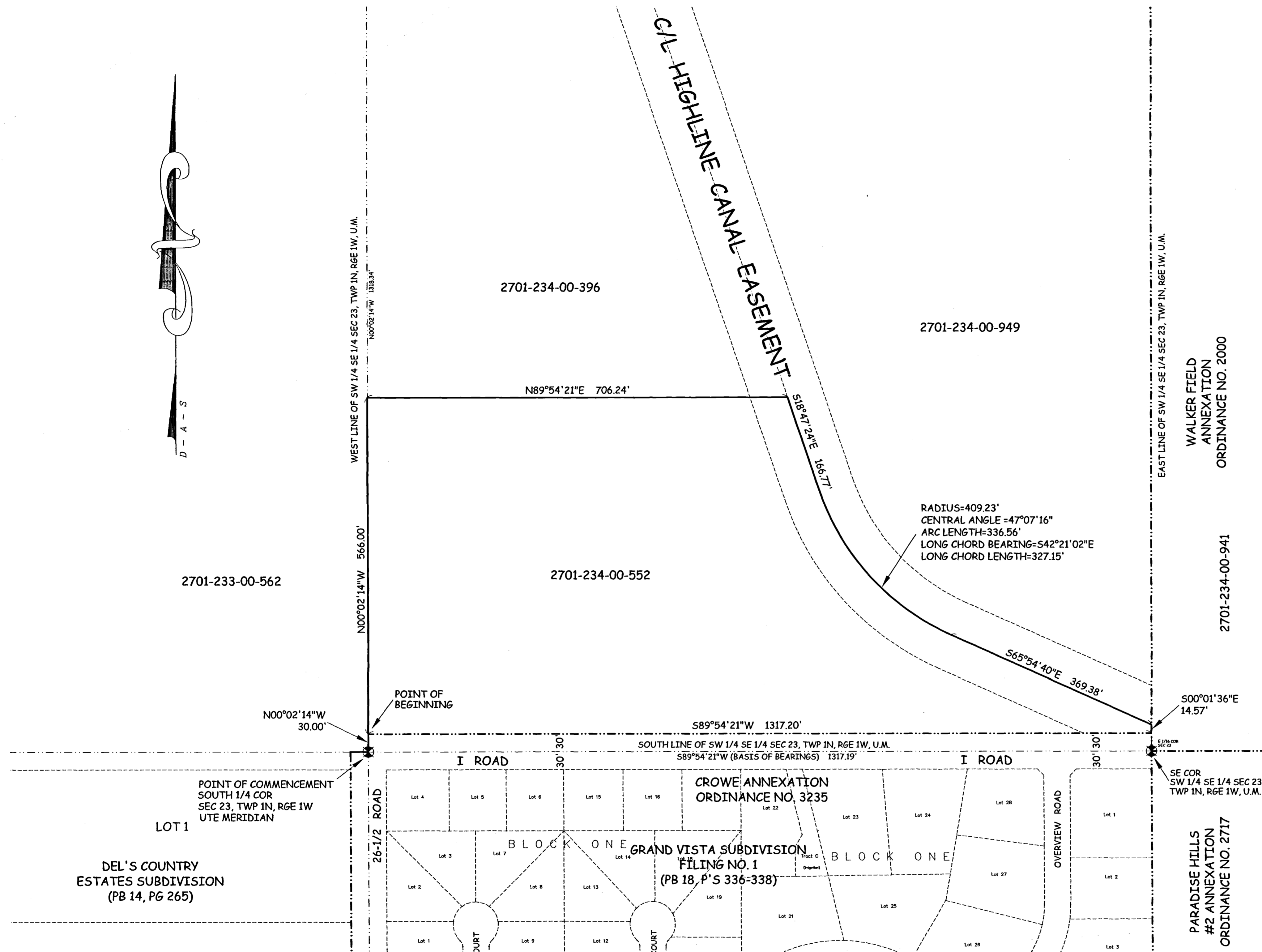
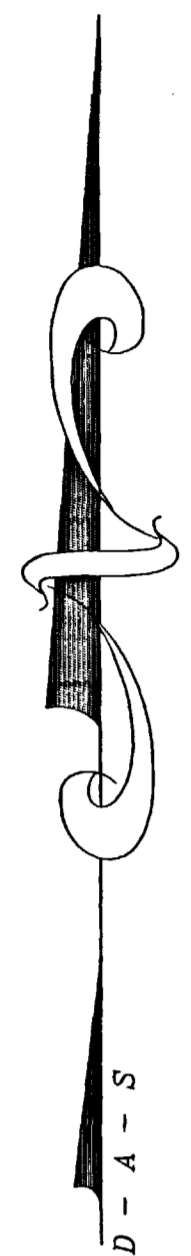
/s/: Stephanie Tuin  
City Clerk

