

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3879**

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

**BELLHOUSE ANNEXATION #1**

**APPROXIMATELY 0.10 ACRES**

**LOCATED WITHIN THE E ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 18<sup>th</sup> day of January, 2006, 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 15<sup>th</sup> day of February, 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:

**BELLHOUSE ANNEXATION #1**

A certain parcel of land located in the North 1/2 (N 1/2) of Section 17, Township 1 South, Range 1 West, of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Southwest corner of Lot 2, Block No. 1 of Second Amendment Rio Vista Subdivision as recorded in Plat Book 9, Page 199, Mesa County, Colorado public records and assuming the South line of said Second Amendment Rio Vista Subdivision to bear N89°54'02"E with all bearings contained herein relative thereto; thence N89°54'02"E along the South line of said Second Amendment Rio Vista Subdivision also being the North right of way of E Road as depicted on said Second Amendment Rio Vista Subdivision a distance of 145.00 feet; thence S00°00'00"E a distance of 15.00 feet; thence S89°54'02"W along a line being 15.00 feet South of and parallel with said North

right of way a distance of 149.97 feet; thence N00°05'59"W a distance of 37.35 feet; thence N86°48'03"W along a line being 9.65 feet South of and parallel with the North right of way of E Road as recorded in Book 1005, Page 411, of the Mesa County, Colorado public records a distance of 266.21 feet; thence N08°49'04"E a distance of 9.70 feet to the said North right of way of E Road; thence S86°48'03"E along said North right of way of E Road a distance of 5.02 feet; thence S08°49'04"W a distance of 4.67 feet; thence S86°48'03"E a distance of 148.67 feet; thence N09°36'01"E a distance of 4.68 feet to the Southwest corner of Lot 1, Block No. 1 of said Second Amendment Rio Vista Subdivision; thence S86°48'03"E along the South line of said Lot 1 a distance of 115.96 feet to the West line of said Lot 2; thence S00°05'59"E along the West line of said Lot 2 a distance of 31.73 feet to the Point of Beginning.

Said parcel contains 0.10 acres (4,280 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 18<sup>th</sup> day of January, 2006 and ordered published.

**ADOPTED** on second reading this 5<sup>th</sup> day of April, 2006.

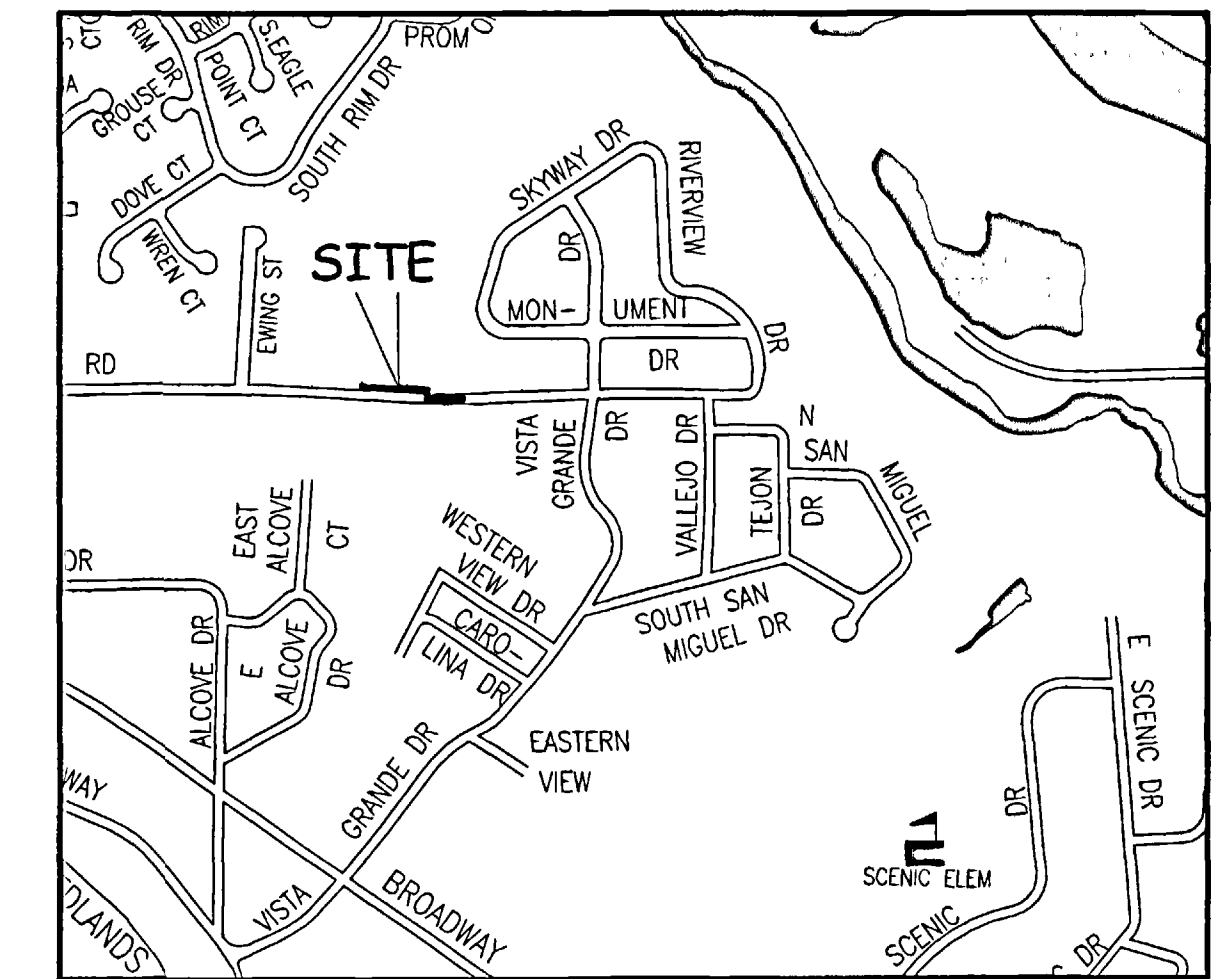
Attest:

