

**ORDINANCE NO. 3795**

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

**BEAGLEY II ANNEXATION**

**APPROXIMATELY 12.43 ACRES**

**LOCATED AT 2932 AND 2938 D ½ ROAD INCLUDING A PORTION OF THE D  
½ ROAD RIGHT-OF-WAY**

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

**BEAGLEY II ANNEXATION**

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW 1/4) of Section 17, Township 1South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the SW corner of the SE 1/4 NW 1/4 of said Section 17, and assuming the South line of the SE 1/4 NW 1/4 of said Section 17 to bear S89°59'32"E with all bearings contained herein relative thereto; thence S89°59'32"E along the South line of the SE 1/4 NW 1/4 of said Section 17 a distance of 330.36 feet to the Point of Beginning; thence N00°00'28"E a distance of 1012.95 feet to the South line of Southern Pacific Railroad Annexation No. 1, Ordinance No. 3158, City of Grand Junction; thence N73°02'58"E along the South line of said Southern Pacific Railroad Annexation No. 1 a distance of 552.61 feet; thence S00°00'28"W a distance of 1174.13 feet to the South line of

the SE 1/4 NW 1/4 of said Section 17, thence N89°59'32"W along the South line of the SE 1/4 NW 1/4 of said Section 17 a distance of 106.72 feet to the Southeast corner of Holley Annexation No. 1, Ordinance No. 3638, City of Grand Junction; thence N00°00'28"E along the East line of said Holley Annexation No. 1 and Holley Annexation No. 2, Ordinance No. 3639, City of Grand Junction, a distance of 400.00 feet to the Northeast corner of said Holley Annexation No. 2; thence N89°59'32"W along the North line of said Holley Annexation No. 2 a distance of 91.50 feet to the Northwest corner of said Holley Annexation No. 2; thence S00°00'28"W along the West line of said Holley Annexation No. 1 and 2 a distance of 400.00 feet to the South line of the SE 1/4 NW 1/4 of said Section 17; thence N89°59'32"W along the South line of the SE 1/4 NW 1/4 of said Section 17 a distance of 330.37 feet to the Point of Beginning.

Said parcel contains 12.43 acres (541,425 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 18<sup>th</sup> day of May, 2005 and ordered published.

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

Attest:

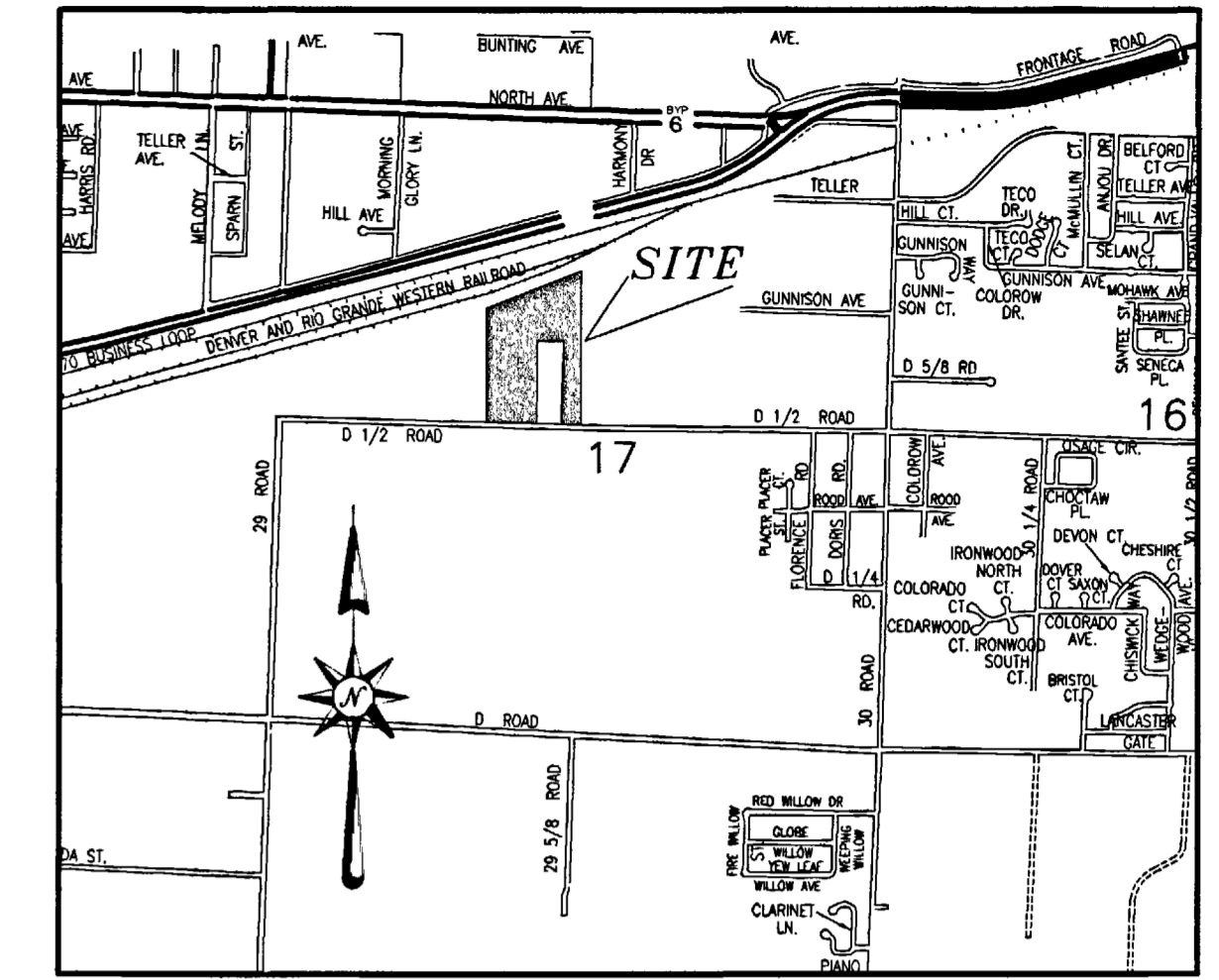
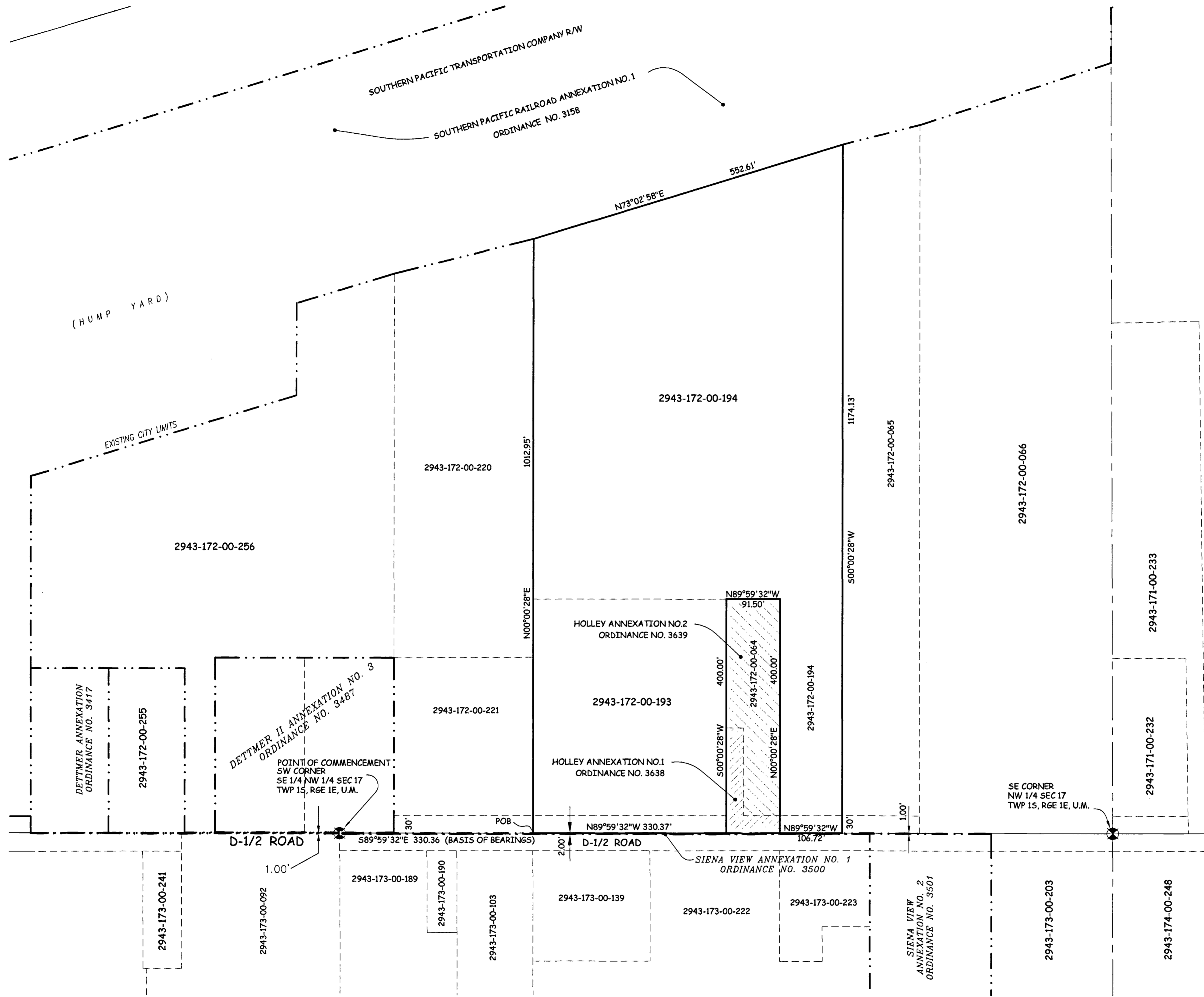
/s/: Bruce Hill  
President of the Council