# MANOR ANNEXATION

SITUATE IN THE SW 1/4 OF THE SE 1/4 OF SECTION 23, TWP 1N, RGE 1W, 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 of the Southeast Quarter (SW 1/4 SE 1/4) of Section 23, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter (S 1/4) corner of said Section 23 and assuming the South line of the SW 1/4 SE 1/4 of said Section 23 bears S 89°54'21" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°02'14" W, along the West line of the SW 1/4 SE 1/4 of said Section 23 a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°02'14" W along the West line of the SW 1/4 SE 1/4 of said Section 23, a distance of 566.00 feet; thence N 89°54'21" E a distance of 706.24 feet to a point on the centerline of the Highline Canal; thence S 18°47'24" E along said centerline, a distance of 166.77 feet to the beginning of a 409.23 foot radius curve, concave Northeast, whose long chord bears S 42°21'02" E with a long chord length of 327.15 feet; thence 336.56 feet Southeasterly along the arc of said curve, being the centerline of said Highline Canal, through a central angle of 47°07'16"; thence S 65°54'40" E along said centerline, a distance of 369.38 feet, more or less, to a point on the East line of the SW 1/4 SE 1/4 of said Section 23; thence S 00°01'36" E along the East line of the SW 1/4 SE 1/4 of said Section 23, a distance of 14.57 feet; thence S 89°54'21" W along a line 30.00 feet North of and parallel to, the South line of the SW 1/4 SE 1/4 of said Section 23, a distance of 1317.20 feet, more or less, to the Point of Beginning.

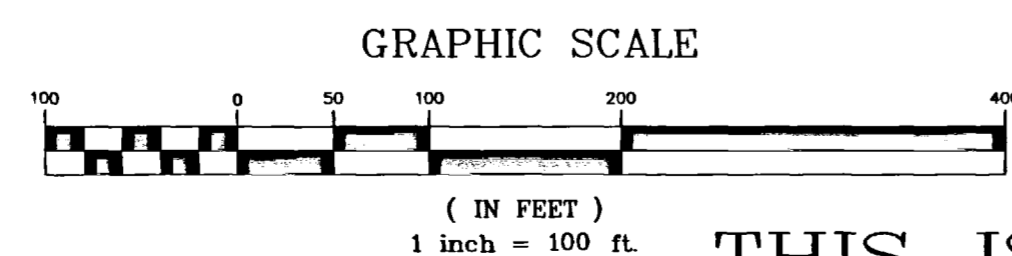
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary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

### AREA OF ANNEXATION

ANNEXATION PERIMETER	3,476.72 FT.
CONTIGUOUS PERIMETER	1,331.77 FT.
AREA IN SQUARE FEET	511,953.3
AREA IN ACRES	11.753

### LEGEND

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



ORDINANCE NO.  
3690

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 hereon.

DRAWN BY	P.T.K.	DATE	09-15-2004
DESIGNED BY		DATE	
CHECKED BY	P.H.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

*Peter T. Krick*  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 32824  
 11-23-04  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: November 23, 2004

MANOR ANNEXATION