

ORDINANCE NO. 3858

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

HAMMER-WHITT ANNEXATION

APPROXIMATELY 6.20 ACRES

**LOCATED AT 29 ½ ROAD AND RONDA LEE ROAD AND A PORTION OF THE
RONDA LEE ROAD, JON HALL DRIVE, AND 29 ½ ROAD RIGHTS-OF-WAY.**

WHEREAS, on the 7th day of December, 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 18th day of January, 2006; 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:

HAMMER-WHITT ANNEXATION

A parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 32, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 32 and assuming the South line of the NE 1/4 NW 1/4 of said Section 32 to bear S89°51'15"W with all bearings contained herein relative thereto; thence from said Point of Beginning S89°51'15"W along the South line of the NE 1/4 NW 1/4 of said Section 32 a distance of 658.00 feet to the East line of Lot 1, Sunset Park recorded in Plat Book 9, Page 93, Mesa County, Colorado records; thence N00°05'03"W along the East line of said Sunset Park a distance of 410.00 feet to the Southeast corner of Lot 20 of said Sunset Park also being a point on the North right of way of Ronda Lee Road; thence N89°51'15"E along the North right of way of said Ronda

Lee Road a distance of 613.31 feet; thence 31.38 feet along a 20.00 foot radius curve concave Northwest, having a central angle of 89°53'58" and a chord that bears N44°54'16"E a distance of 28.26 feet to the West right of way of 29 1/2 Road; thence S00°02'43"E a distance of 19.96 feet; thence N89°51'15"E a distance of 25.00 to the East line of the NE 1/4 NW 1/4 of said Section 32; thence S00°02'43"E along the East line of the NE 1/4 NW 1/4 of said Section 32 a distance of 410.00 feet to the Point of Beginning.

Said parcel contains 6.20 acres (269,891 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 7th day of December, 2005 and ordered published.

ADOPTED on second reading this 18th day of January, 2006.

Attest:

