

**RESOLUTION NO. 73-02**

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

**FEIX ANNEXATION**

**(A serial Annexation comprising of FEIX Annexation No's 1, 2 and 3)**

**IS ELIGIBLE FOR ANNEXATION**

LOCATED at 229 Jacquie Road and containing portions of the Kathy Jo Lane and Jacquie Road rights-of-way.

**WHEREAS**, on the 5th day of June, 2002, a petition was referred 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:

**FEIX ANNEXATION NO. 1  
DESCRIPTION**

**A certain parcel of land lying in the Southwest Quarter (SW ¼) of Section 29, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:**

COMMENCING at the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 29, and considering the West line of the NW ¼ SW ¼ of said Section 29 to bear N 00°00'00" E with all bearings contained herein being relative thereto; thence N 89°55'26" E along the South line of the NW ¼ SW ¼ of said Section 29, a distance of 30.00 feet to a point on the East right of way for 29 Road; thence N 00°00'00" E along said East right of way for 29 Road, being a line 30.00 feet East of and parallel with the West line of the NW ¼ SW ¼ of said Section 29, a distance of 442.26 feet to a point on the South right of way for Kathy Jo Lane, as shown on the Plat of Loma Linda Subdivision, as same is recorded in Plat Book 11, Page 195, Public Records of Mesa County, Colorado, being the TRUE POINT OF BEGINNING; thence, from said Point of Beginning, continue N 00°00'00" E, along said East right of way for 29 Road, a distance of 50.00 feet to a point on the North right of way for said Kathy Jo Lane; thence S 90°00'00" E along the North right of way for said Kathy Jo Lane, a distance of 100.00 feet; thence S 00°00'00" E a distance of 25.00 feet; thence S 90°00'00" W a distance of 90.00 feet; thence S 00°00'00" E a distance of 25.00 feet to a point on the South right of way for said Kathy Jo Lane; thence S

90°00'00" W, along the South right of way for said Kathy Jo Lane, a distance of 10.00 feet, more or less, to the Point of Beginning.

CONTAINING 2,750.0 square feet or 0.063 Acres, more or less, as described.

FEIX ANNEXATION NO. 2  
DESCRIPTION

**A certain parcel of land lying in the Southwest Quarter (SW ¼) of Section 29, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:**

COMMENCING at the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 29, and considering the West line of the NW ¼ SW ¼ of said Section 29 to bear N 00°00'00" E with all bearings contained herein being relative thereto; thence N 89°55'26" E along the South line of the NW ¼ SW ¼ of said Section 29, a distance of 30.00 feet to a point on the East right of way for 29 Road; thence N 00°00'00" E along said East right of way for 29 Road, being a line 30.00 feet East of and parallel with the West line of the NW ¼ SW ¼ of said Section 29, a distance of 442.26 feet to a point on the South right of way for Kathy Jo Lane, as shown on the Plat of Loma Linda Subdivision, as same is recorded in Plat Book 11, Page 195, Public Records of Mesa County, Colorado; thence S 90°00'00" E along the South right of way for said Kathy Jo Lane, a distance of 10.00 feet to the TRUE POINT OF BEGINNING; thence, from said Point of Beginning, N 00°00'00" E along a line 10.00 feet East of and parallel with the East right of way for 29 Road, a distance of 25.00 feet; thence S 90°00'00" E a distance of 90.00 feet; thence N 00°00'00" E a distance of 25.00 feet to a point on the North right of way for said Kathy Jo Lane; thence S 90°00'00" E along said North right of way for said Kathy Jo Lane, a distance of 25.00 feet; thence S 00°00'00" E a distance of 25.00 feet; thence S 90°00'00" E a distance of 255.00 feet; thence S 00°00'00" E a distance of 13.00 feet; thence S 90°00'00" W a distance of 345.00 feet; thence S 00°00'00" E a distance of 12.00 feet to a point on the South right of way for said Kathy Jo Lane; thence S 90°00'00" W along the South right of way for said Kathy Jo Lane, a distance of 25.00 feet, more or less, to the Point of Beginning.

