

**ORDINANCE NO. 3767**

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

**ANSON ANNEXATION NO. 4**

**APPROXIMATELY 3.53 ACRES**

**LOCATED AT 2729 B ¼ ROAD INCLUDING A PORTION OF B ¼ ROAD RIGHT-  
OF-WAY**

**WHEREAS**, on the 6<sup>th</sup> day of April, 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 18<sup>th</sup> day of May, 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:

**ANSON ANNEXATION #4**

A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of the SE 1/4 SW 1/4 of said Section 25 and assuming the North line of the SE 1/4 SW 1/4 of said Section 25 bears S89°54'50"W with all bearings contained herein relative thereto; thence from said Point of beginning N00°05'10"W a distance of 20.00 feet to the North right of way of B 1/4 Road; thence N89°54'50"E along the North right of way of said B 1/4 Road a distance of 616.67 feet; thence S00°05'10"E a distance of 15.00 feet; thence N89°54'50"E a distance of 29.50 feet; thence S00°05'10"E a distance of 15.00 feet; thence S89°54'50"W along a line being 10.00 foot North of and parallel with the South right of way of B 1/4 Road a distance of 78.80 feet; thence

S00°05'10"E a distance of 5.00 feet; thence S89°54'50"W along a line being 5.00 foot North of and parallel with the South right of way of B 1/4 Road a distance of 287.29 feet; thence S00°11'53"E a distance of 371.80 feet; thence S89°49'02"W a distance of 115.00 feet; thence S00°11'58"E a distance of 170.00 feet; thence S89°58'52"W a distance of 165.00 feet; thence N00°11'58"W a distance of 576.80 feet to the Point of Beginning.

Said parcel contains 3.53 acres (153,961 square feet) more or less as described.

