

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3831

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

ACE HARDWARE ANNEXATION #2

APPROXIMATELY 0.03 ACRES

LOCATED WITHIN THE HIGHWAY 340 RIGHT-OF-WAY

WHEREAS, on the 7th day of September, 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 19th day of October, 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:

ACE HARDWARE ANNEXATION #2

A certain parcel of land located in the North 1/2 (N 1/2) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Block 1, Monument Village Commercial Center as recorded in Plat Book 17, Page 396, Mesa County, Colorado records and assuming the Northerly right of way of Colorado State Highway 340 to bear N59°06'26"W with all bearings contained herein relative thereto; thence from said point of commencement N59°06'26"W along said Northerly right of way a distance of 148.23 feet; thence S15°18'42"W along a line being 5.00 West of and parallel with the Westerly line of Westgate Freewill Baptist Church Annexation No. 1, Ordinance No. 3553, City of Grand Junction, a distance of 5.19 feet to the Point of Beginning; thence S15°18'42"W along a line being 5.00 feet West of and

parallel with the Westerly lines of said Westgate Freewill Baptist Church Annexation No. 1, and Westgate Freewill Baptist Church Annexation No. 2, Ordinance No. 3554, City of Grand Junction, a distance of 88.24 feet to the Southerly right of way of said Highway 340; thence N59°06'26"W along the Southerly right of way of said Highway 340, a distance of 5.19 feet; thence N15°18'42"E along a line being 10.00 feet West of and parallel with the Westerly lines of said Westgate Freewill Baptist Church Annexation Nos. 1 & 2, a distance of 83.05 feet; thence N59°06'26"W along a line being 10.00 feet South of and parallel with the Northerly right of way of said Highway 340 a distance of 181.91 feet; thence N30°53'34"E a distance of 5.00 feet; thence N59°06'26"W a distance of 221.99 feet; thence N30°53'34"E a distance of 10.23; thence N59°01'55"W along a line being 5.00 feet South of and parallel with the Northerly right of way of said Highway 340 a distance of 308.91 feet; thence N30°58'05"E a distance of 5.00 to the Northerly right of way of said Highway 340; thence S59°01'55"E along the Northerly right of way of said Highway 340 a distance of 313.91 feet; thence S30°53'34"W a distance of 10.24 feet; thence S59°06'26"E a distance of 221.99 feet; thence S30°53'34"W a distance of 5.00 feet; thence S59°06'26"E along a line being 5.00 feet South of and parallel with the Northerly right of way of said Highway 340 a distance of 180.70 feet to the Point of Beginning.

Said parcel contains 0.03 acres (1,367 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 7th day of September, 2005 and ordered published.

ADOPTED on second reading this 19th day of October, 2005.