CONTAINING 4,435.0 square feet or 0.102 Acres, more or less, as described.

FEIX ANNEXATION NO. 3  
DESCRIPTION

**A certain parcel of land lying in the Southwest Quarter (SW ¼) of Section 29, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:**

COMMENCING at the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 29, and considering the West line of the NW ¼ SW ¼ of said Section 29 to bear N 00°00'00" E with all bearings contained herein being relative thereto; thence N 89°55'26" E along the South line of the NW ¼ SW ¼ of said Section 29, a distance of 30.00 feet to a point on the East right of way for 29 Road; thence N 00°00'00" E along said East right of way for 29 Road, being a line 30.00 feet East of and parallel with the West line of the NW ¼ SW ¼ of said Section 29, a distance of 442.26 feet to a point on the South right of way for Kathy Jo Lane, as shown on the Plat of Loma Linda Subdivision, as same is recorded in Plat Book 11, Page 195, Public Records of Mesa County, Colorado; thence N 90°00'00" E along the South right of way for said Kathy Jo Lane, a distance of 35.00 feet to the TRUE POINT OF BEGINNING; thence, from said Point of Beginning, N 00°00'00" E a distance of 12.00 feet; thence S 90°00'00" E a distance of 345.00 feet; thence N 00°00'00" E a distance of 13.00 feet; thence S 90°00'00" W a distance of 255.00 feet; thence N 00°00'00" E a distance of 25.00 feet to a point on the North right of way for said Kathy Jo Lane; thence S 90°00'00" E along said North right of way a distance of 322.99 feet to a point on the Northerly extension of the East right of way for Jacjuie Road, as same is shown on said Plat of Loma Linda Subdivision; thence S 00°00'00" E along said East right of way and its Northerly extension, a distance of 189.80 feet, more or less, to a point being the Southwest corner of Lot 1, Block Three of said Plat of Loma Linda Subdivision; thence S 90°00'00" E along the South line of said Block Three, a distance of 344.97 feet, more or less, to a point being the Southwest corner of Lot 4, Block Three of said Plat of Loma Linda Subdivision; thence S 00°00'00" E a distance of 120.00 feet; thence S 90°00'00" E a distance of 114.97 feet, more or less, to a point being the Southwest corner of Lot 6, Block Three of said Plat of Loma Linda Subdivision; thence S 00°00'00" E along the West line and the Northerly extension of Lot 1, Block Five of said Plat of Loma Linda Subdivision, a distance of 181.25 feet, more or less, to a point being the Southwest corner of said Lot 1, Block 5; thence S 89°55'26" W along the South line of the NW ¼ SW ¼ of said Section 29, as same is depicted on said Plat of Loma Linda Subdivision, a distance of 729.94 feet; thence N 00°00'00" E along a line 208.00 feet East of and parallel with the West line of the NW ¼ SW ¼ of said Section 29, a distance of 302.22 feet, more or less, to a point being the Southwest corner of Lot 1, Block Two of said Plat of Loma Linda Subdivision; thence S 90°00'00" E along the South line of said Block Two, a distance of 220.00 feet, more or less, to a point being the

Southeast corner of Lot 2 of said Block Two; thence N 00°00'00" E along the East line of said Block Two, also being the West right of way for said Jacquie Road, a distance of 119.80 feet to a point being the beginning of a 20.00 foot radius curve, concave Southwest; thence 31.42 feet Northwesterly along the arc of said curve, through a central angle of 90°00'00", whose long chord bears N 45°00'00" W with a chord length of 28.28 feet; thence S 90°00'00" W along the North line and the Westerly extension thereof, of said Block Two, also being the South right of way for said Kathy Jo Lane, a distance of 342.99 feet, more or less, to the Point of Beginning.

CONTAINING 227,444.7 square feet or 5.221 Acres, more or less, as described.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 17<sup>th</sup> day of July, 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 17<sup>th</sup> day of July, 2002.

Attest:

/s/ Cindy Enos-Martinez  
President of the Council

/s/ Stephanie Tuin  
City Clerk