**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4734**

**AN ORDINANCE ANNEXING TERRITORY TO THE**

**CITY OF GRAND JUNCTION, COLORADO**

**MCHUGH ANNEXATION, LOCATED AT 115 VISTA GRANDE ROAD,**

**CONSISTING OF ONE PARCEL OF LAND AND 0.49 ACRES OF BROADWAY**

**(HWY. 340) AND VISTA GRANDE ROAD RIGHTS-OF-WAY**

**WHEREAS**, on the 7th day of December, 2016, 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 18th day of January, 2017; 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:

**MCHUGH ANNEXATION**

A certain parcel of land lying in 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 Southeast corner of the Northwest Quarter (NW 1/4) of said Section 17 and assuming the South line of the NW 1/4 of said Section 17 bears S 89°54’49” W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 74°25’14” E, a distance of 1,359.93 feet to a point on the South line of the Sycamore Creek Annexation No. 2, Ordinance No. 3752, as same is recorded in Book 3881, Page 459, Public Records of Mesa County, Colorado and being the POINT OF BEGINNING; thence from said Point of Beginning, S 05°57’51” W, a distance of 2.00 feet; thence N 84°02’09” W, a distance of 350.13 feet; thence N 76°52’24” W, a distance of 433.19 feet; thence N 60°00’34” W, a distance of 280.23 feet; thence N 40°48’39” W, a distance of 141.51 feet; thence N 55°35’23” W, a distance of 933.06 feet, more or less, to a point on the Westerly right of way of Vista Grande Road extended Southerly, per the Carolina Hills Subdivision, as same is recorded in Plat Book 7, Page 41, Public Records of Mesa County, Colorado; thence N 44°49’33” E, along said right of way and its Southerly extension, a distance of 194.88 feet; thence N 35°12’11” E, continuing along said Westerly right of way, a distance of 154.54 feet to a point being the Southwest corner of Lot 2 of said Carolina Hills Subdivision; thence N 40°30’12” W, along the Southerly line of said Lot 2, a distance of 118.26 feet; thence N 12°43’25” W, along said the Westerly line of said Lot 2, a distance of 160.30 feet; thence N 20°40’50” E, along the Northerly line of said Lot 2, a distance of 168.99 feet, more or less, to a point being the Northeast corner of said Lot 2; thence S 40°16’10” E, along the Easterly line of said Lot 2 and its Easterly extension, a distance of 322.45 feet, more or less, to a point on the Easterly right of way of said Vista Grande Road; thence S 46°11’09” W, along said Easterly right of way, a distance of 32.43 feet; thence S 35°12’11” W, a distance of 344.55 feet; thence S 44°49’33” W, along said Easterly right of way and its Southerly extension, a distance of 189.85 feet; thence S 55°35’23” E, a distance of 902.45 feet; thence S 40°48’39” E, a distance of 141.43 feet; thence S 60°00’34” E, a distance of 279.59 feet; thence S 76°52’24” E, a distance of 432.77 feet; thence S 84°02’09” E, a distance of 350.00 feet, more or less, to the Point of Beginning.

CONTAINING 73,722 Square Feet or 1.692 Acres, more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 7th day of December, 2016 and ordered published in pamphlet form.

**ADOPTED** on second reading the 18th day of January, 2017and ordered published in pamphlet form.

/s/ Phyllis Norris

President of the Council

Attest:

/s/ Stephanie Tuin

City Clerk