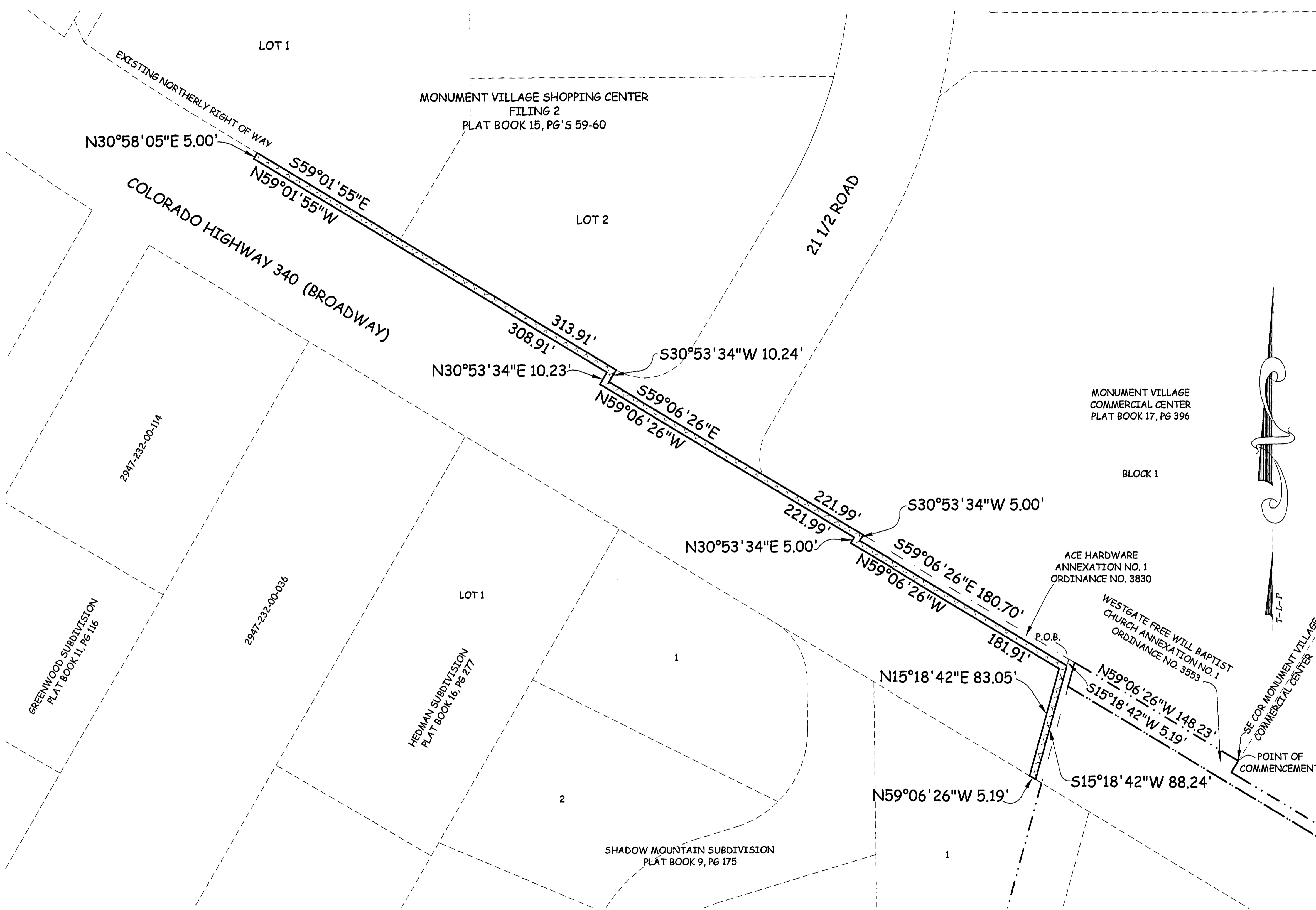
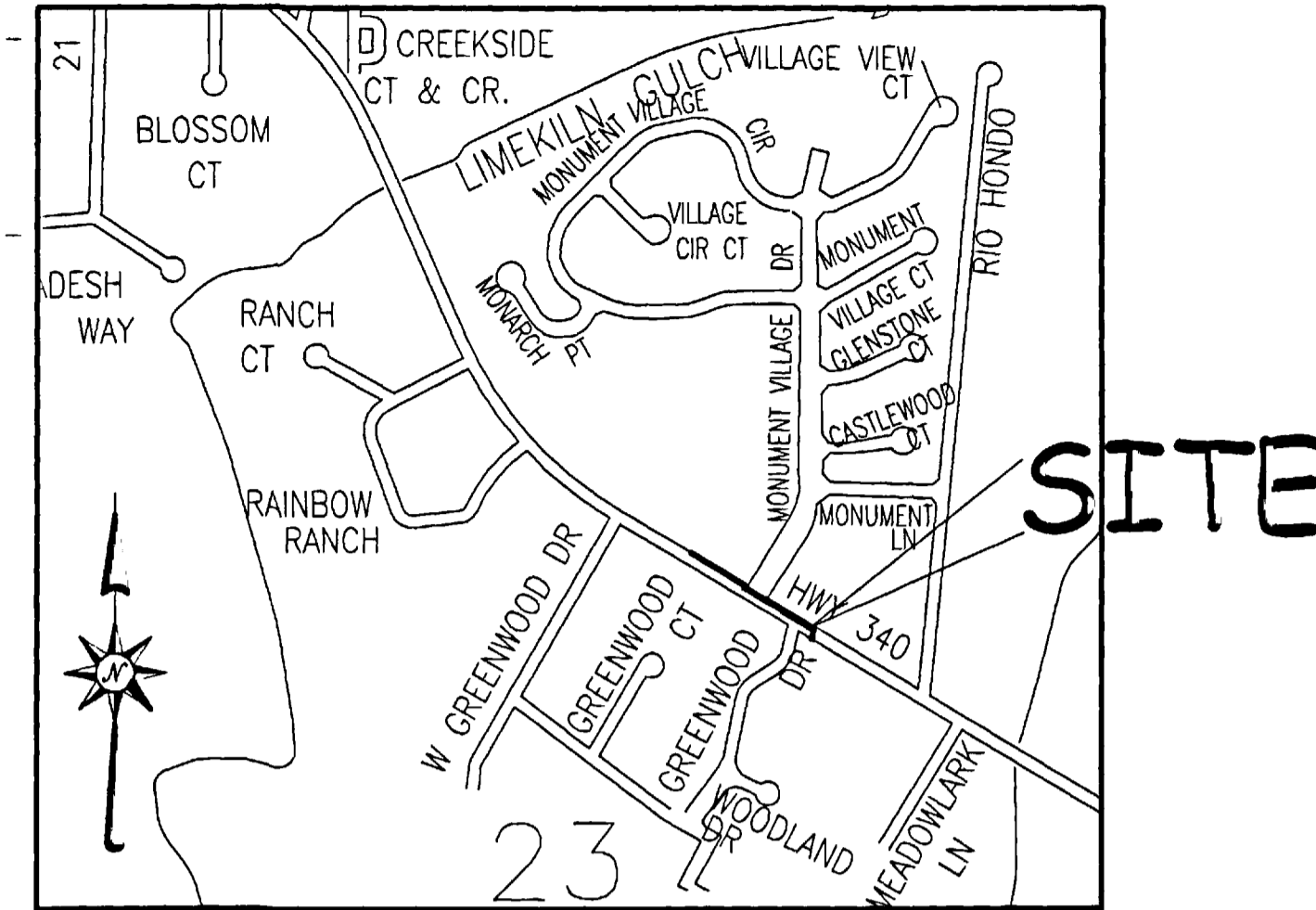
Attest:

/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk

ACE HARDWARE ANNEXATION NO. 2

SITUATE IN THE N 1/2 OF SECTION 23, T11 S, R101 W, 6TH P.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land located in the North 1/2 (N 1/2) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

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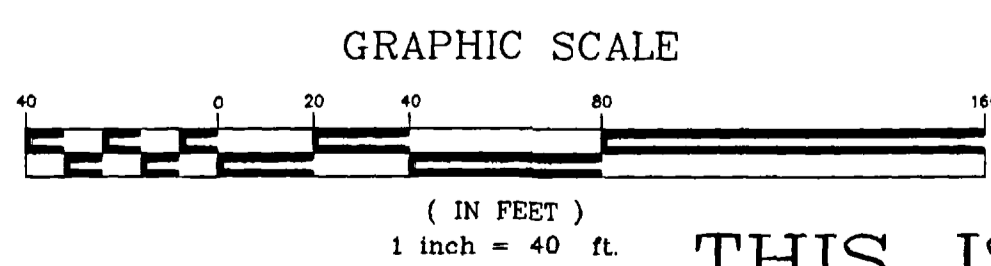
AREA OF ANNEXATION

ANNEXATION PERIMETER	1641.37 FT
CONTIGUOUS PERIMETER	273.94 FT.
AREA IN SQUARE FEET	4,078***
AREA IN ACRES	0.09

***CONTAINS 4,078 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

LEGEND

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



ORDINANCE NO.
3831

EFFECTIVE DATE
NOVEMBER 20, 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	T.L.P.	DATE	08-12-05
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 40'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

ACE HARDWARE ANNEXATION NO. 2
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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
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: October 20, 2005