/s/: Stephanie Tuin  
City Clerk



# BEAGLEY II ANNEXATION

SITUATE IN THE SE 1/4 OF THE NW 1/4 SECTION 17, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO

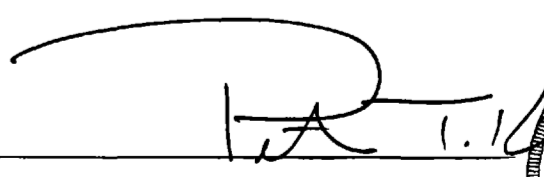


### LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 17, Township 1South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the SW corner of the SE 1/4 NW 1/4 of said Section 17, and assuming the South line of the SE 1/4 NW 1/4 of said Section 17 to bear S89°59'32"E with all bearings contained herein relative thereto; thence S89°59'32"E along the South line of the SE 1/4 NW 1/4 of said Section 17 a distance of 330.36 feet to the Point of Beginning; thence N00°00'28"E a distance of 1012.95 feet to the South line of Southern Pacific Railroad Annexation No. 1, Ordinance No. 3158, City of Grand Junction; thence N73°02'58"E along the South line of said Southern Pacific Railroad Annexation No. 1 a distance of 552.61 feet; thence S00°00'28"W a distance of 1174.13 feet to the South line of the SE 1/4 NW 1/4 of said Section 17, thence N89°59'32"W along the South line of the SE 1/4 NW 1/4 of said Section 17 a distance of 106.72 feet to the Southeast corner of Holley Annexation No. 1, Ordinance No. 3638, City of Grand Junction; thence N00°00'28"E along the East line of said Holley Annexation No. 1 and Holley Annexation No. 2, Ordinance No. 3639, City of Grand Junction, a distance of 400.00 feet to the Northeast corner of said Holley Annexation No. 2; thence N89°59'32"W along the North line of said Holley Annexation No. 2 a distance of 91.50 feet to the Northwest corner of said Holley Annexation No. 2; thence S00°00'28"W along the West line of said Holley Annexation No. 1 and 2 a distance of 400.00 feet to the South line of the SE 1/4 NW 1/4 of said Section 17; thence N89°59'32"W along the South line of the SE 1/4 NW 1/4 of said Section 17 a distance of 330.37 feet to the Point of Beginning.

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: July 8th, 2005



#### AREA OF ANNEXATION

ANNEXATION PERIMETER 4068.27 FT  
 CONTIGUOUS PERIMETER 6377.13 FT.  
 AREA IN SQUARE FEET 541,425\*\*\*  
 AREA IN ACRES 12.43  
 (CONTAINS 13,113 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY)

#### LEGEND

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

#### GRAPHIC SCALE



( IN FEET )  
 1 inch = 100 ft.

ORDINANCE NO.  
 3795

EFFECTIVE DATE  
 August 7th, 2005

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY T.L.P. DATE 04-20-05  
 DESIGNED BY DATE  
 CHECKED BY P.T.K. DATE  
 APPROVED BY DATE

#### SCALE

1" = 100'



PUBLIC WORKS  
 AND UTILITIES  
 REAL ESTATE DIVISION

BEAGLEY II ANNEXATION  
 1306000.tif

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.