

**ORDINANCE NO. 3797**

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

**BEANERY ANNEXATION**

**APPROXIMATELY 1.65 ACRES**

**LOCATED AT 556 29 ROAD AND INCLUDING A PORTION OF THE 29 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:

**BEANERY ANNEXATION**

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4 ) of Section 8, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the SW 1/4 NW 1/4 of said Section 8, and assuming the West line of the SW 1/4 NW 1/4 of said Section 8 bears N00°04'18"W with all bearings contained herein relative thereto; thence N00°04'18"W along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 50.0 feet to the Point of Beginning; thence N00°04'18"W continuing along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 423.52 feet; thence N77°47'42"E a distance of 51.14 feet to the East right of way of 29 Road also being the Northwest corner of Lot 1, Woods Subdivision as recorded in Plat Book 12, Page 96, Mesa County, Colorado records; thence S00°04'18"E

along the West line of said Lot 1 a distance of 114.27 feet to the Southwest corner of Lot 1 of said Woods Subdivision also the North right of way of Pinyon Street; thence N89°55'42"E along the South line of lots 1 and 2 of said Woods Subdivision a distance of 122.00 feet; thence 157.08 feet along the arc of a 50.00 foot radius curve, concave South, through a central angle of 180°00'00", whose long chord bears N89°55'42"E a distance of 100.00 feet to the West line of Arbors Annexation, Ordinance No. 3700, City of Grand Junction; thence S00°04'18"E along the West line of said Arbors Annexation a distance of 209.99 feet to the Northeast corner of Lot 2, Ditto Addition as recorded in Plat Book 11, Page 350 of the Mesa County Colorado records; thence S89°55'38"W along the North line of Lots 1 and 2 of said Ditto Addition a distance of 222.00 feet to the Northwest corner of Lot 1 of said Ditto Addition, also being the East right of way of 29 Road; thence S00°04'18"E along the West line of Lot 1 of said Ditto Addition a distance of 110.00 feet to the Southwest corner of Lot 1 of said Ditto Addition; thence S89°55'38"W along a line 50.00 feet North of and parallel with, the South line of the SW 1/4 NW 1/4 of said Section 8 a distance of 50.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.65 acres (71,990 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.

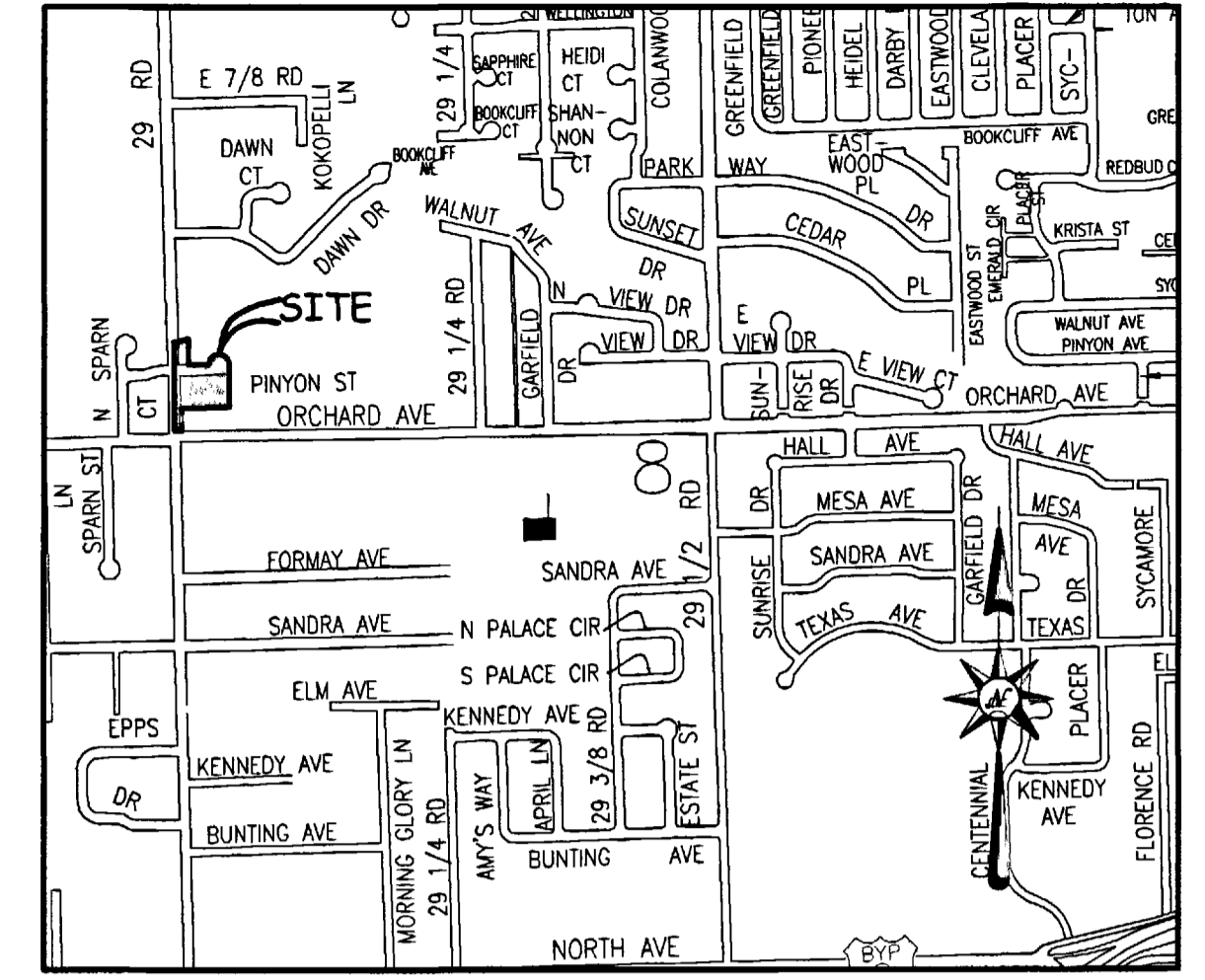
Attest:

/s/: Bruce Hill  
President of the Council

/s/: Stephanie Tuin  
City Clerk

# BEANERY ANNEXATION

SITUATE IN THE SW 1/4 NW 1/4 OF SECTION 8, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO

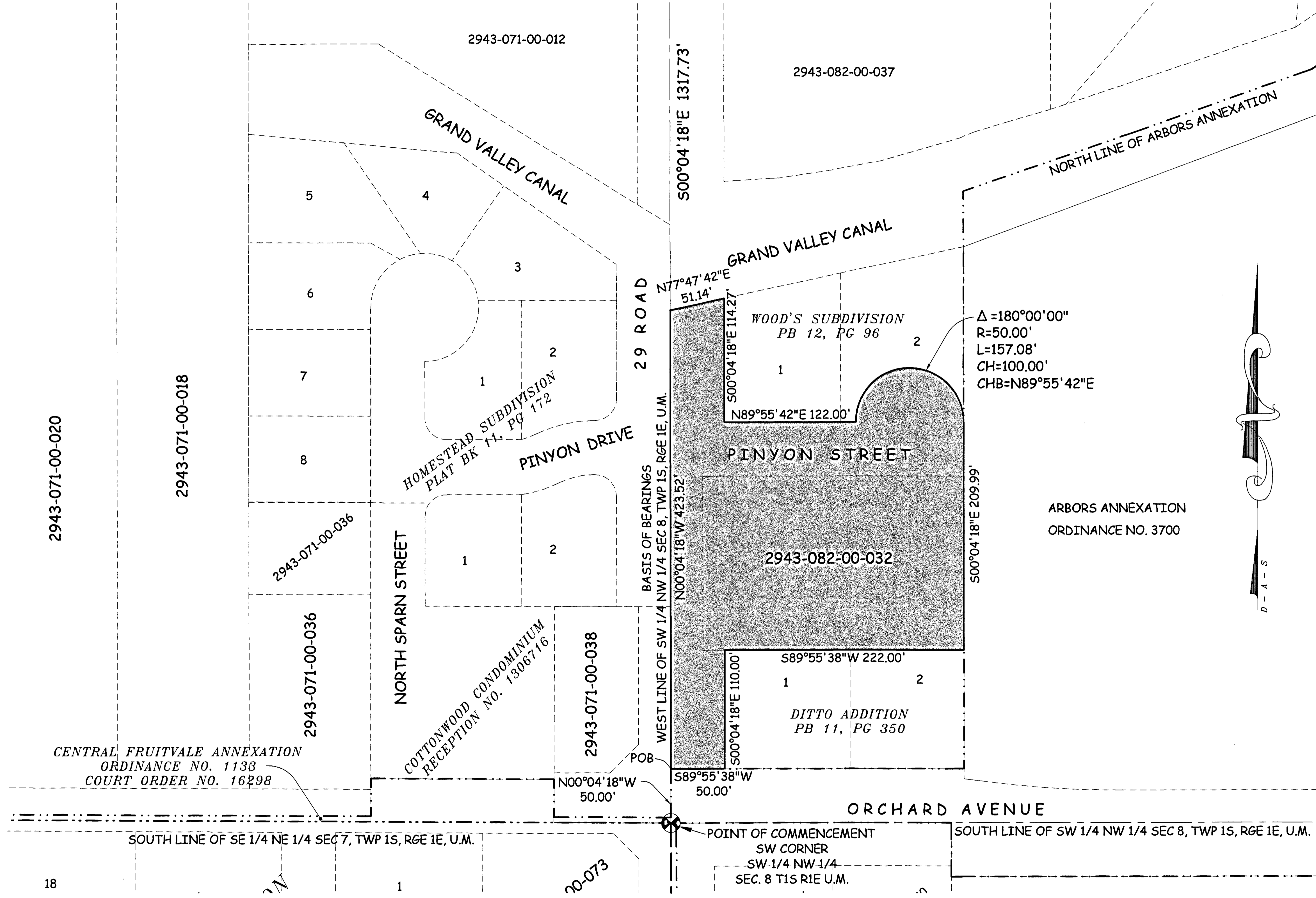
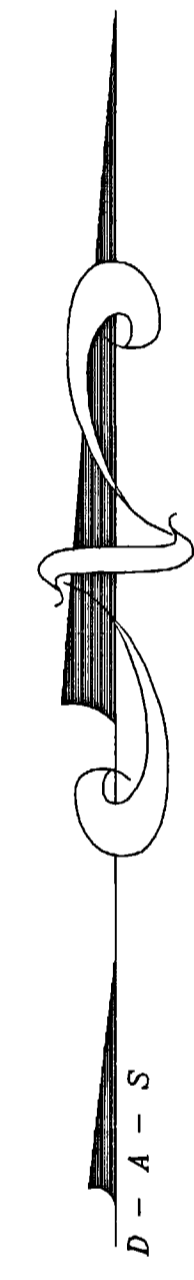


LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4 ) of Section 8, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the SW 1/4 NW 1/4 of said Section 8, and assuming the West line of the SW 1/4 NW 1/4 of said Section 8 bears N00°04'18"W with all bearings contained herein relative thereto; thence N00°04'18"W along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 50.0 feet to the Point of Beginning; thence N00°04'18"W continuing along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 423.52 feet; thence N77°47'42"E a distance of 51.14 feet to the East right of way of 29 Road also being the Northwest corner of Lot 1, Woods Subdivision as recorded in Plat Book 12, Page 96, Mesa County, Colorado records; thence S00°04'18"E along the West line of said Lot 1 a distance of 114.27 feet to the Southwest corner of Lot 1 of said Woods Subdivision also the North right of way of Pinyon Street; thence N89°55'42"E along the South line of lots 1 and 2 of said Woods Subdivision a distance of 122.00 feet; thence 157.08 feet along the arc of a 50.00 foot radius curve, concave South, through a central angle of 180°00'00", whose long chord bears N89°55'42"E a distance of 100.00 feet to the West line of Arbors Annexation, Ordinance No. 3700, City of Grand Junction; thence S00°04'18"E along the West line of said Arbors Annexation a distance of 209.99 feet to the Northeast corner of Lot 2, Ditto Addition as recorded in Plat Book 11, Page 350 of the Mesa County Colorado records; thence S89°55'38"W along the North line of Lots 1 and 2 of said Ditto Addition a distance of 222.00 feet to the Northwest corner of Lot 1 of said Ditto Addition, also being the East right of way of 29 Road; thence S00°04'18"E along the West line of Lot 1 of said Ditto Addition a distance of 110.00 feet to the Southwest corner of Lot 1 of said Ditto Addition; thence S89°55'38"W along a line 50.00 feet North of and parallel with, the South line of the SW 1/4 NW 1/4 of said Section 8 a distance of 50.00 feet, more or less, to the Point of Beginning.



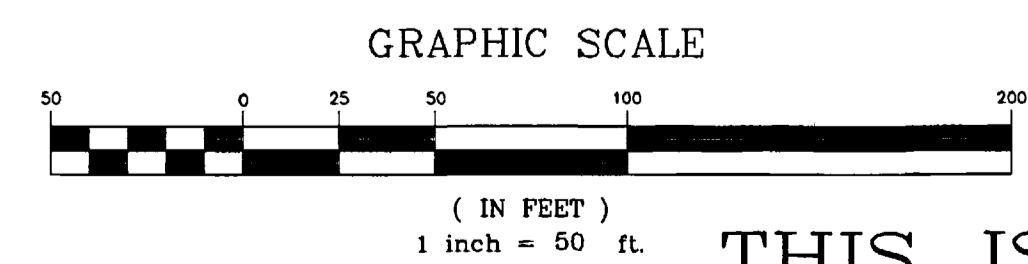
CENTRAL FRUITVALE ANNEXATION  
ORDINANCE NO. 1133  
COURT ORDER NO. 16298

### AREA OF ANNEXATION

ANNEXATION PERIMETER	1460.00 FT
CONTIGUOUS PERIMETER	259.99 FT.
AREA IN SQUARE FEET	71,990***
AREA IN ACRES	1.65
(CONTAINS 38,718 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY)	

### LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	



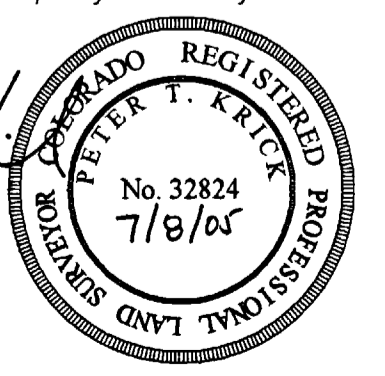
ORDINANCE NO.  
3797

EFFECTIVE DATE  
August 7th, 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, PLS No. 32824  
Professional Land Surveyor for the City of Grand Junction  
DATE: July 8th, 2005



DRAWN BY	T.L.P.	DATE	04-12-05
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 50'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

BEANERY ANNEXATION  
13060100.tif