

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3703

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

CAMPBELL / HYDE ANNEXATION #3

APPROXIMATELY 1.09 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. 3

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 324.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°56'59" E a distance of 33.00 feet to a point on the West line of La Veta Subdivision, as same is recorded in Plat Book 12, Page 227, Public Records of Mesa County, Colorado and being the East right of way for 30

Road; thence S 00°03'01" E along said East right of way, being a line 33.00 feet East of and parallel with, the East line of the NE 1/4 of said Section 20, a distance of 338.02 feet; thence S 89°50'11" W along the South line of said La Veta Subdivision, a distance of 3.00 feet; thence S 00°03'01" E along the East right of way for said 30 Road, being the West line of the Hitchcock Major Boundary Line Adjustment, as same is recorded in Plat Book 16, Page 257, Public Records of Mesa County, Colorado, a distance of 662.15 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 21; thence S 89°57'03" W along said South line, a distance of 30.00 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 20; thence S 00°02'53" E along the East line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 20, a distance of 661.96 feet; thence S 89°56'37" along the Easterly prolongation of the South line of Melody Estates Filing One, as same is recorded in Plat Book 13, Pages 81 and 82, Public Records of Mesa County, Colorado, a distance of 15.00 feet; thence N 00°02'53" W along a line 15.00 feet West of and parallel with, the East line of the SE 1/4 NE 1/4 of said Section 20, a distance of 661.97 feet to a point on the South line of the NE 1/4 NE 1/4 of said Section 20; thence N 00°03'01" W along a line 15.00 feet West of and parallel with, the East line of the NE 1/4 NE 1/4 of said Section 20, a distance of 438.15 feet; thence N 89°56'59" E a distance of 15.00 feet; thence N 00°03'01" W along the East line of the NE 1/4 NE 1/4 of said Section 20, a distance of 562.03 feet, more or less, to the Point of Beginning.

CONTAINING 1.0909 Acres (47,521.18 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.

Attest:

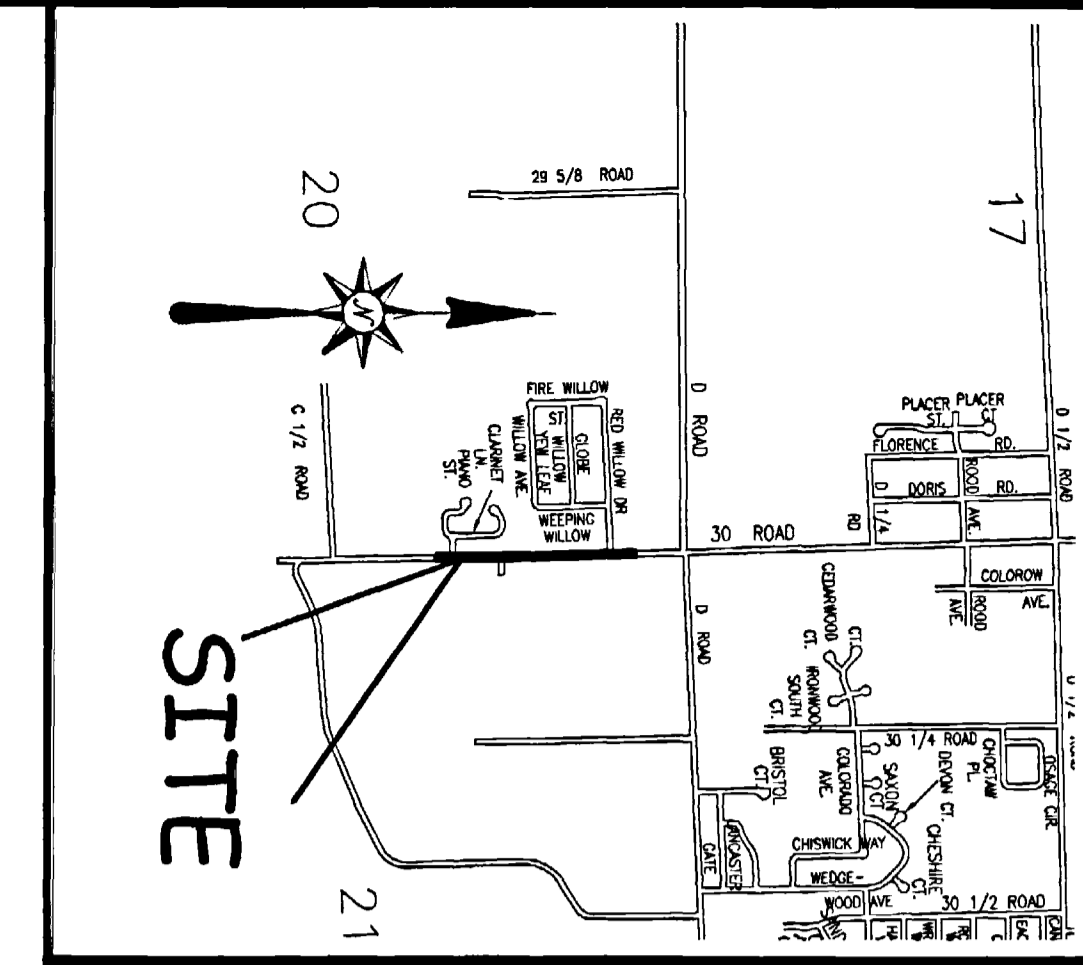
/s/ Bruce Hill
President of the Council

/s/ Stephnie Tuin
City Clerk

CAMPBELL-HYDE ANNEXATION NO. 3

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

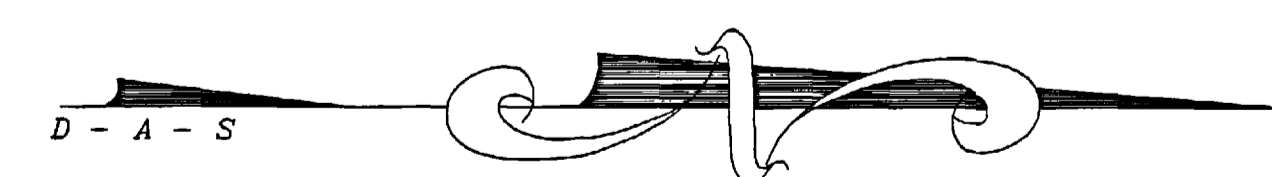
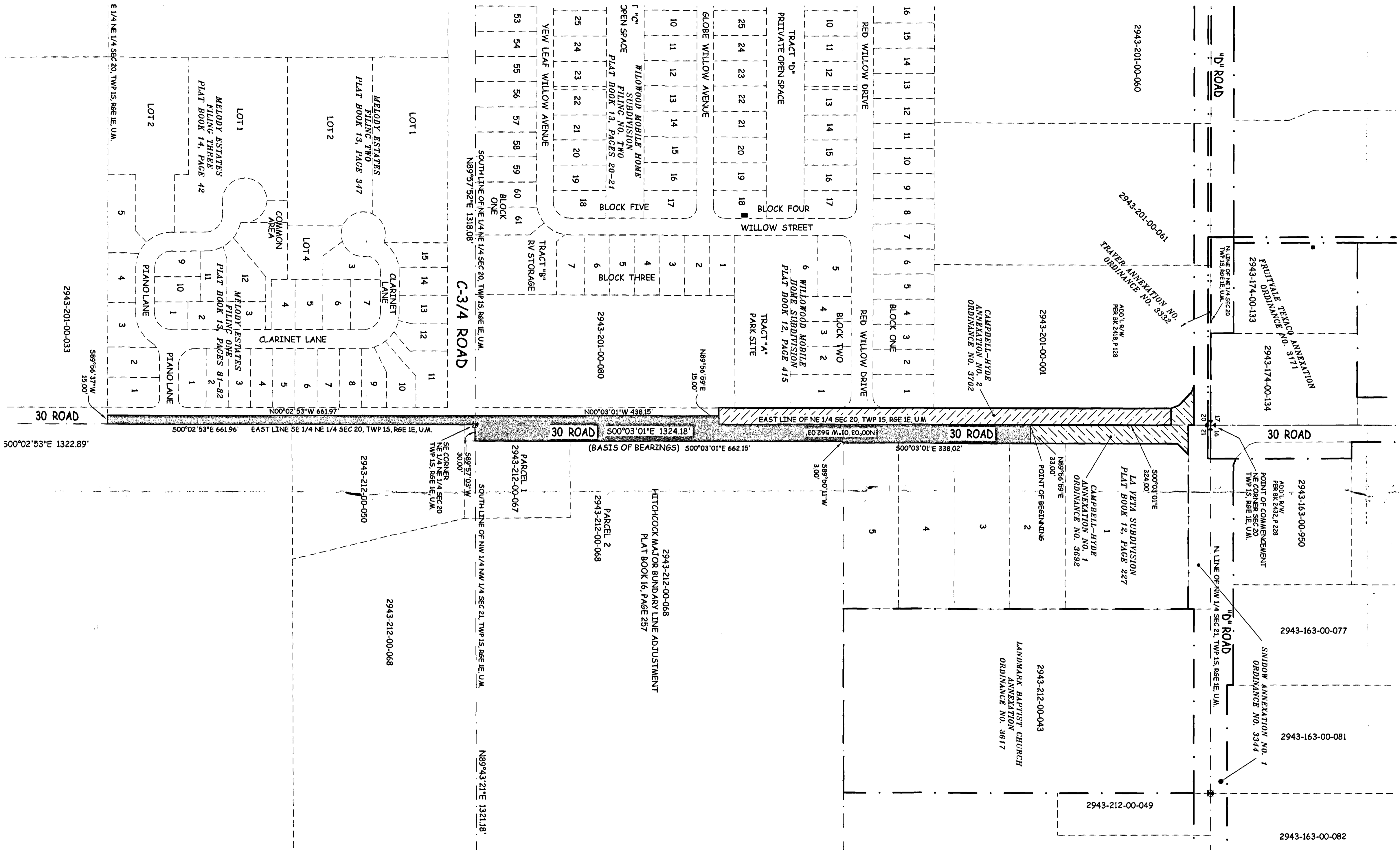