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

**INTRODUCED** on first reading on the 6<sup>th</sup> day of April, 2005 and ordered published.

**ADOPTED** on second reading this 18<sup>th</sup> day of May, 2005.

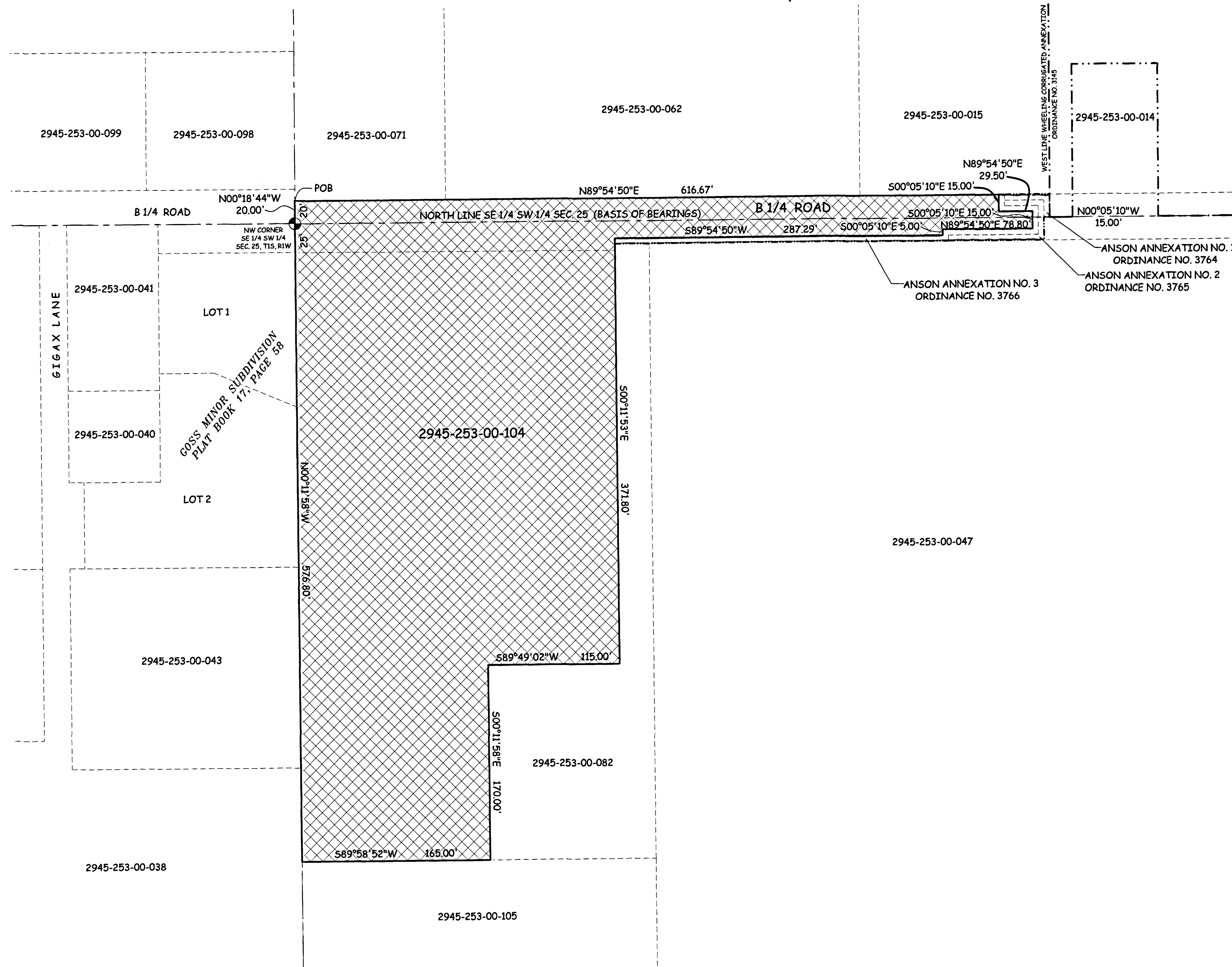
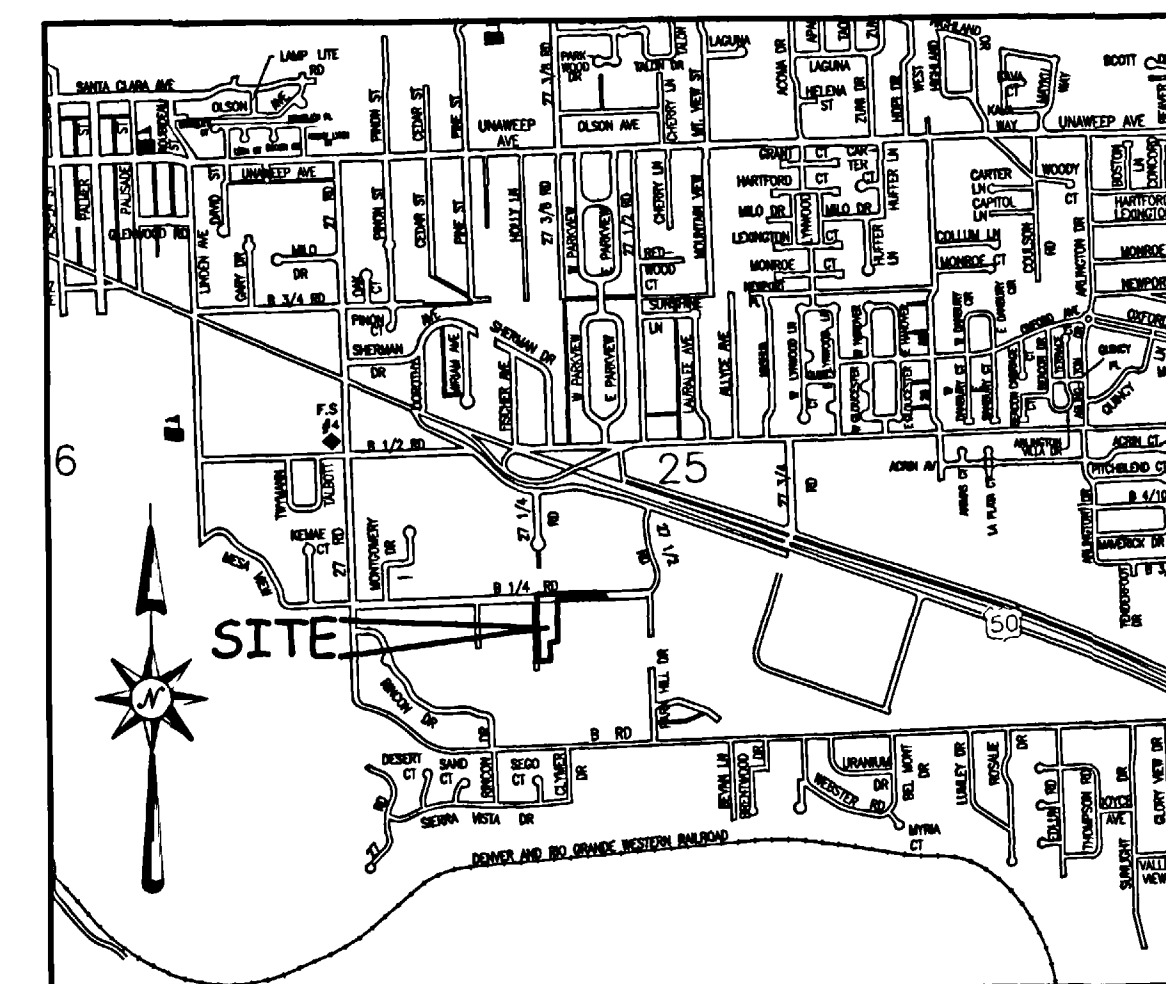
Attest:

/s/: Bruce Hill  
President of the Council

/s/: Stephanie Tuin  
City Clerk

# ANSON ANNEXATION NO. 4

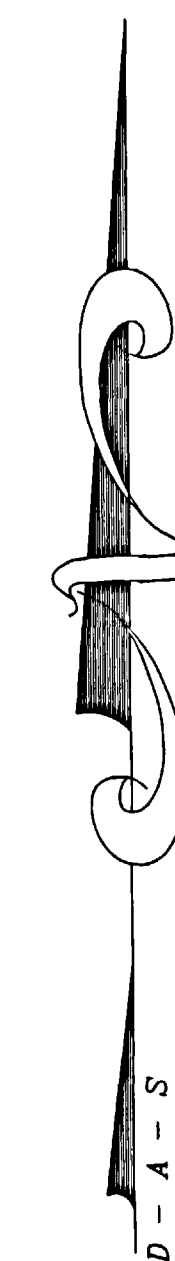
SITUATE IN THE SE 1/4 SW 1/4 AND THE NE 1/4 SE 1/4 OF SECTION 25, T1S, R1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO



## LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

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### AREA OF ANNEXATION

ANNEXATION PERIMETER	2445.87 FT
CONTIGUOUS PERIMETER	419.60 FT.
AREA IN SQUARE FEET	153,961***
AREA IN ACRES	3.53

### LEGEND

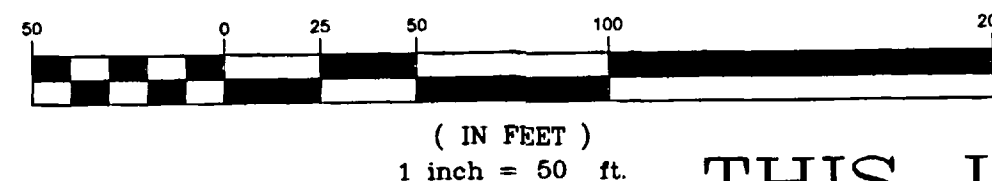
ANNEXATION BOUNDARY	— — — — —
EXISTING CITY LIMITS	- - - - -

\*\*\*CONTAINS 24,675 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

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	T.L.P.	DATE	03-16-05
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

### GRAPHIC SCALE



ORDINANCE NO.  
3767

EFFECTIVE DATE  
June 19th, 2005

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

ANSON ANNEXATION NO.4  
13058600.tif

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: May 24th, 2005

