

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3692

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

CAMPBELL / HYDE ANNEXATION #1

APPROXIMATELY 0.26 ACRES

LOCATED WITHIN 30 ROAD RIGHT-OF-WAY

WHEREAS, on the 17th day of November, 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 5th day of January, 2005; 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:

CAMPBELL-HYDE ANNEXATION NO. 1

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 20 and the Northwest Quarter (NW 1/4) of Section 21, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 20 and assuming the East line of the NE 1/4 of said Section 20 bears S 00°03'01" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'01" E along the East line of the NE 1/4 of said Section 20, a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°03'01" E along the East line of the NE 1/4 of said Section 20, a distance of 10.00 feet; thence N 89°54'55" E along a line 40.00 feet South of and parallel with, the North line of the NW 1/4 of said Section

21, a distance of 53.00 feet; thence S 44°43'43" W a distance of 28.39 feet; thence S 00°03'01" E along the West line of La Veta Subdivision, as same is recorded in Plat Book 12, Page 227, Public Records of Mesa County, Colorado, being a line 33.00 feet West of and parallel with, the East line of the NE 1/4 of said Section 20, a distance of 263.88 feet; thence S 89°56'59" W a distance of 33.00 feet; thence N 00°03'01" W along the East line of the NE 1/4 of said Section 20, a distance of 252.97 feet; thence S 89°56'59" W a distance of 30.00 feet; thence N 20°24'07" W a distance of 15.13 feet; thence N 46°58'57" W a distance of 32.92 feet; thence N 69°25'31" W a distance of 12.47 feet; thence N 89°58'31" E along a line 30.00 feet South of and parallel with, the North line of the NE 1/4 of said Section 20, a distance of 70.98 feet, more or less, to the Point of Beginning.

CONTAINING 0.2614 Acres (11,384.46 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 17th day of November, 2004 and ordered published.

ADOPTED on second reading this 5th day of January, 2005.

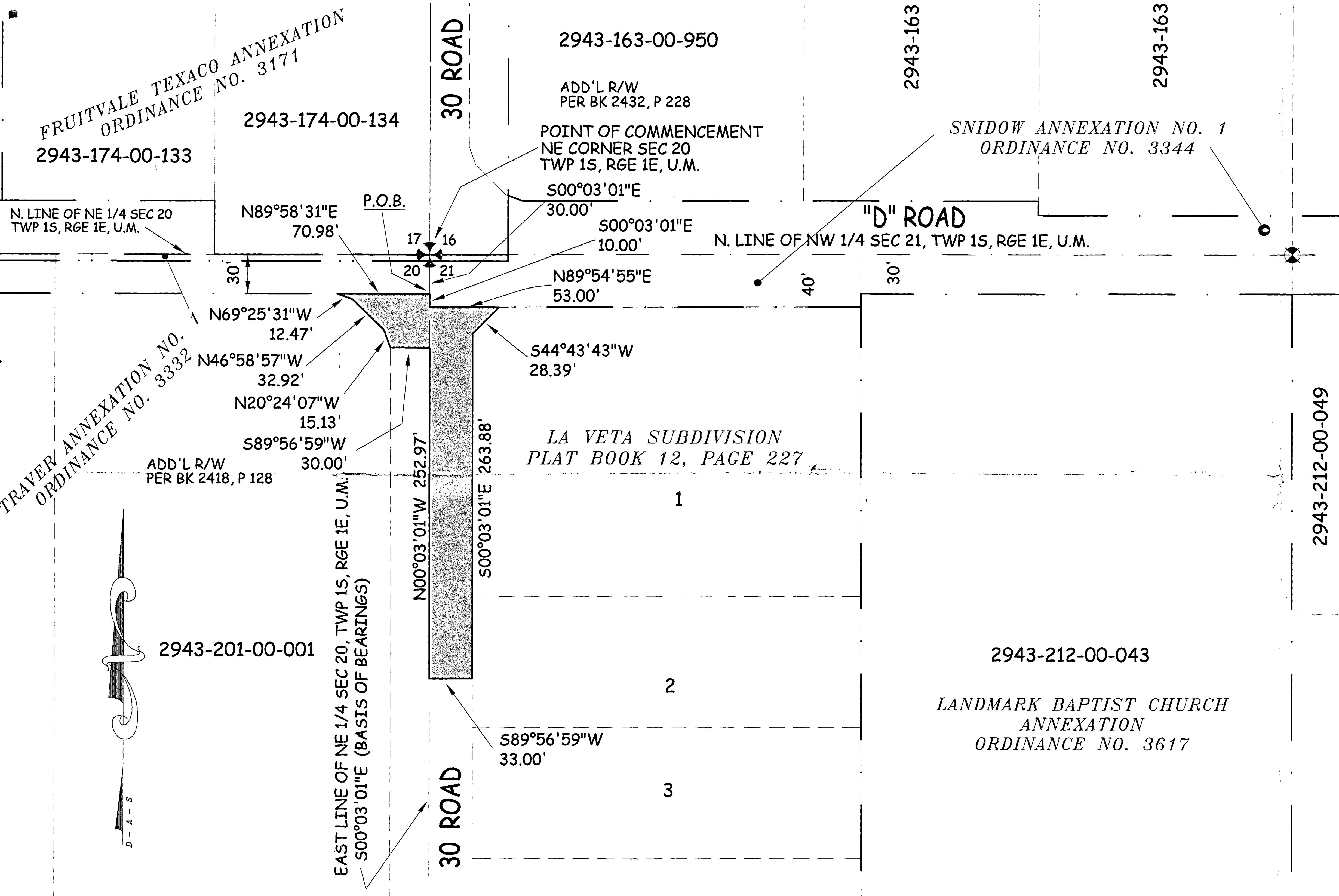
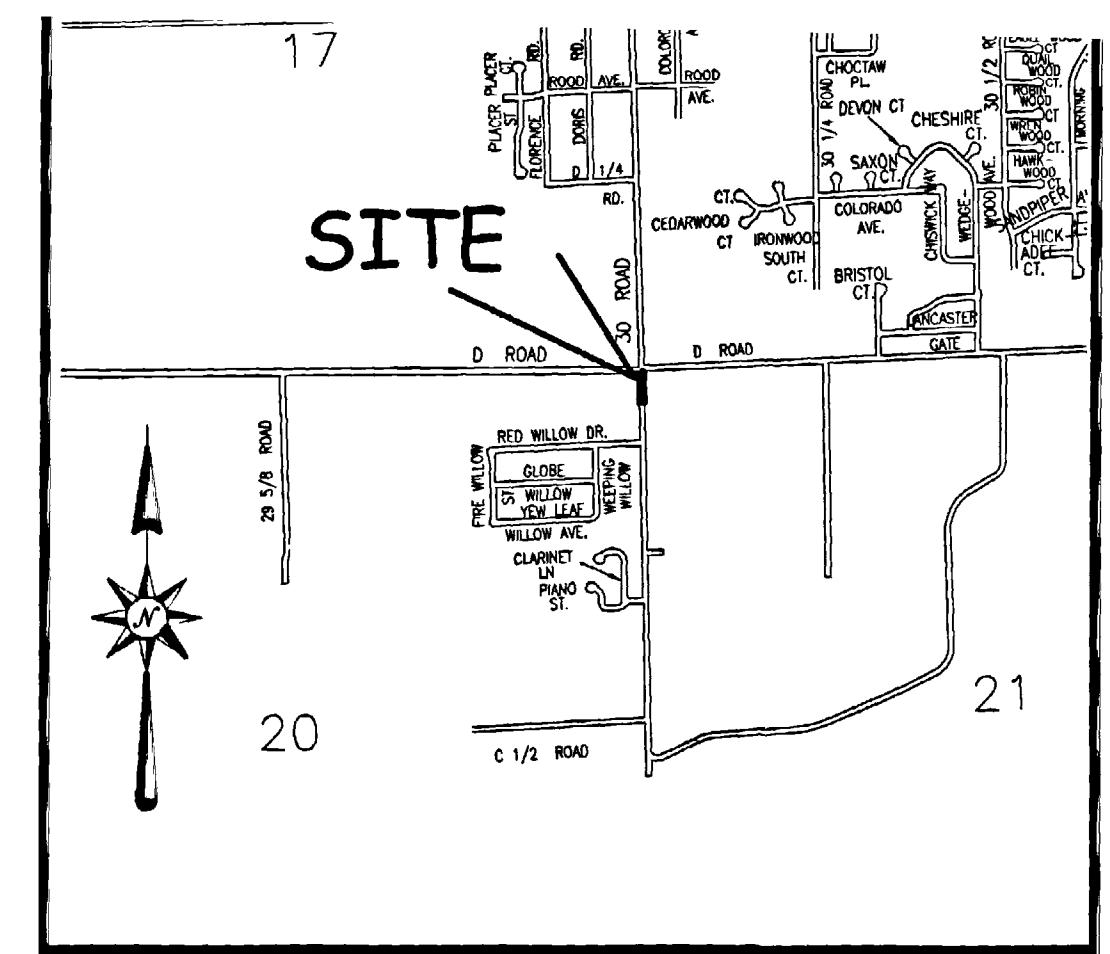
/s/ Bruce Hill
President of the Council

