

**ORDINANCE NO. 3752**

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

**SYCAMORE CREEK ANNEXATION #2**

**APPROXIMATELY 16.40 ACRES**

**LOCATED AT 2370 BROADWAY**

**WHEREAS**, on the 16th day of February, 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 situate in Mesa County, Colorado, and described to wit:

**SYCAMORE CREEK ANNEXATION NO. 2**

A certain parcel of land lying in the East Half (E 1/2) of Section 17 and the West Half (W 1/2) of Section 16, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 8A, Watson's Subdivision Replat, as same is recorded in Plat Book 9, Page 65, Public Records of Mesa County, Colorado and assuming the North line of said Lot 8A bears N 74°29'23" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°42'56"E, a distance of 234.23 feet to the POINT OF BEGINNING; thence N16°24'23"W, a distance of 380.53 feet; thence N74°35'13"W, a distance of 809.18 feet; thence N84°02'09"W, a distance of 817.73 feet; thence N76°52'24"W, a distance of 432.77 feet; thence N60°00'34"W, a distance of 279.93 feet; thence N09°12'49"E, a distance of 101.19 feet; thence N46°05'49"E, a distance of 341.30 feet; thence N20°53'49"E, a distance of 273.50 feet; thence N50°59'49"E, a distance of 423.30 feet; thence

N54°38'01"E, a distance of 173.11 feet; thence S39°37'44"E, a distance of 391.23 feet; thence S10°43'51"W, a distance of 180.00 feet; thence S32°48'47"W, a distance of 106.34 feet; thence S21°27'17"W, a distance of 290.99 feet; thence S10°23'22"W, a distance of 128.27 feet; thence S80°07'38"E, a distance of 23.40 feet; thence S19°42'58"W, a distance of 23.08 feet; thence N76°49'27"W, a distance of 240.55 feet; thence S15°12'20"W, a distance of 30.67 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S53°49'32"W, a radial distance of 217.20 feet; thence southerly along the arc, through a central angle of 42°04'09", a distance of 159.48 feet; thence S05°53'40"W, a distance of 79.76 feet; thence S84°02'09"E, a distance of 817.86 feet; thence S74°35'13"E, a distance of 837.53 feet; thence S16°24'23"E, along the West line of Watson's Subdivision, as same is recorded in Plat Book 8, Page 65, Public Records of Mesa County, Colorado, a distance of 373.82 feet; thence S12°31'37"W, along the West line of Ratliff's Subdivision, as same is recorded in Plat Book 15, Page 215, Public Records of Mesa County, Colorado, a distance of 359.25 feet; thence N77°28'23"W, a distance of 25.00 feet; thence N12°31'37"E, a distance of 352.80 feet to the Point of Beginning.

CONTAINING 16.4031 acres (714,517 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 16th day of February, 2005 and ordered published.

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

Attest:

/s/: Bryce Hill  
President of the Council

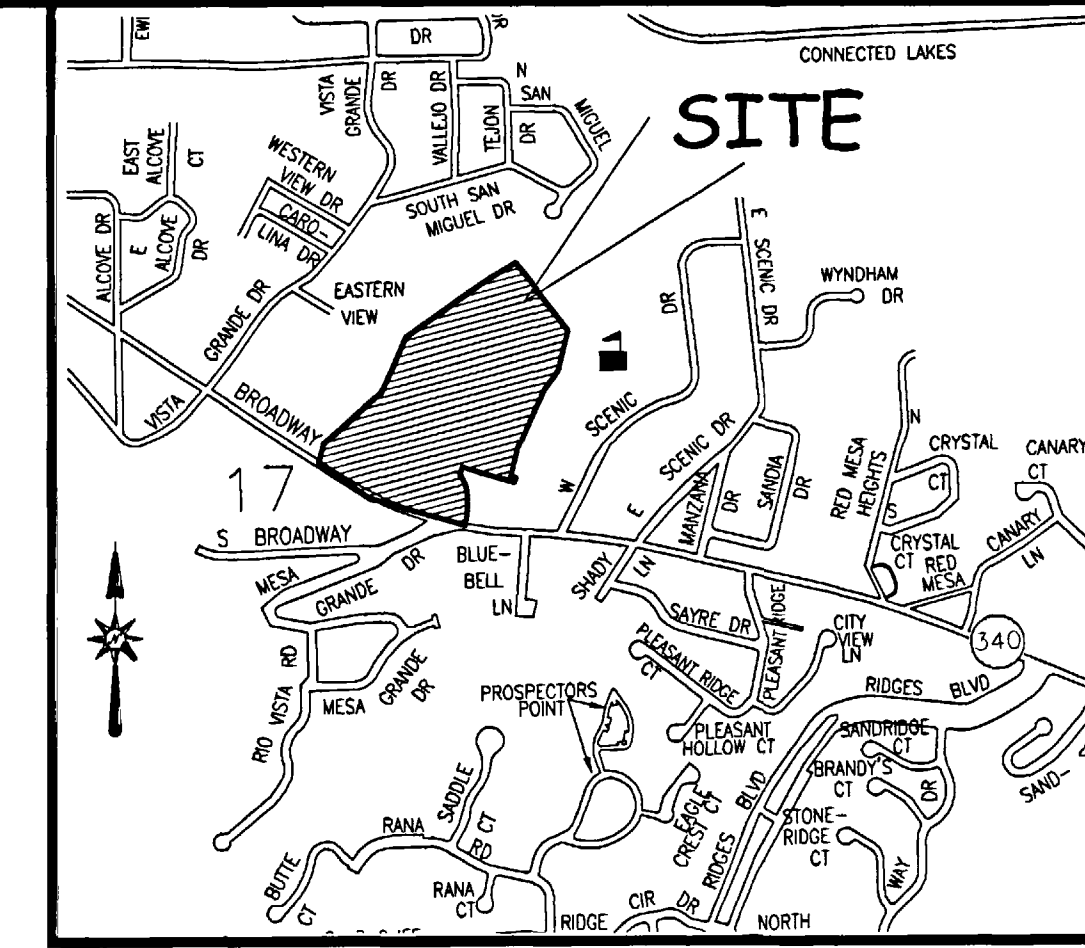
/s/: Stephanie Tuin  
City Clerk

# SYCAMORE CREEK ANNEXATION NO. 2

SITUATE IN THE E 1/2 OF SECTION 17 AND THE W 1/2 OF SECTION 16, T1S, R1W, U.M.

COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 2



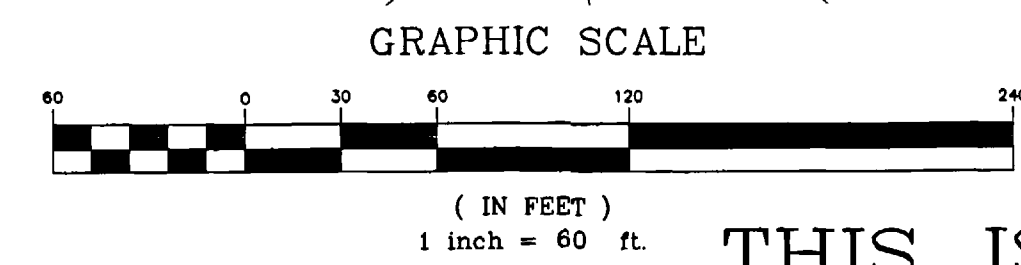
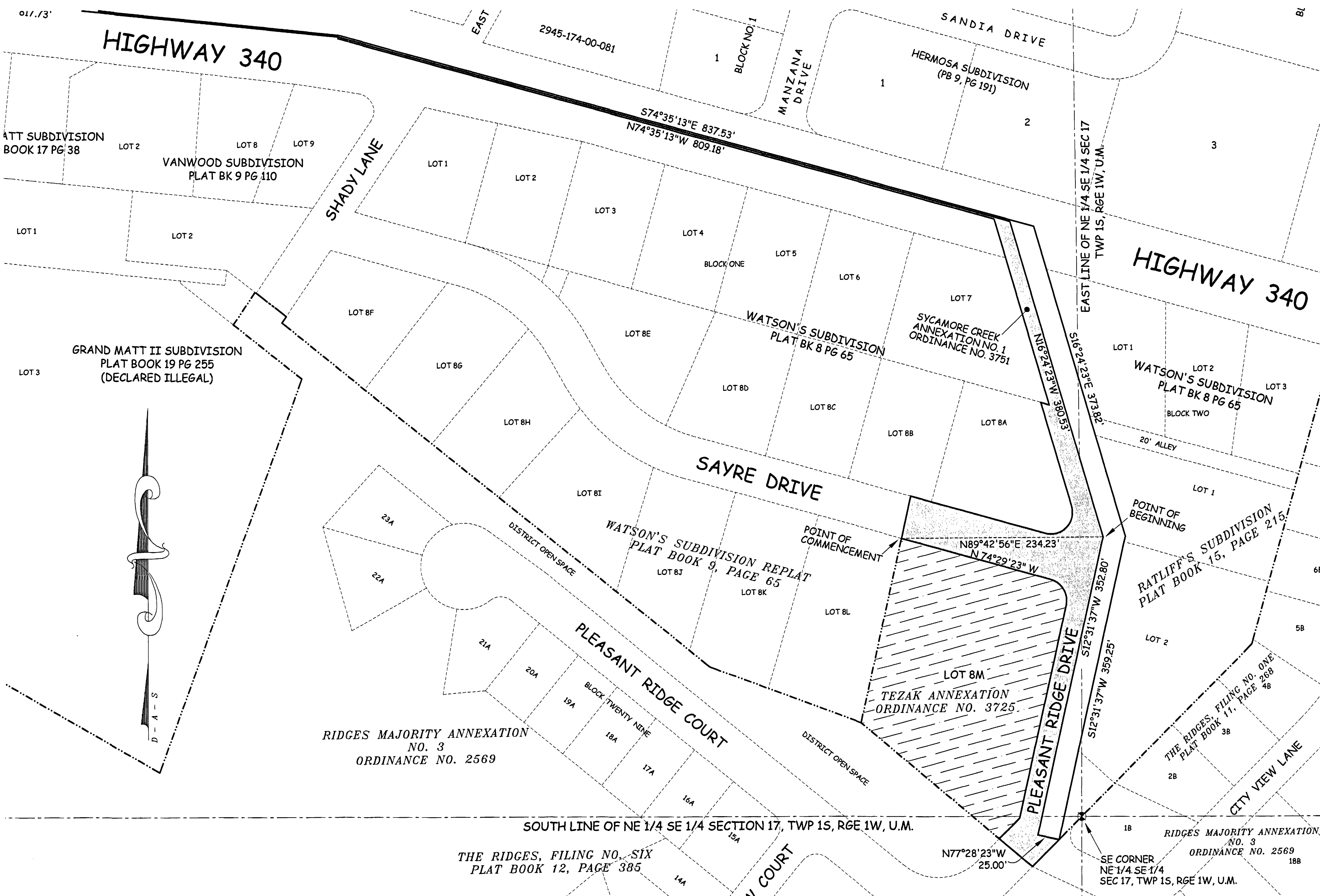
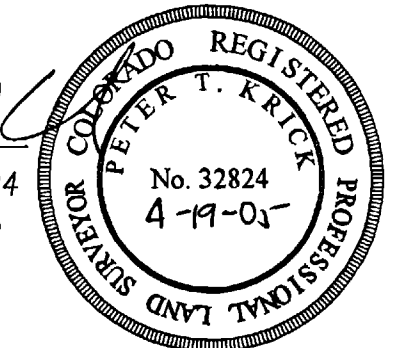
## LEGAL DESCRIPTION

A certain parcel of land lying in the East Half (E 1/2) of Section 17 and the West Half (W 1/2) of Section 16, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

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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  
Professional Land Surveyor for the  
City of Grand Junction  
DATE: April 19th, 2005



ORDINANCE NO. 3752  
EFFECTIVE DATE May 8th, 2005

AREA OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	8,452.55 FT	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	1,567.51 FT	EXISTING CITY LIMITS	
AREA IN SQUARE FEET	714,517.0***		
AREA IN ACRES	16.4031		

