

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3880**

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

**BELLHOUSE ANNEXATION #2**

**APPROXIMATELY 0.16 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 #2**

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:

Commencing 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 to the Point of Beginning; thence N89°54'02"E continuing along the South line of Second Amendment Rio Vista Subdivision a distance of

940.00 feet; thence S00°05'58"E a distance of 5.00 feet; thence S89°54'02"W along a line being 5.00 feet South of and parallel with the South line of said Second Amendment Rio Vista Subdivision a distance of 935.01 feet; thence S00°00'00"E a distance of 15.00 feet; thence S89°54'02"W a distance of 159.97 feet; thence N00°05'59"W a distance of 37.63 feet; thence N86°48'03"W along a line being 14.65 feet South of and parallel with the North right of way of E Road as described in Book 1005, Page 411 of the Mesa County, Colorado public records a distance of 267.01 feet; thence N08°49'04"E a distance of 14.72 feet to 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 9.70 feet; thence S86°48'03"E along a line being 9.65 feet South of and parallel with said North right of way of E Road a distance of 266.21 feet; thence S00°05'59"E a distance of 37.35 feet; thence N89°54'02"E a distance of 149.97 feet; thence N00°00'00"W a distance of 15.00 feet to the Point of Beginning.

Said parcel contains 0.16 acres (7,120 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.