/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# BELLHOUSE ANNEXATION NO. 1

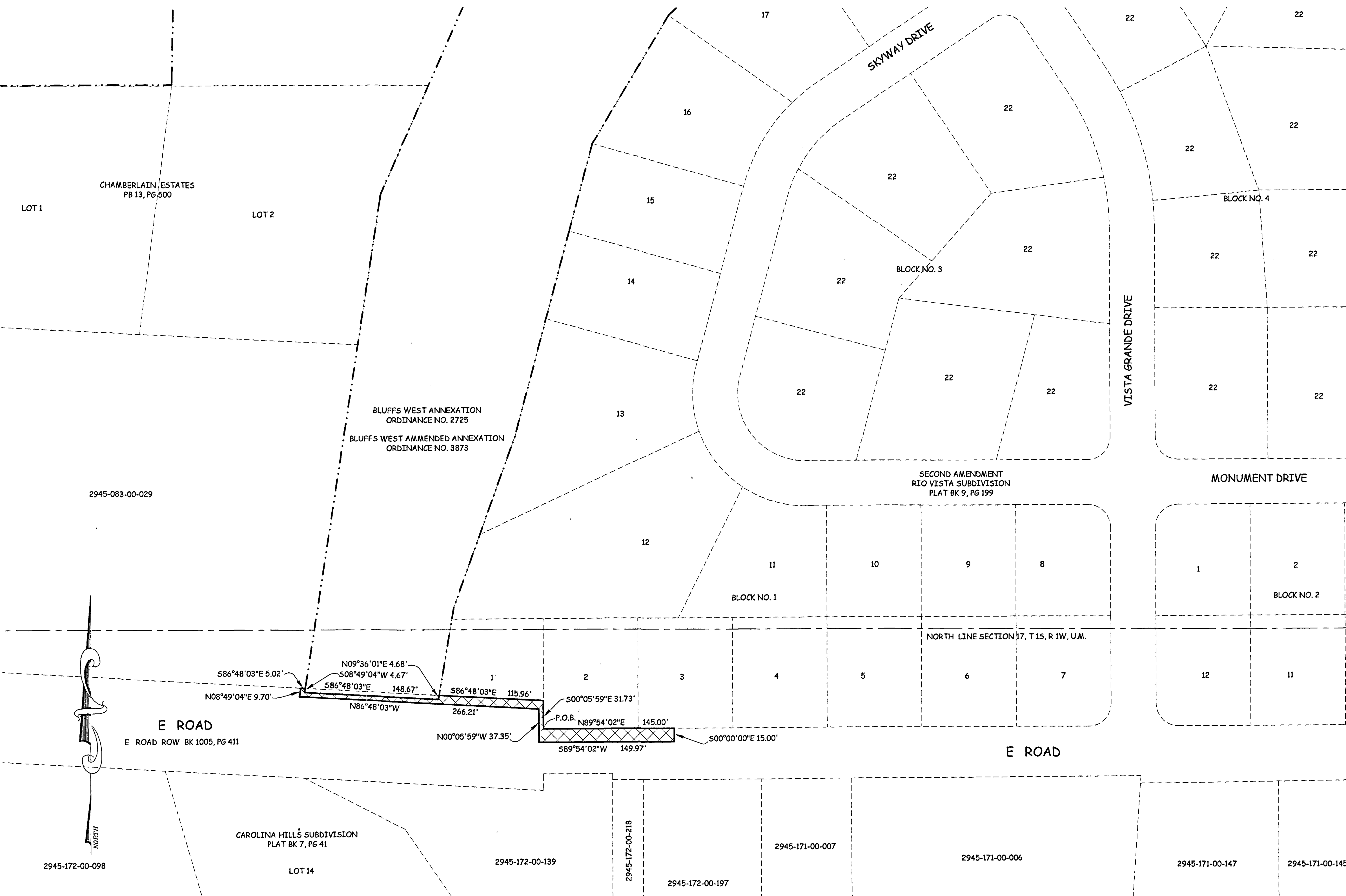
SITUATE IN THE N 1/2 OF SECTION 17, T1S, R1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO



