

RESOLUTION NO. 89-03

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

ANTIETAM ANNEXATION

**LOCATED at 260 & 262 26 ¼ Road and including a portion
of the 26 ¼ Road Right-of-Way**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 6th day of August, 2003, 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:

ANTIETAM ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

BEGINNING at the Southwest corner of the SE 1/4 NW 1/4 of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian and assuming the West line of the SE 1/4 NW 1/4 of said Section 26 bears N 00°00'00" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°00'00" E along the West line of the SE 1/4 NW 1/4 of said Section 26, being the East line of the Western Cemetery Annexation, Ordinance Number 1371, City of Grand Junction, Colorado, a distance of 127.35 feet; thence S 56°32'14" E, along the South line of that certain parcel of land described in a Quit Claim Deed recorded in Book 2403, Page 937, Public Records of Mesa County, Colorado, a distance of 36.53 feet; thence continuing along said South line, S 87°55'00" E a distance of 234.00 feet; thence N 02°50'00" E a distance of 103.50 feet; thence N 81°00'00" W along the North line of that said parcel of land, a distance of 272.80 feet to a point on the West line of the SE 1/4 NW 1/4 of said Section 26; thence N 00°00'00" E along the West line of the SE 1/4 NW 1/4 of said Section 26, a distance of 82.97 feet; thence S 89°41'17" E, along the South line of the Floral Annexation, Ordinance Number 2948, City of Grand Junction, Colorado, a distance of 357.93 feet; thence N 00°04'48" W, along the East line, and the Northerly projection thereof of said Floral Annexation, a distance of 659.76 feet to a point on the South line of the Easter Cemetery Annexation, Ordinance Number 1373, City of Grand Junction, Colorado; thence S 89°53'20" E along said South line, a distance of 302.00 feet to a point on the East line of the West Half (W 1/2) of the SE 1/4 NW 1/4 of said

Section 26; thence S 00°04'48" E along the East line of the W 1/2 of the SE 1/4 NW 1/4 of said Section 26, also being the West line of Lot 2, Miles Craig Minor Subdivision, as same is recorded in Plat Book 16, Page 38, Public Records of Mesa County, Colorado, a distance of 989.48 feet to a point being the Southwest corner of said Lot 2; thence N 89°36'24" W along the South line of the SE 1/4 NW 1/4, a distance of 236.42 feet; thence S 00°00'00" E a distance of 80.00 feet; thence N 89°36'24" W a distance of 174.34 feet to a point on the East line of the Reservoir Hill Annexation, Ordinance Number 1445, City of Grand Junction, Colorado; thence N 00°00'00" E a distance of 80.00 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 26; thence N 89°36'24" W along the South line of the SE 1/4 NW 1/4 of said Section 26, a distance of 249.64 feet, more or less, to the Point of Beginning.

CONTAINING 9.146 Acres (398,419.80 Sq. Ft.), more or less, as described

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of September, 2003; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, 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 September, 2003.

Attest:

/s/ Harry Butler
President of the Council Pro Tem

/s/ Stephanie Tuin
City Clerk