

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3704

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

CAMPBELL / HYDE ANNEXATION #4

APPROXIMATELY 21.39 ACRES

LOCATED AT 351 & 353 30 ROAD

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. 4

A certain parcel of land lying in the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of Section 20, 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 East Quarter (E 1/4) corner of said Section 20, and assuming the South line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 20 bears S 89°54'37" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°04'01" E along the East line of the SE 1/4 of said Section 20, a distance of 33.00 feet; thence S 89°54'37" W along the South right of way for C-1/2 Road, as same is depicted on the Virginia Acres Subdivision, as same is recorded in Plat Book 12, Page 280, Public Records of Mesa County, Colorado, a distance of 1,319.01 feet to a point on the West line of the

Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 20; thence N 00°02'04" E along said West line, a distance of 33.00 feet to the Southwest corner of the SE 1/4 NE 1/4 of said Section 20; thence N 00°00'37" W along the West line SE 1/4 NE 1/4 of said Section 20, a distance of 661.69 feet; thence N 89°56'37" E along the North line of the South half of the SE 1/4 NE 1/4 of said Section 20, a distance of 1288.52 feet to a point being the Southeast corner of Melody Estates Filing One, as same is recorded in Plat Book 13, Pages 81 and 82, Public Records of Mesa County, Colorado; thence N 00°02'53" W along the West right of way for 30 Road, being a line 30.00 feet West of and parallel to, 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 Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 20; thence N 00°03'01" W along a line 30.00 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 S 00°03'01" E 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 to a point on the South line of the NE 1/4 NE 1/4 of said Section 20; thence S 00°02'53" E 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; thence N 89°56'37" E a distance of 15.00 feet to a point on the East line of the SE 1/4 NE 1/4 of said Section 20; thence S 00°02'53" E along the East line of the SE 1/4 NE 1/4 of said Section 20, a distance of 660.93 feet, more or less, to the Point of Beginning.

CONTAINING 21.3895 Acres (932,119.80 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:

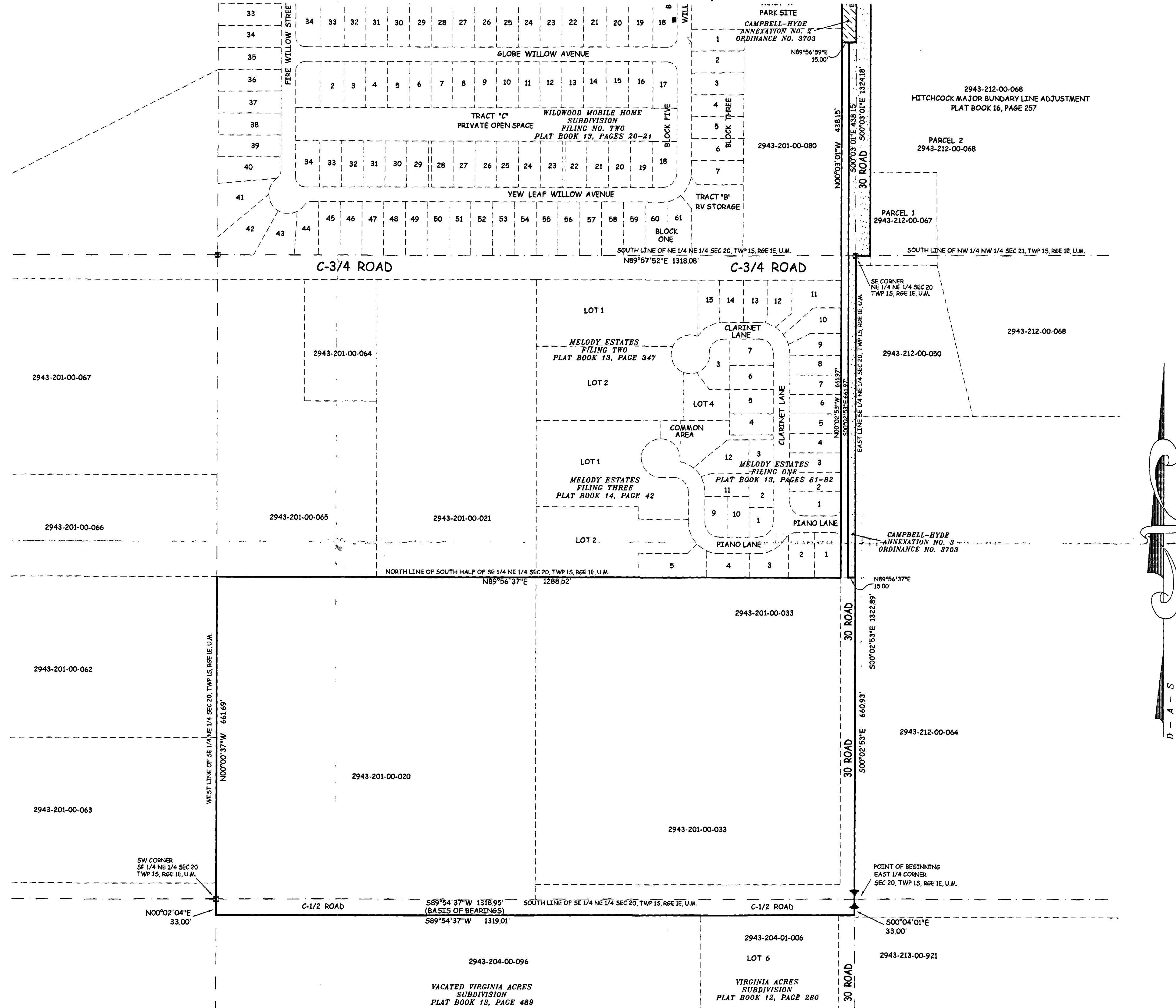
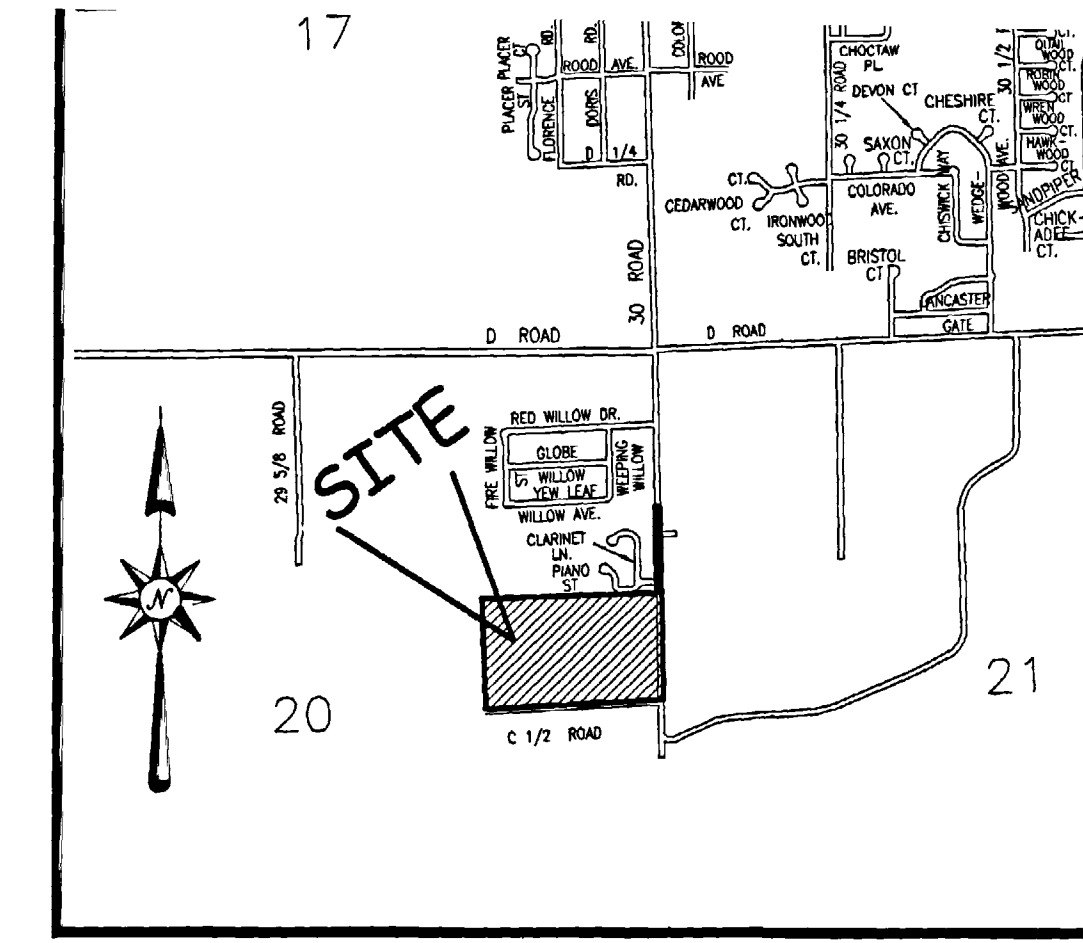
/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk

CAMPBELL-HYDE ANNEXATION NO. 4

SITUATE IN THE NE 1/4 AND THE SE 1/4 OF SECTION 20, 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) and the Southeast Quarter (SE 1/4) of Section 20, 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 East Quarter (E 1/4) corner of said Section 20, and assuming the South line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 20 bears S 89°54'37" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°04'01" E along the East line of the SE 1/4 of said Section 20, a distance of 33.00 feet; thence S 89°54'37" W along the South right of way for C-1/2 Road, as same is depicted on the Virginia Acres Subdivision, as way is recorded in Plat Book 12, Page 280, Public Records of Mesa County, Colorado, a distance of 1,319.01 feet to a point on the West line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 20; thence N 00°02'04" E along said West line, a distance of 33.00 feet to the Southwest corner of the SE 1/4 NE 1/4 of said Section 20; thence N 00°00'37" W along the West line SE 1/4 NE 1/4 of said Section 20, a distance of 661.69 feet; thence N 89°56'37" E along the North line of the South half of the SE 1/4 NE 1/4 of said Section 20, a distance of 1288.52 feet to a point being the Southeast corner of Melody Estates Filing One, as same is recorded in Plat Book 13, Pages 81 and 82, Public Records of Mesa County, Colorado; thence N 00°02'53" W along the West right of way for 30 Road, being a line 30.00 feet West of and parallel to, 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 Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 20; thence N 00°03'01" W along a line 30.00 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 S 00°03'01" E 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 to a point on the South line of the NE 1/4 NE 1/4 of said Section 20; thence S 00°02'53" E 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; thence N 89°56'37" E a distance of 15.00 feet to a point on the East line of the SE 1/4 NE 1/4 of said Section 20; thence S 00°02'53" E along the East line of the SE 1/4 NE 1/4 of said Section 20, a distance of 660.93 feet, more or less, to the Point of Beginning.

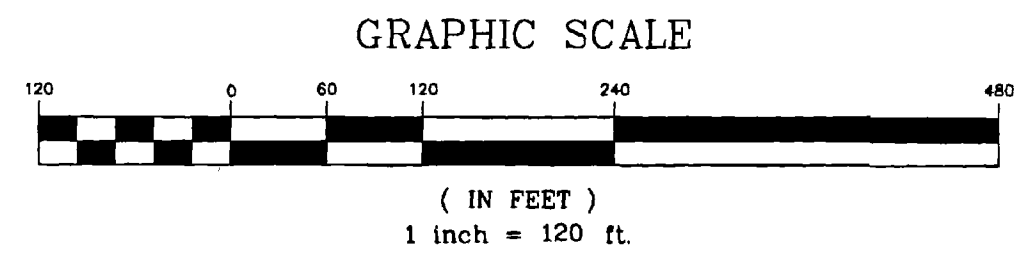
AREA OF ANNEXATION

ANNEXATION PERIMETER	6,226.38 FT
CONTIGUOUS PERIMETER	1,130.12 FT
AREA IN SQUARE FEET	932,119.80
AREA IN ACRES	21.3985

LEGEND

ANNEXATION BOUNDARY

EXISTING CITY LIMITS

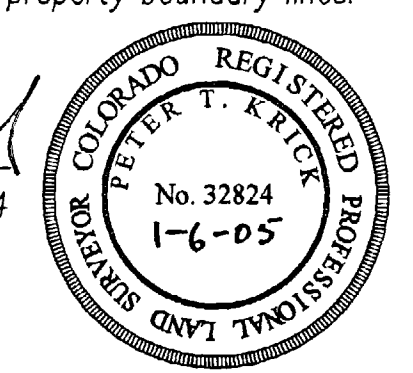


ORDINANCE NO.
3704

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

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 10-27-2004	SCALE
DESIGNED BY _____ DATE _____	1" = 120'	
CHECKED BY P.H. DATE _____		
APPROVED BY _____ DATE _____		



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

CAMPBELL-HYDE
ANNEXATION NO. 4
13055800.tif