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



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

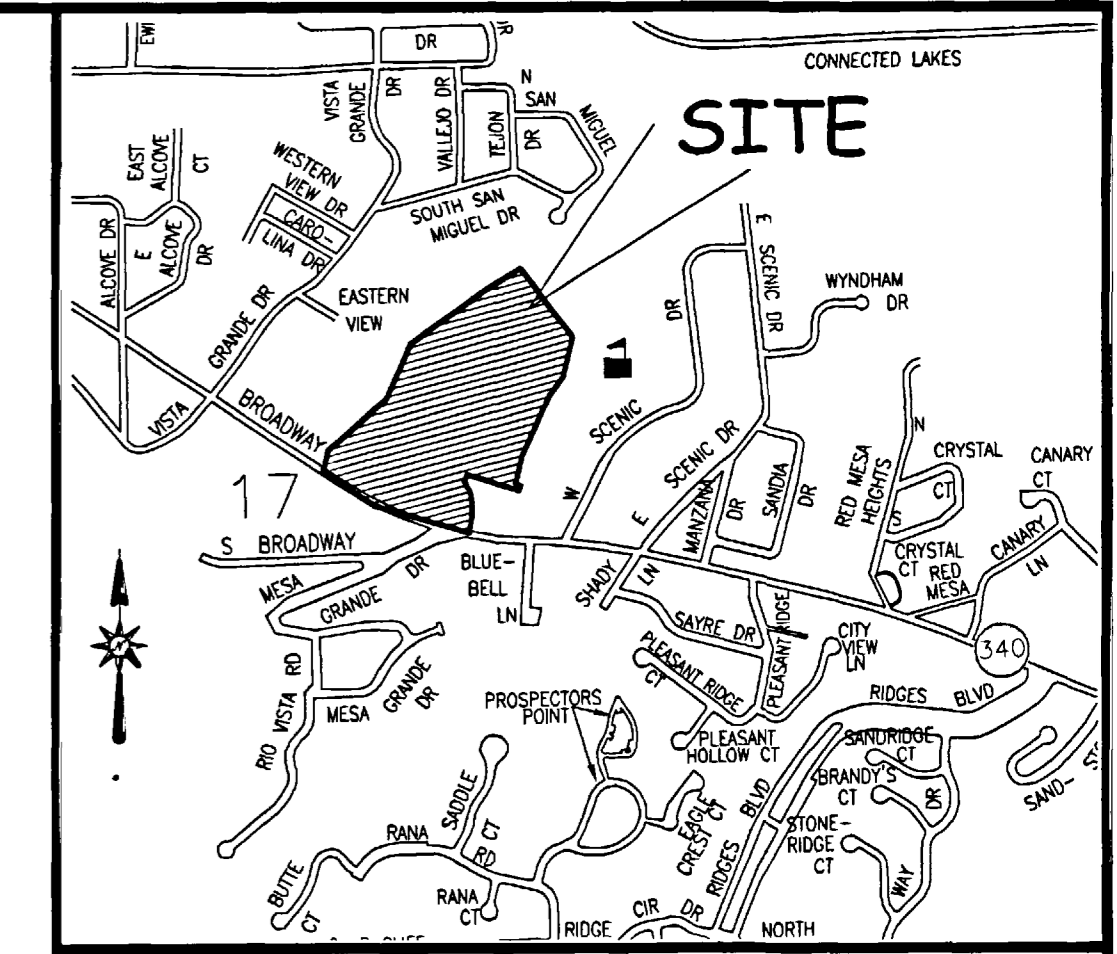
SYCAMORE CREEK ANNEXATION NO. 2

# SYCAMORE CREEK ANNEXATION NO. 2

SITUATE IN THE E 1/2 OF SECTION 17 AND THE W 1/2 OF SECTION 16, T15, R1W, U.M.

