

**ORDINANCE NO. 3748**

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

**WHALEY ANNEXATION #1**

**APPROXIMATELY 4.988 ACRES**

**LOCATED AT 2941 B 1/2 ROAD**

**WHEREAS**, on the 2<sup>nd</sup> day of March, 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 6<sup>th</sup> day of April, 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:

**WHALEY ANNEXATION #1**

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 29, 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 Southeast corner of the Crista Lee Subdivision, as same is recorded in Plat Book 20, Page 59 of the Public Records of Mesa County, Colorado and assuming the East line of said Crista Lee Subdivision bears N 00°09'21" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°09'21" W along the East line of said Crista Lee Subdivision, a distance of 658.68 feet to a point on the North line of the NE 1/4 SW 1/4 of said Section 29; thence N 89°49'20" E along the North line of the NE 1/4 SW 1/4 of said Section 29, a distance of 329.96 feet; thence S 00°09'06" E a distance of 658.46 feet to a point on the North line of Loma Linda Subdivision, as same is recorded in Plat Book 11, Pages 322 and 323, Public

Records of Mesa County, Colorado; thence S 89°47'03" W along the North line of said Loma Linda Subdivision, a distance of 329.92 feet, more or less, to the Point of Beginning.

CONTAINING 4.988 Acres (217,289.72 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 2<sup>nd</sup> day of March, 2005 and ordered published.

**ADOPTED** on second reading this 6<sup>th</sup> day of April, 2005.

/s/: Bruce Hill  
President of the Council

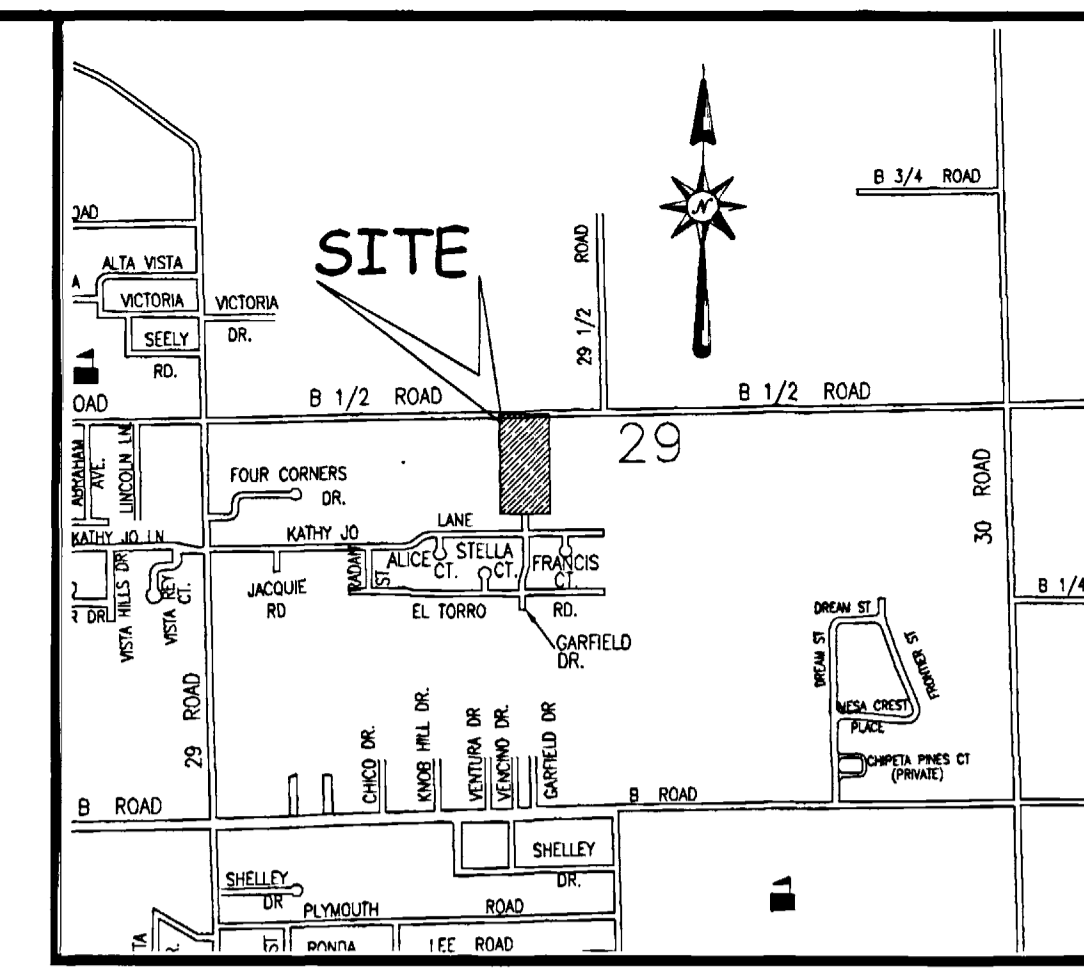
Attest:

/s/: Stephanie Tuin  
City Clerk

# WHALEY ANNEXATION NO. 1

SITUATE IN THE NE 1/4 SW 1/4 OF SECTION 29, T1S, R1E, U.M.

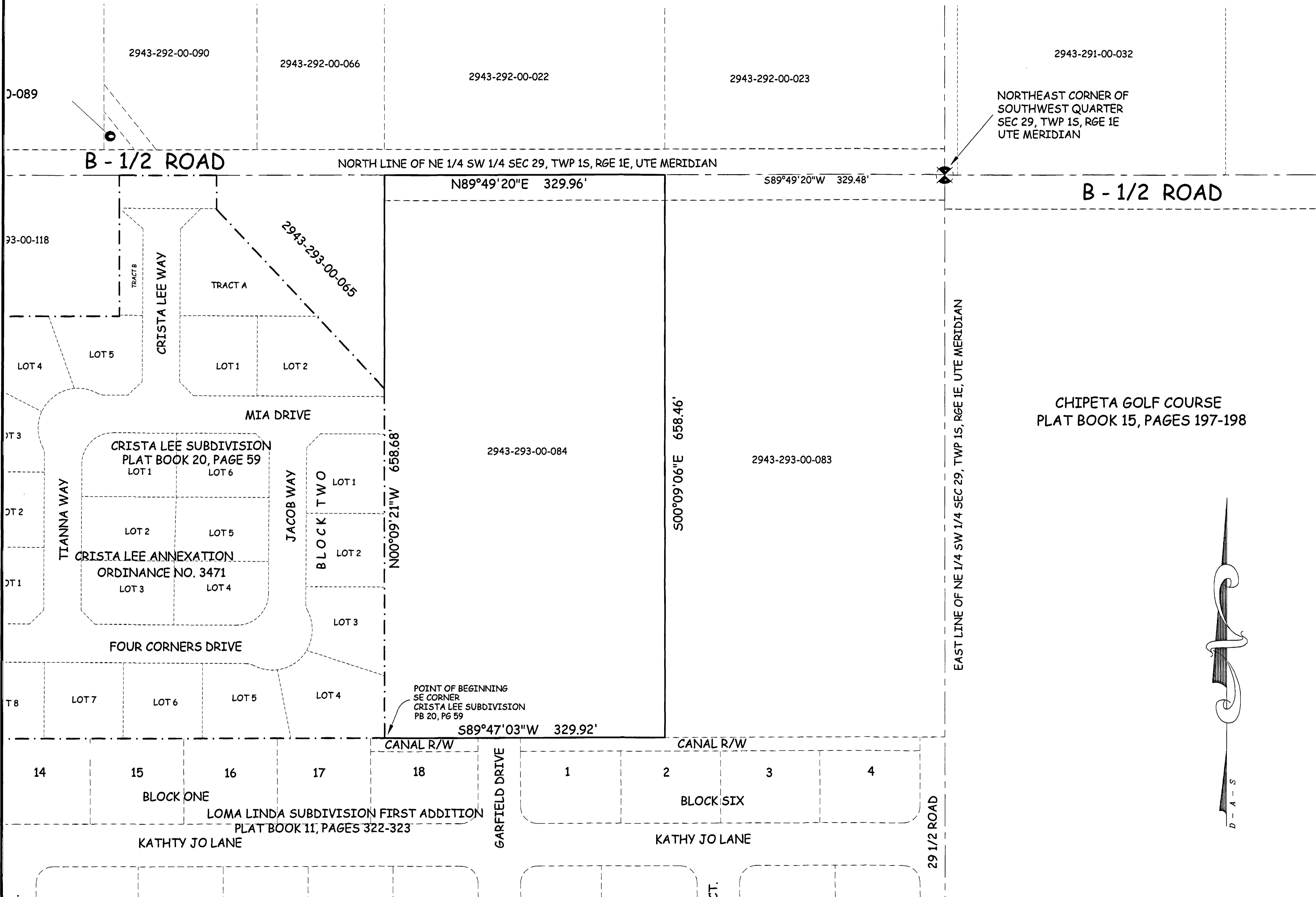
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE  
LEGAL DESCRIPTION

