

ORDINANCE NO. 3749

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

WHALEY ANNEXATION #2

APPROXIMATELY 4.979 ACRES

LOCATED AT 2949 B 1/2 ROAD

WHEREAS, on the 2nd 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 6th 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 situates in Mesa County, Colorado, and described to wit:

WHALEY ANNEXATION #2

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:

COMMENCING 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 Commencement, N 89°47'03" E along 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, a distance of 329.92 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°09'06" W a distance of 658.49 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 329.48 feet to the Northeast corner of the Southwest Quarter (SW 1/4) of said Section 29; thence S 00°08'34" E along the East line of the NE 1/4 SW 1/4 of said Section 29, a distance of 658.24 feet to a point on the North line of said Loma Linda Subdivision; thence S 89°47'03" W along the North line of said Loma Linda Subdivision, a distance of 329.38 feet, more or less, to the Point of Beginning.

CONTAINING 4.979 Acres (216,878.03 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 2nd day of March, 2005 and ordered published.

ADOPTED on second reading this 6th day of April, 2005.

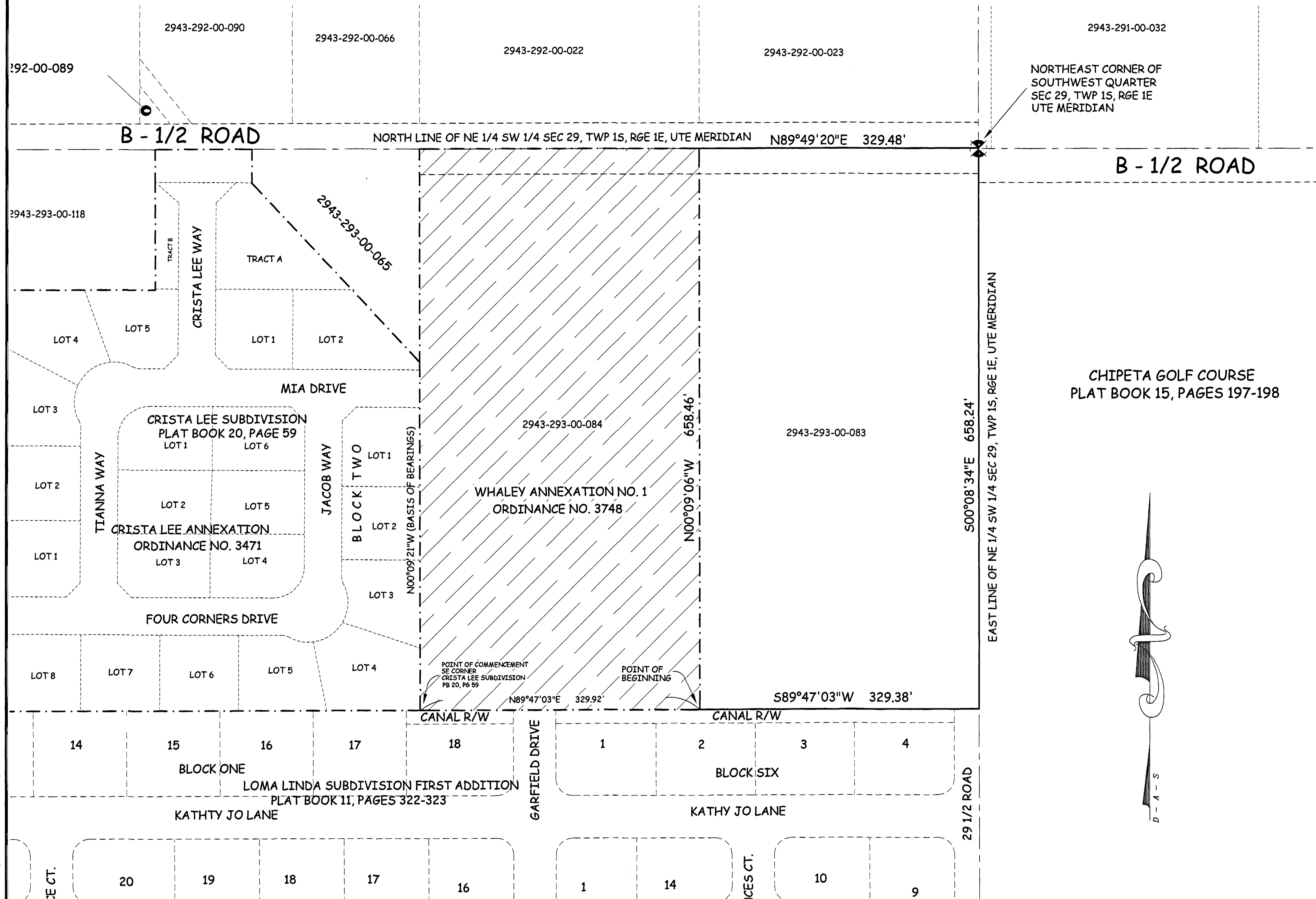
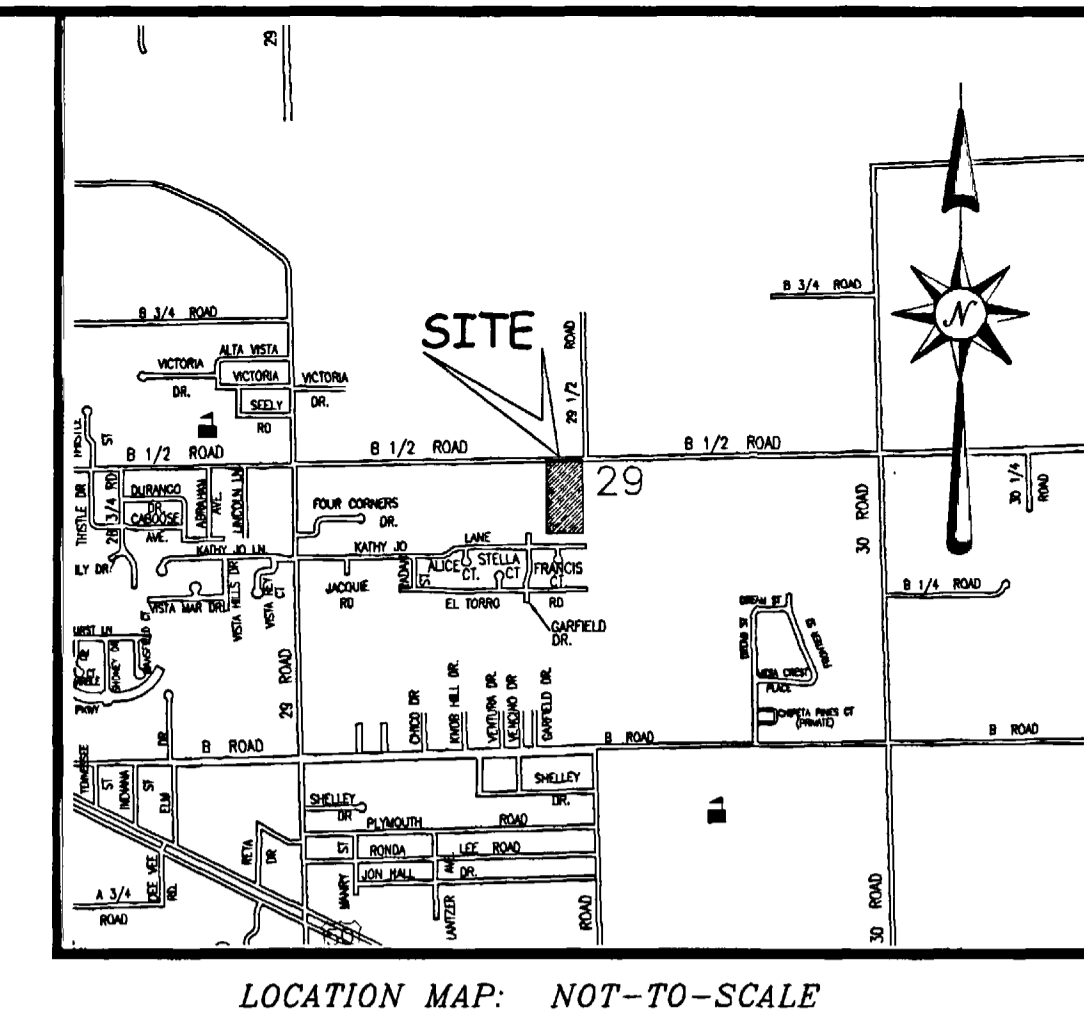
/s/: Bruce Hill
President of the Council