COUNTY OF MESA, STATE OF COLORADO

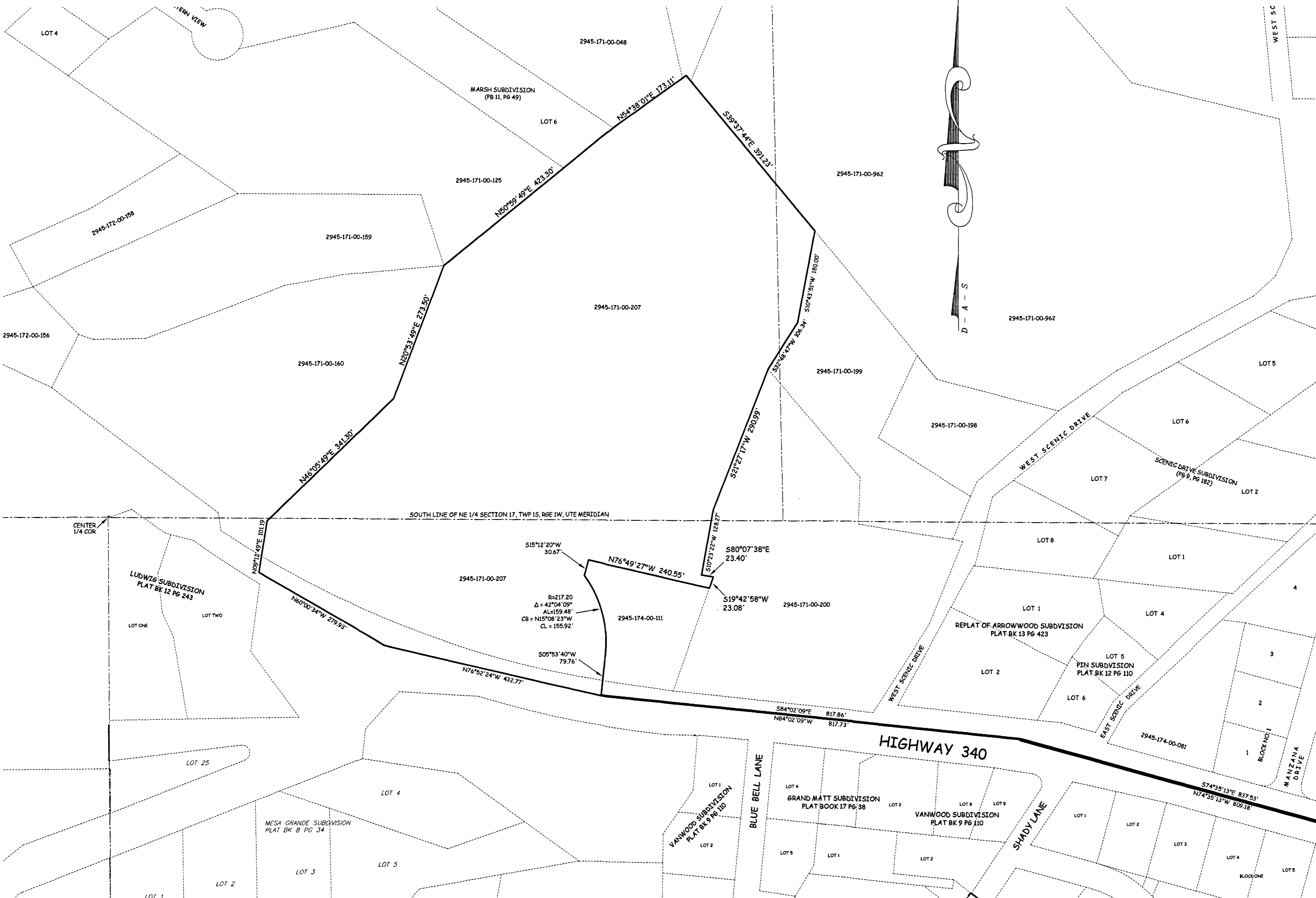
SHEET 2 OF 2



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

SEE SHEET 1 OF 2

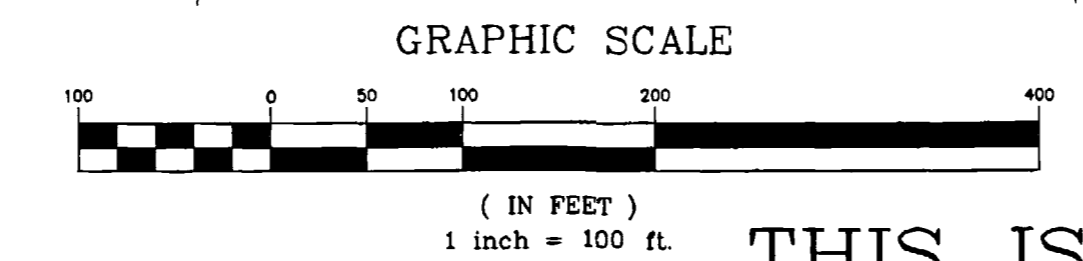


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LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	—————



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

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	DESIGNED BY DATE	
	CHECKED BY P.H. DATE	
	APPROVED BY DATE	



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

SYCAMORE CREEK ANNEXATION NO. 2  
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