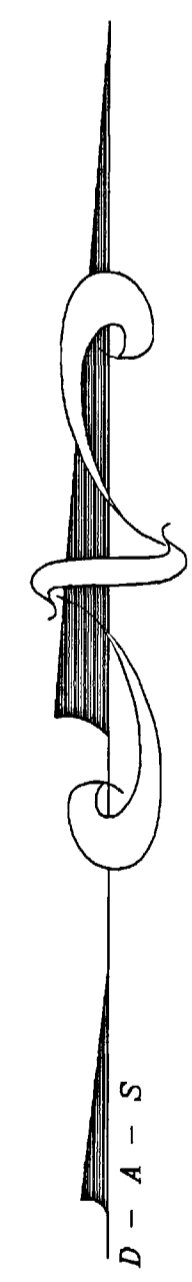
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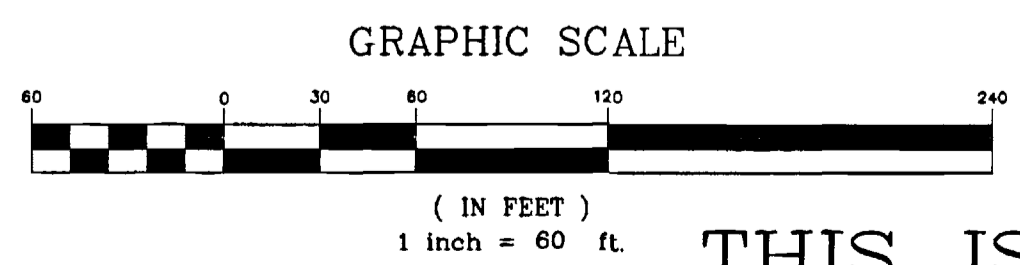
CHIPETA GOLF COURSE  
PLAT BOOK 15, PAGES 197-198

EAST LINE OF NE 1/4 SW 1/4 SEC 29, TWP 1S, RGE 1E, UTE MERIDIAN



AREA OF ANNEXATION	
ANNEXATION PERIMETER	1,977.02 FT
CONTIGUOUS PERIMETER	408.68 FT.
AREA IN SQUARE FEET	217,289.72***
AREA IN ACRES	4.988
(***)CONTAINS 9,898.8 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY	

LEGEND	
ANNEXATION BOUNDARY	—
EXISTING CITY LIMITS	- - - -



ORDINANCE NO.  
3748

EFFECTIVE DATE  
May 8th, 2005

THIS IS NOT A BOUNDARY SURVEY

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*  
PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the  
City of Grand Junction  
DATE: April 19th, 2005



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: 02-10-2005	SCALE: 1" = 60'
	DESIGNED BY: DATE: _____	
	CHECKED BY: P.H. DATE: _____	
	APPROVED BY: DATE: _____	



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

WHALEY ANNEXATION NO. 1