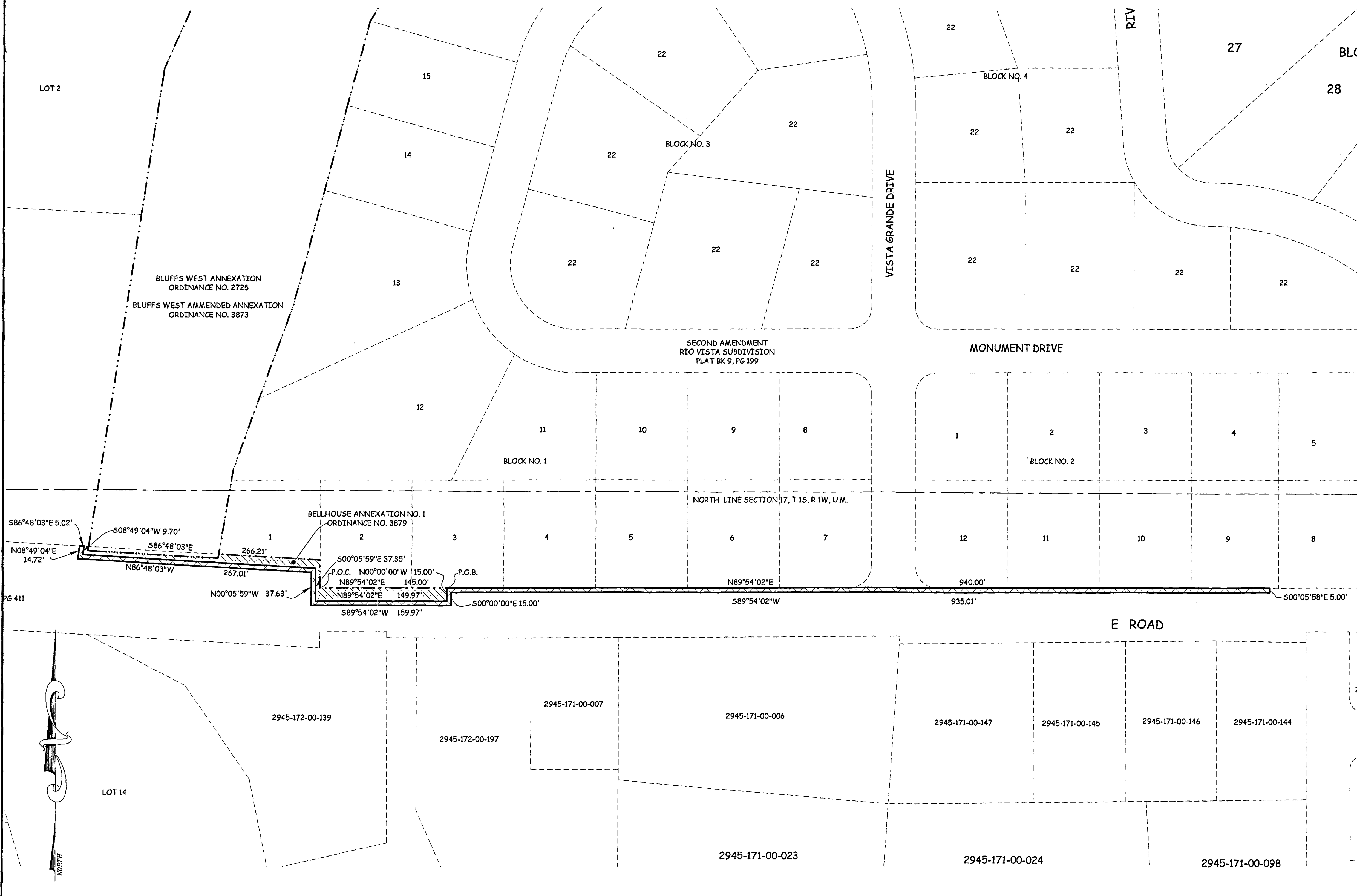
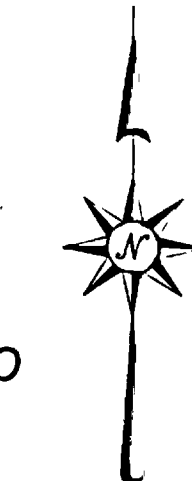
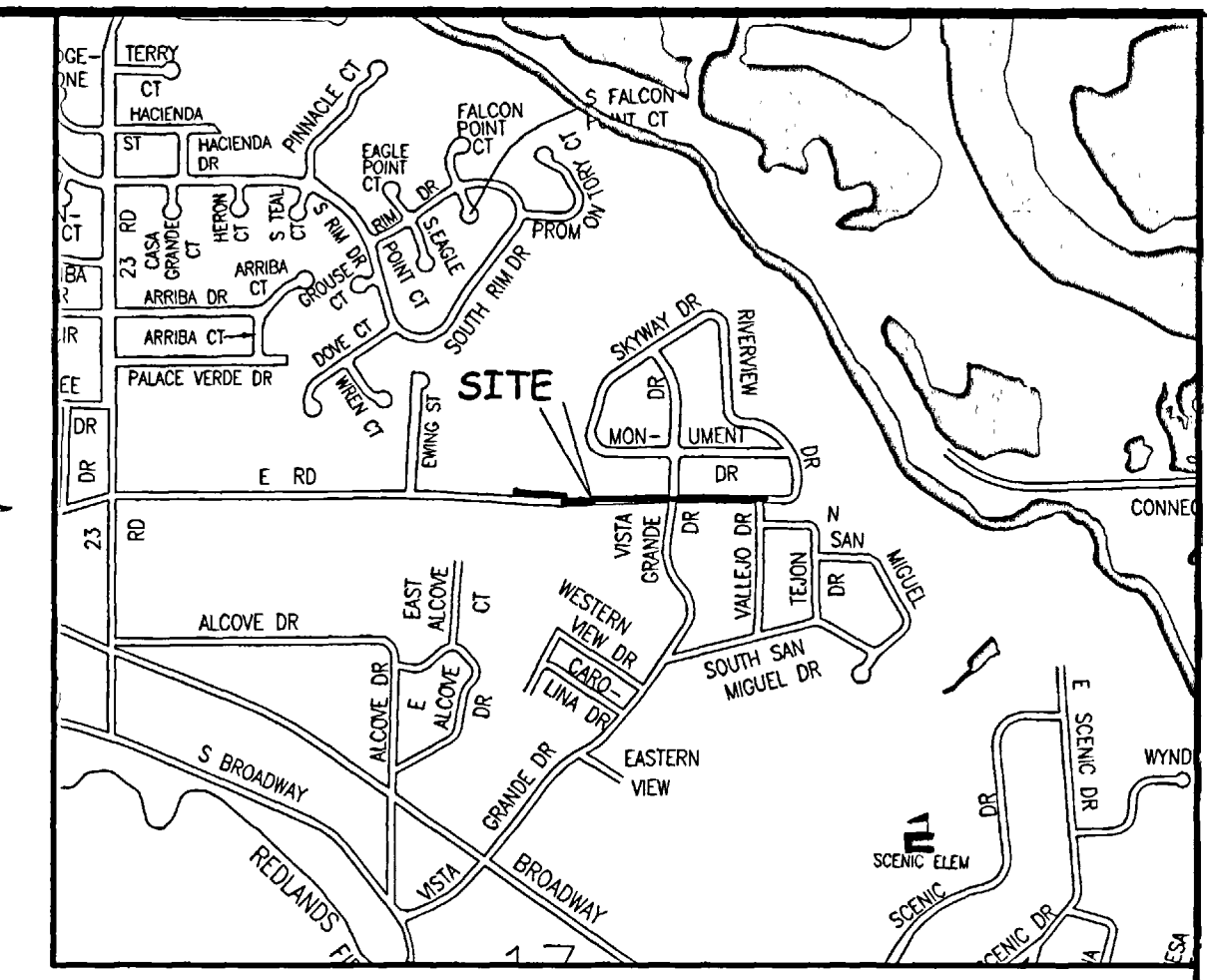
Attest:

/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# BELLHOUSE ANNEXATION NO. 2

SITUATE IN THE N 1/2 OF SECTION 17, T15, 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:

Commencing 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 to the Point of Beginning; thence N89°54'02"E continuing along the South line of Second Amendment Rio Vista Subdivision a distance of 940.00 feet; thence S00°05'58"E a distance of 5.00 feet; thence S89°54'02"W along a line being 5.00 feet South of and parallel with the South line of said Second Amendment Rio Vista Subdivision a distance of 935.01 feet; thence S00°00'00"E a distance of 15.00 feet; thence S89°54'02"W a distance of 159.97 feet; thence N00°05'59"W a distance of 37.63 feet; thence N86°48'03"W along a line being 14.65 feet South of and parallel with the North right of way of E Road as described in Book 1005, Page 411 of the Mesa County, Colorado public records a distance of 267.01 feet; thence N08°49'04"E a distance of 14.72 feet to 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; thence S08°49'04"W a distance of 9.70 feet; thence S86°48'03"E along a line being 9.65 feet South of and parallel with said North right of way of E Road a distance of 266.21 feet; thence S00°05'59"E a distance of 37.35 feet; thence N89°54'02"E a distance of 149.97 feet; thence N00°00'00"W a distance of 15.00 feet to the Point of Beginning.

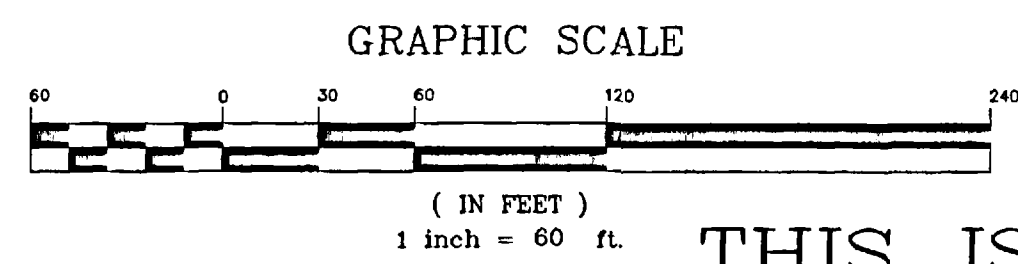
**AREA OF ANNEXATION**

ANNEXATION PERIMETER	2857.60 FT
CONTIGUOUS PERIMETER	478.23 FT.
AREA IN SQUARE FEET	7,120***
AREA IN ACRES	0.16

\*\*\*CONTAINS 7,120 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

**LEGEND**

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



**ORDINANCE NO.**  
 3880

**EFFECTIVE DATE**  
 MAY 7, 2006

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 hereon.

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 NO. 2**  
 13062700.tif

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