

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3727**

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

**CLOVERGLEN ANNEXATION**

**APPROXIMATELY 7.1536 ACRES**

**LOCATED AT 2938 F ½ ROAD AND INCLUDING**

**A PORTION OF THE F ½ ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 19<sup>th</sup> day of January, 2005, 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 2<sup>nd</sup> day of March, 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:

Cloverglen Annexation

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL that certain parcel of land bounded on the South by the South line of the SE 1/4 NW 1/4 of said Section 5; bounded on the North by Darla Jean Annexation No. 2, City of Grand Junction Ordinance No. 2774; bounded on the West by the East line (and the Southerly projection thereof) of the Replat of Willow Glen, as same is recorded in Plat Book 13, Page 518, Public Records of Mesa County, Colorado; bounded on the East by the centerline (and the Southerly projection thereof) of an existing drainage ditch, as same is depicted on the Plat of Eldridge

Subdivision, as same is recorded in Plat Book 13, Page 399, Public Records of Mesa County, Colorado.

CONTAINING 7.1536 Acres (311,612.8 Sq. Ft.), more or less, as depicted

Be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 19<sup>th</sup> day of January, 2005 and ordered published.

**ADOPTED** this 2<sup>nd</sup> day of March, 2005.

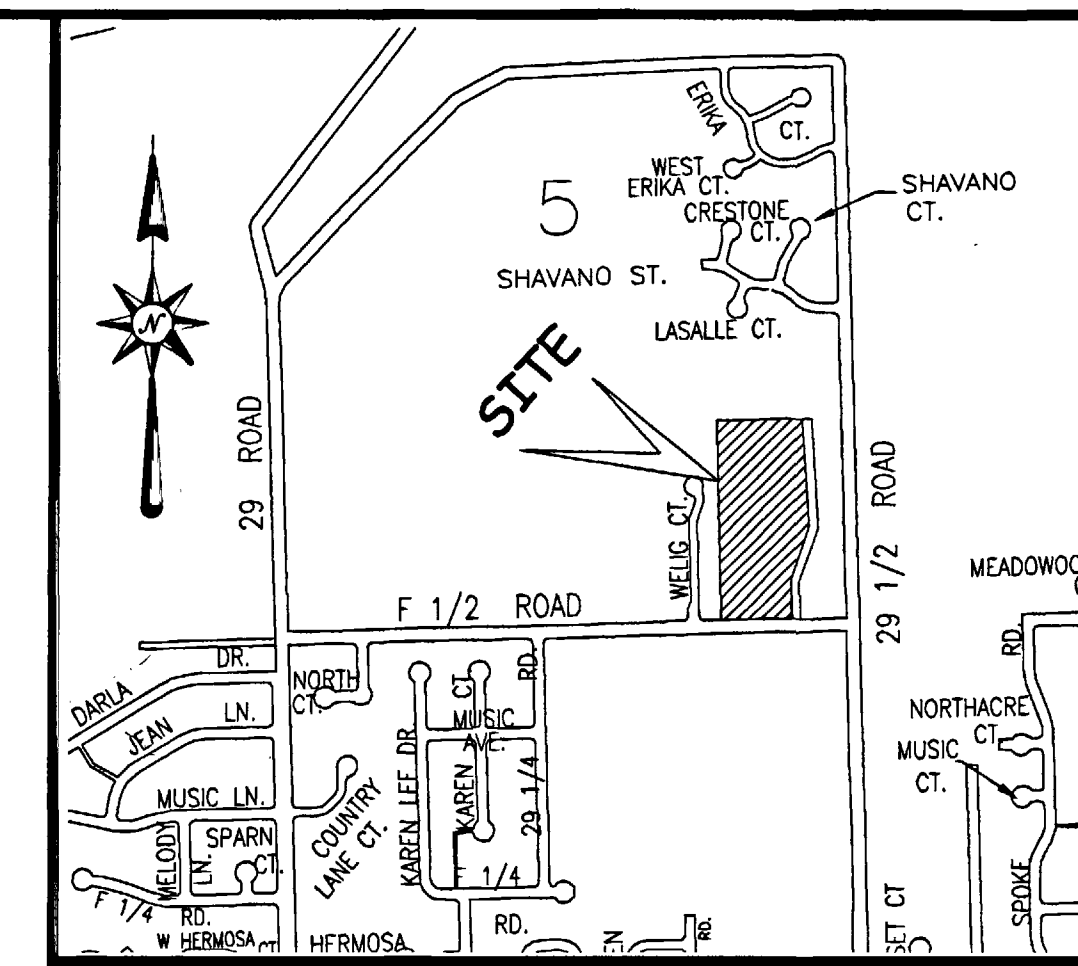
/s/ Bruce Hill  
President of the Council

Attest:

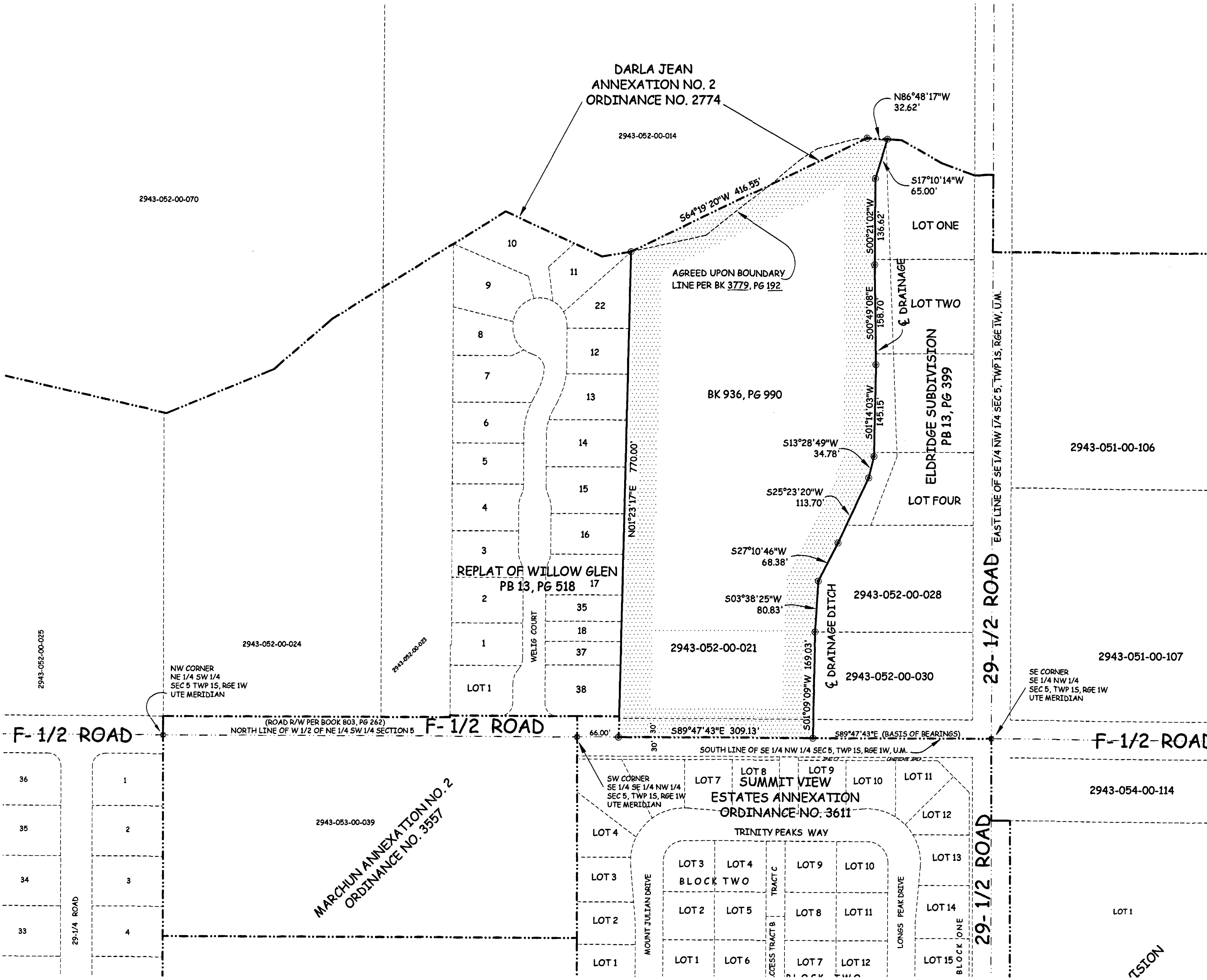
/s/ Stephanie Tuin  
City Clerk

# CLOVERGLEN ANNEXATION

SITUATE IN THE SE 1/4 OF THE NW 1/4 OF SECTION 5, 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 Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

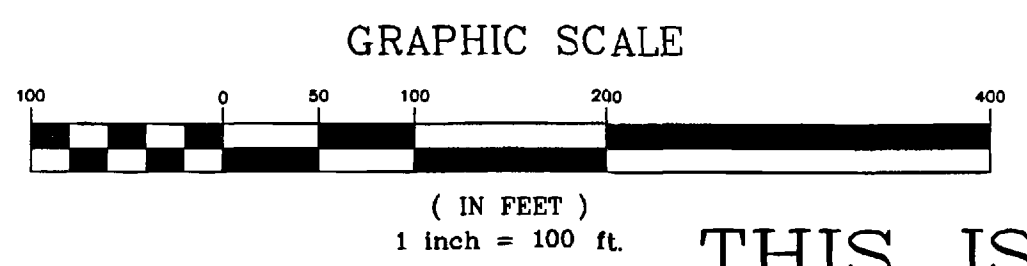
ALL that certain parcel of land bounded on the South by the South line of the SE 1/4 NW 1/4 of said Section 5; bounded on the North by Darla Jean Annexation No. 2, City of Grand Junction Ordinance No. 2774; bounded on the West by the East line (and the Southerly projection thereof) of the Replat of Willow Glen, as same is recorded in Plat Book 13, Page 518, Public Records of Mesa County, Colorado; bounded on the East by the centerline (and the Southerly projection thereof) of an existing drainage ditch, as same is depicted on the Plat of Eldridge Subdivision, as same is recorded in Plat Book 13, Page 399, Public Records of Mesa County, Colorado.

**AREA OF ANNEXATION**

ANNEXATION PERIMETER	2,500.49 FT
CONTIGUOUS PERIMETER	791.30 FT.
AREA IN SQUARE FEET	311,612.8***
AREA IN ACRES	7.1536
***9,274 SQ. FT. WITHIN F 1/2 ROAD RIGHT OF WAY	

**LEGEND**

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	



**ORDINANCE NO.**  
3727

**EFFECTIVE DATE**  
April 3rd, 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	12-08-2004
DESIGNED BY		DATE	
CHECKED BY	P.H.	DATE	
APPROVED BY		DATE	

**SCALE**  
1" = 100'

**CITY OF Grand Junction COLORADO**

**PUBLIC WORKS AND UTILITIES  
REAL ESTATE DIVISION**

**CLOVERGLEN ANNEXATION**

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: March 7th, 2005