## LEGAL DESCRIPTION

A certain parcel of land located in the North 1/2 (N 1/2) of Section 17, Township 1 South, Range 1 West, of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Southwest corner of Lot 2, Block No. 1 of Second Amendment Rio Vista Subdivision as recorded in Plat Book 9, Page 199, Mesa County, Colorado public records and assuming the South line of said Second Amendment Rio Vista Subdivision to bear N89°54'02"E with all bearings contained herein relative thereto; thence N89°54'02"E along the South line of said Second Amendment Rio Vista Subdivision also being the North right of way of E Road as depicted on said Second Amendment Rio Vista Subdivision a distance of 145.00 feet; thence S00°00'00"E a distance of 15.00 feet; thence S89°54'02"W along a line being 15.00 feet South of and parallel with said North right of way a distance of 149.97 feet; thence N00°05'59"W a distance of 37.35 feet; thence N86°48'03"W along a line being 9.65 feet South of and parallel with the North right of way of E Road as recorded in Book 1005, Page 411, of the Mesa County, Colorado public records a distance of 266.21 feet; thence N08°49'04"E a distance of 9.70 feet to the said North right of way of E Road; thence S86°48'03"E along said North right of way of E Road a distance of 5.02 feet; thence S08°49'04"W a distance of 4.67 feet; thence S86°48'03"E a distance of 148.67 feet; thence N09°36'01"E a distance of 4.68 feet to the Southwest corner of Lot 1, Block No. 1 of said Second Amendment Rio Vista Subdivision; thence S86°48'03"E along the South line of said Lot 1 a distance of 115.96 feet to the West line of said Lot 2; thence S00°05'59"E along the West line of said Lot 2 a distance of 31.73 feet to the Point of Beginning.

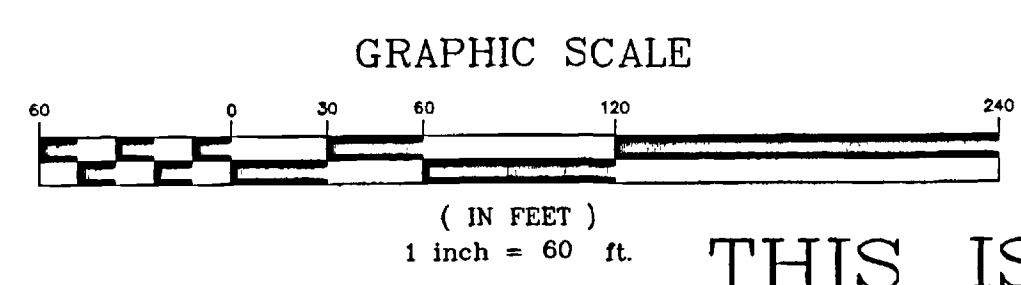


### AREA OF ANNEXATION

ANNEXATION PERIMETER	933.97 FT
CONTIGUOUS PERIMETER	158.02 FT.
AREA IN SQUARE FEET	4,280***
AREA IN ACRES	0.10

### LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	



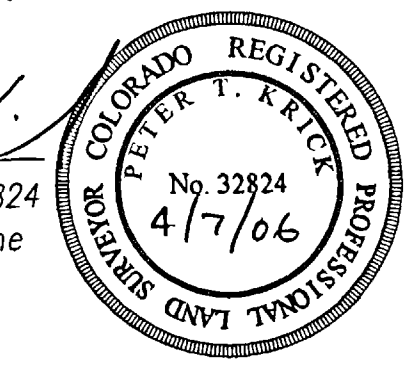
ORDINANCE NO.  
3879

EFFECTIVE DATE  
MAY 7, 2006

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*  
PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the  
City of Grand Junction  
DATE: APRIL 7, 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 herein.

DRAWN BY	T.L.P.	DATE	1-06-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 60'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

BELLHOUSE ANNEXATION NO1  
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