Attest:

/s/ Stephanie Tuin
City Clerk

CAMPBELL-HYDE ANNEXATION NO. 1

SITUATE IN THE NE 1/4 OF SECTION 20 AND THE NW 1/4 OF SECTION 21, T1S, R1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 20 and the Northwest Quarter (NW 1/4) of Section 21, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

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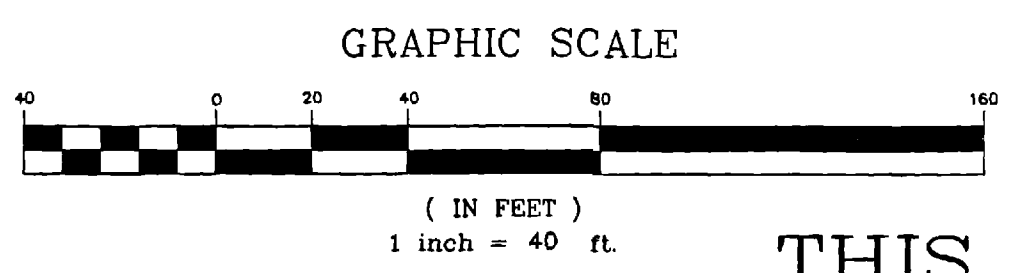
AREA OF ANNEXATION

ANNEXATION PERIMETER	802.73 FT
CONTIGUOUS PERIMETER	133.98 FT
AREA IN SQUARE FEET	11,384.46***
AREA IN ACRES	0.2614

NOTE: ENTIRE ANNEXATION WITHIN 30 ROAD RIGHT OF WAY

LEGEND

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



ORDINANCE NO.
3692

EFFECTIVE DATE
February 6th, 2005

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 T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: January 6th, 2005

THIS IS NOT A BOUNDARY SURVEY

<p>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.</p>	DRAWN BY P.T.K. DATE 10-26-2004 DESIGNED BY _____ DATE _____ CHECKED BY P.H. DATE _____ APPROVED BY _____ DATE _____	SCALE 1" = 40'
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PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION

CAMPBELL-HYDE
 ANNEXATION NO. 1