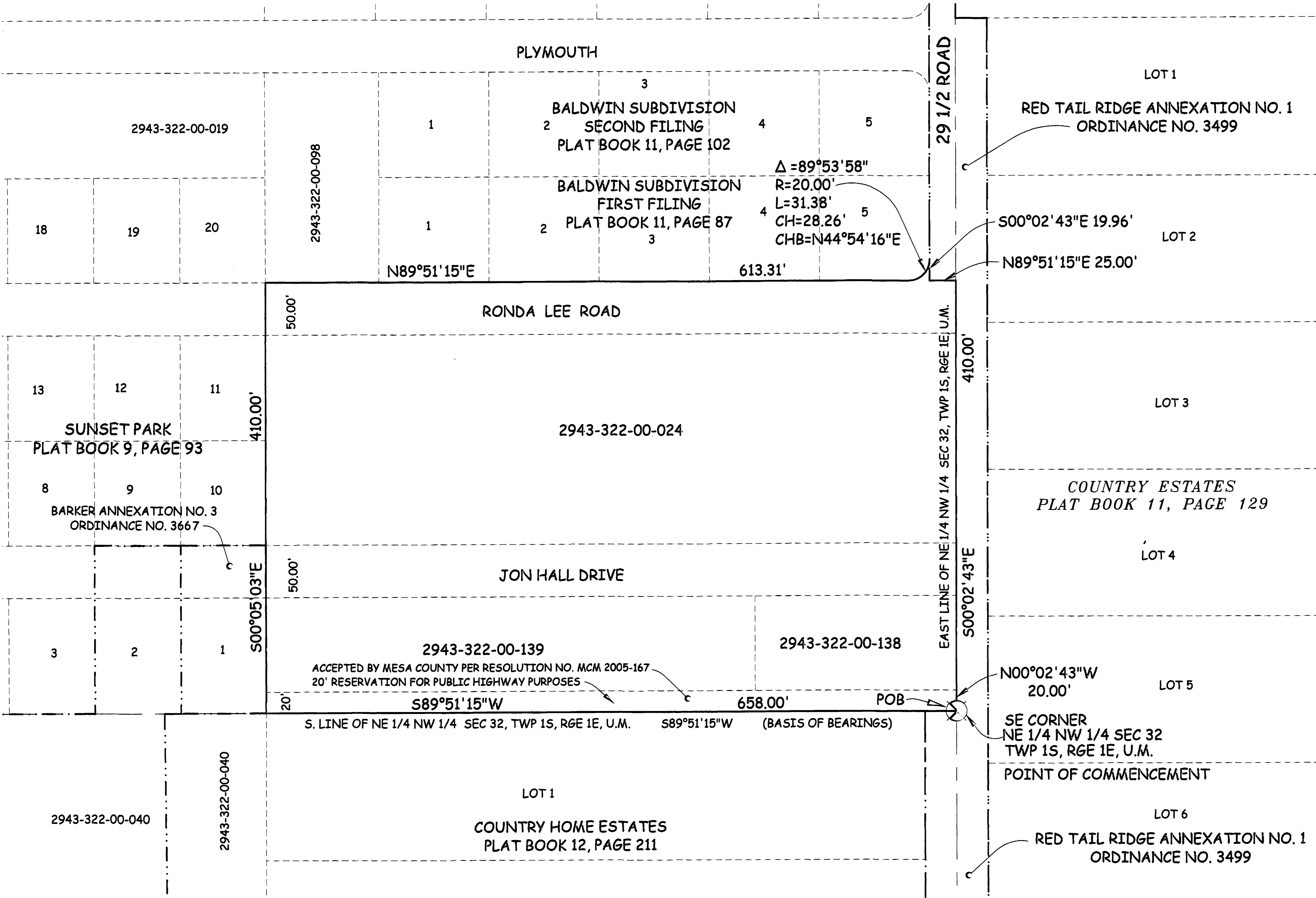
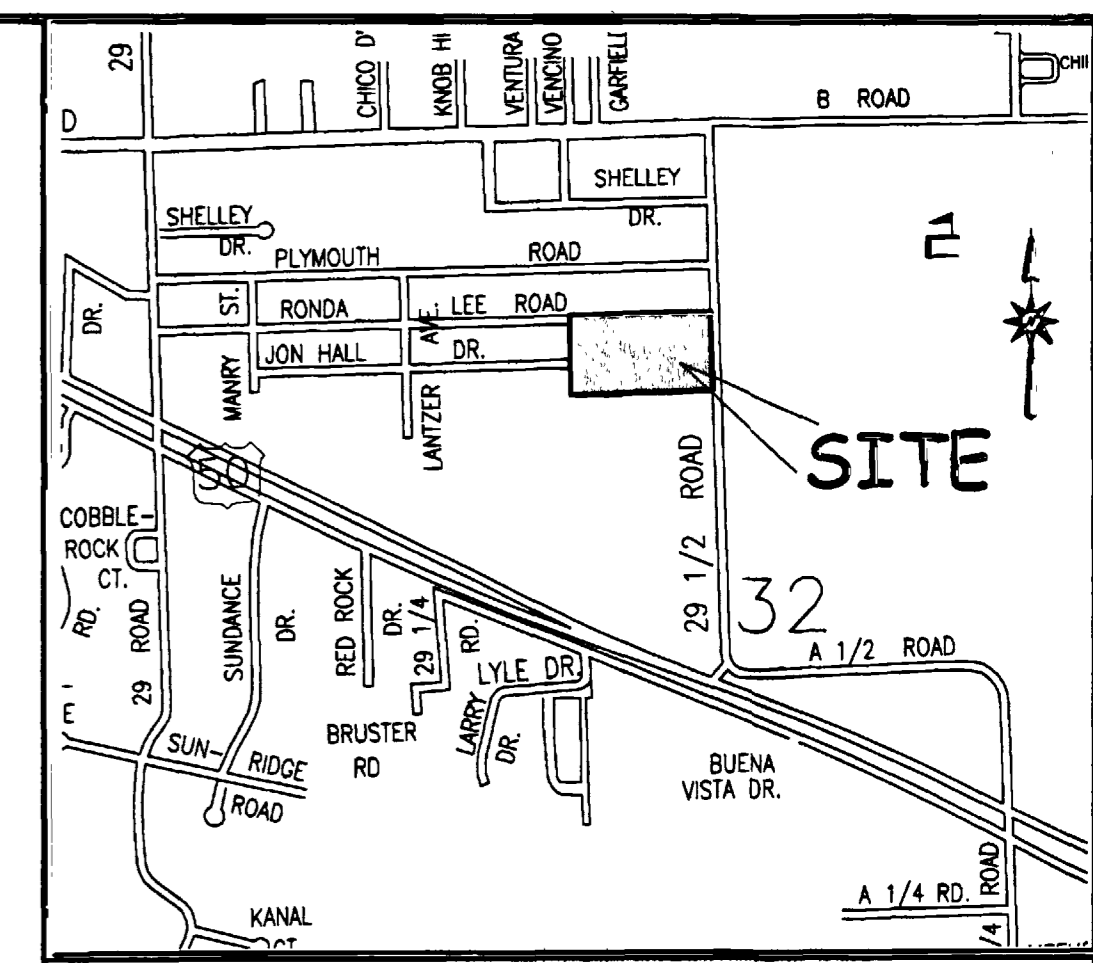
/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk

HAMMER / WHITT ANNEXATION

SITUATE IN NE 1/4 OF THE NW 1/4 OF SECTION 32, T15, R1E, U.M.

COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 32, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 32 and assuming the South line of the NE 1/4 NW 1/4 of said Section 32 to bear S89°51'15\"/>

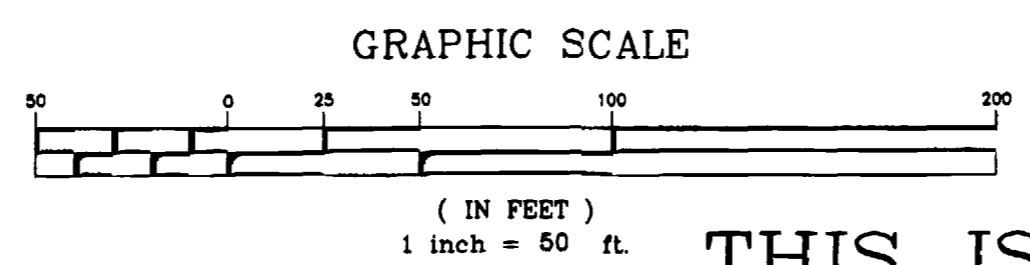
AREA OF ANNEXATION

ANNEXATION PERIMETER	2167.65 FT
CONTIGUOUS PERIMETER	645.01 FT.
AREA IN SQUARE FEET	269,891***
AREA IN ACRES	6.20

***CONTAINS 79,025 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY)

LEGEND

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

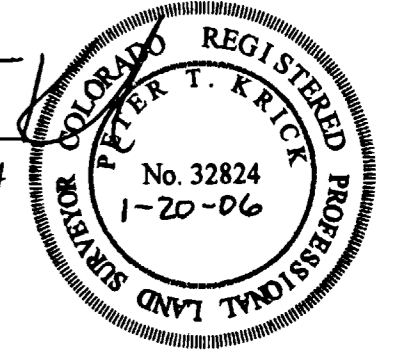


ORDINANCE NO.
3858

EFFECTIVE DATE
FEBRUARY 19, 2006

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.

(Signature)
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: JANUARY 20, 2006



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	11-04-05
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 50'

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

HAMMER / WHITT ANNEXATION
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