LOCATION MAP: NOT-TO-SCALE

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:

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 324.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°56'59" E a distance of 33.00 feet to a point on the West line of La Veta Subdivision, as same is recorded in Plat Book 12, Page 227, Public Records of Mesa County, Colorado and being the East right of way for 30 Road; thence S 00°03'01" E along said East right of way, being a line 33.00 feet East of and parallel with, the East line of the NE 1/4 of said Section 20, a distance of 338.02 feet; thence S 89°50'11" W along the South line of said La Veta Subdivision, a distance of 3.00 feet; thence S 00°03'01" E along the East right of way for said 30 Road, being the West line of the Hitchcock Major Boundary Line Adjustment, as same is recorded in Plat Book 16, Page 257, Public Records of Mesa County, Colorado, a distance of 662.15 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 21; thence S 89°57'03" W along said South line, a distance of 30.00 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 20; thence S 00°02'53" E along the East line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 20, a distance of 661.96 feet; thence S 89°56'37" along the Easterly prolongation of the South line of Melody Estates Filing One, as same is recorded in Plat Book 13, Pages 81 and 82, Public Records of Mesa County, Colorado, a distance of 15.00 feet; thence N 00°02'53" W along a line 15.00 feet West of and parallel with, the East line of the SE 1/4 NE 1/4 of said Section 20, a distance of 661.97 feet to a point on the South line of the NE 1/4 NE 1/4 of said Section 20; thence N 00°03'01" W along a line 15.00 feet West of and parallel with, the East line of the NE 1/4 NE 1/4 of said Section 20, a distance of 438.15 feet; thence N 89°56'59" E a distance of 15.00 feet; thence N 00°03'01" W along the East line of the NE 1/4 NE 1/4 of said Section 20, a distance of 562.03 feet, more or less, to the Point of Beginning.



AREA OF ANNEXATION

ANNEXATION PERIMETER	3,420.28 FT
CONTIGUOUS PERIMETER	609.52 FT.
AREA IN SQUARE FEET	47,521.18
AREA IN ACRES	1.0909

LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	

GRAPHIC SCALE



ORDINANCE NO.
3703

EFFECTIVE DATE
February 6th, 2005

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	10-26-2004
DESIGNED BY		DATE	
CHECKED BY	P.H.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

CAMPBELL-HYDE
ANNEXATION NO. 3
13055700.tif

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

