

RESOLUTION NO. 35-02

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS

STATON ANNEXATION

IS ELIGIBLE FOR ANNEXATION

**LOCATED AT 2673 ½ B ½ RD
AND INCLUDING A PORTION OF THE LINDEN AVENUE RIGHT-OF-WAY**

WHEREAS, on the 6th day of March 2001, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

A certain parcel of land being the East Three-Quarters (E ¾) of the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian, lying South of the South right of way line of Canal No. 1 of Orchard Mesa Irrigation District as conveyed in Book 156, Page 510, Public Records of Mesa County, Colorado, all said lands lying in Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NW ¼ SE ¼ of said Section 26, and considering the East line of the NW ¼ SE ¼ of said Section 26 to bear S 00°06'59" E with all bearings contained herein being relative thereto; thence S 00°06'59" E along the East line of the NW ¼ SE ¼ of said Section 26, a distance of 627.94 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°06'59" E along the East line of the NW ¼ SE ¼ of said Section 26, a distance of 692.84 feet to a point being the Southeast corner of the NW ¼ SE ¼ of said Section 26; thence N 89°36'24" W along the South line of the NW ¼ SE ¼ of said Section 26, a distance of 983.04 feet to a point being the Southwest corner of the E ¾ of the NW ¼ SE ¼ of said Section 26; thence N 00°21'11" W, along the West line of the E ¾ of the NW ¼ SE ¼ of said Section 26, a distance of 840.79 feet to a point on the South right of way line of Canal No. 1 of the Orchard Mesa Irrigation District as conveyed in Book 156, Page 510, Public Records of Mesa County, Colorado; thence along said Southerly canal right of way the following fourteen (14) courses:

- 1.) S 69°04'45" E a distance of 255.10 feet to a point; thence...
- 2.) N 75°48'30" E a distance of 25.28 feet to a point; thence...
- 3.) N 39°40'06" E a distance of 123.24 feet to a point being the beginning of a 64.50 foot radius curve, concave Southerly; thence...
- 4.) 87.07 feet along the arc of said curve, through a central angle of 77°20'28", having a chord bearing of N 78°20'20" E with a chord length of 80.60 feet; thence...

- 5.) S 62°59'26" E a distance of 32.63 feet to a point being the beginning of a 72.50 foot radius curve, concave Southeast; thence...
 - 6.) 41.04 feet along the arc of said curve, through a central angle of 32°25'57", having a chord bearing of N 46°46'27" E with a chord length of 40.49 feet; thence...
 - 7.) S 30°33'29" E a distance of 32.69 feet to a point being the beginning of a 60.50 foot radius curve, concave Northeast; thence...
 - 8.) 30.22 feet along the arc of said curve, through a central angle of 28°37'21", having a chord bearing of S 44°52'09" E with a chord length of 29.91 feet; thence...
 - 9.) S 59°10'50" E a distance of 198.64 feet to a point being the beginning of a 37.50 foot radius curve, concave North; thence...
 - 10.) 49.98 feet along the arc of said curve, through a central angle of 76°21'39", having a chord bearing of N 82°38'21" E with a chord length of 46.36 feet; thence...
 - 11.) N 44°27'32" E a distance of 55.14 feet to a point being the beginning of a 66.50 foot radius curve, concave South; thence...
 - 12.) 91.13 feet along the arc of said curve, through a central angle of 78°31'01", having a chord bearing of N 83°43'02" E with a chord length of 84.17 feet; thence...
 - 13.) S 57°01'27" E a distance of 110.28 feet; thence...
 - 14.) S 69°19'32" E a distance of 9.38 feet to a point on the West right of way for 26 ¾ Road (Linden Avenue) as described in Quit Claim Deeds recorded in Book 2207, page 110 and Book 2215, Page 241, Public Records of Mesa County, Colorado; thence...
- N 00°06'59" W, along said West right of way, said line being 30.00 feet West of and parallel to the East line of the NW ¼ SE ¼ of said Section 26, a distance of 21.49 feet; thence N 89°53'01" E a distance of 30.00 feet, more or less, to the Point of Beginning.

SUBJECT TO any easements, restrictions, reservations or rights of way of record, if any shall exist.

CONTAINING 17.329 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 17 day of April, 2002; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation

in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this 17th day of _April, 2002.

Attest:

/s/ Cindy Enos-Martinez
President of the Council

/s/ Stephanie Tuin
City Clerk