Attest:

/s/: Stephanie Tuin
City Clerk

WHALEY ANNEXATION NO. 2

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

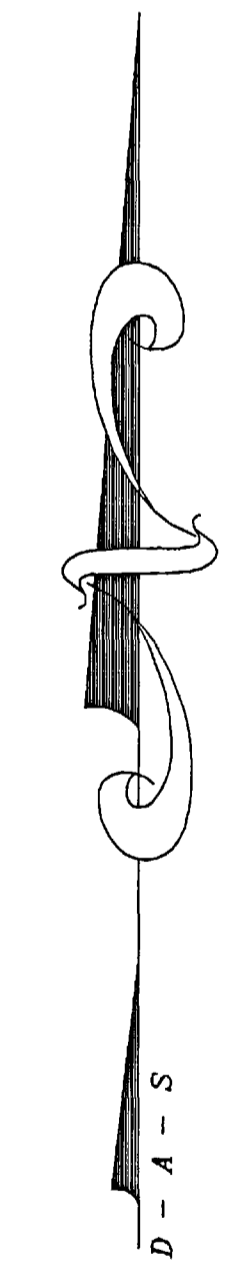


LEGAL DESCRIPTION

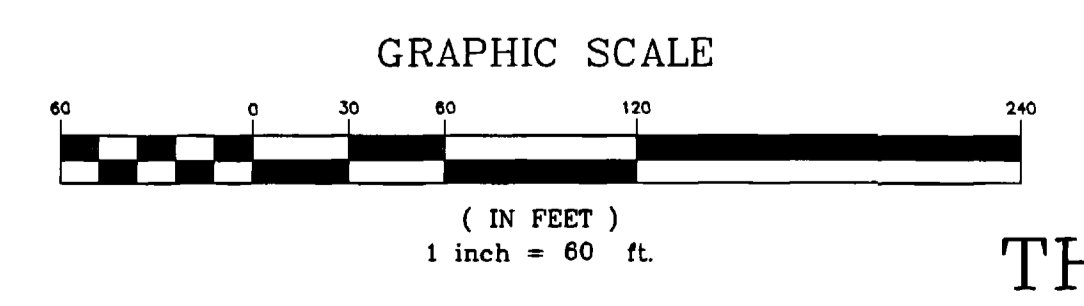
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CHIPETA GOLF COURSE
PLAT BOOK 15, PAGES 197-198



AREA OF ANNEXATION	
ANNEXATION PERIMETER	1,975.55 FT
CONTIGUOUS PERIMETER	658.46 FT.
AREA IN SQUARE FEET	216,878.03***
AREA IN ACRES	4.979
***CONTAINS 9,884.4 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY	



ORDINANCE NO. 3749
EFFECTIVE DATE May 8th, 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
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
DATE: April 19th, 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 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. 2
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