

ORDINANCE NO. 2628

AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO  
WESTERN HILLS ANNEXATION #1 AND #2 - APPROXIMATELY 20.0 ACRES  
LOCATED EAST OF 27 ROAD, SOUTH OF B-1/2 ROAD

**WHEREAS**, on the 4th day of November, 1992, 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 16th day of December, 1992; 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:

(INSERT LEGAL DESCRIPTION)

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

**PASSED and ADOPTED** this 6th day of January, 1993.

Attest:

/s/ William E. McCurry  
President of the Council Pro Tem

/s/ Sandra Glaze  
Acting City Clerk

WESTERN HILLS ANNEXATION NO. 1

A TRACT OF LAND LYING IN THE NE1/4 SE1/4 OF SECTION 26 AND IN THE NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NE1/4 SE1/4 OF SAID SECTION 26; THENCE S89°53'E ALONG THE NORTH LINE OF THE NE1/4 SE1/4 OF SAID SECTION 26 A DISTANCE OF 1317.93 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE EAST ALONG THE NORTH LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 1320.0 FEET TO THE NORTHEAST CORNER OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE SOUTH ALONG THE EAST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 25.0 FEET; THENCE WEST A DISTANCE OF 1320.0 FEET TO THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE N89°53'W A DISTANCE OF 1317.93 FEET TO A POINT WHICH IS SOUTH A DISTANCE OF 25.0 FEET FROM THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 25.0 TO THE POINT OF BEGINNING.

WESTERN HILLS ANNEXATION NO. 2

PARCEL NO. 1:

A TRACT OF LAND CONSISTING OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 FROM WHENCE THE NORTHWEST CORNER OF SAID NW1/4 SW1/4 BEARS NORTH A DISTANCE OF 25.0 FEET; THENCE EAST A DISTANCE OF 1320.0 FEET TO THE EAST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE SOUTH ALONG THE EAST LINE OF SAID NW1/4 SW1/4 A DISTANCE OF 635.0 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 1320.0 FEET TO THE WEST LINE OF SAID NW1/4 SW1/4; THENCE NORTH ALONG THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 635.0 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A TRACT OF LAND IN THE SW1/4 NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

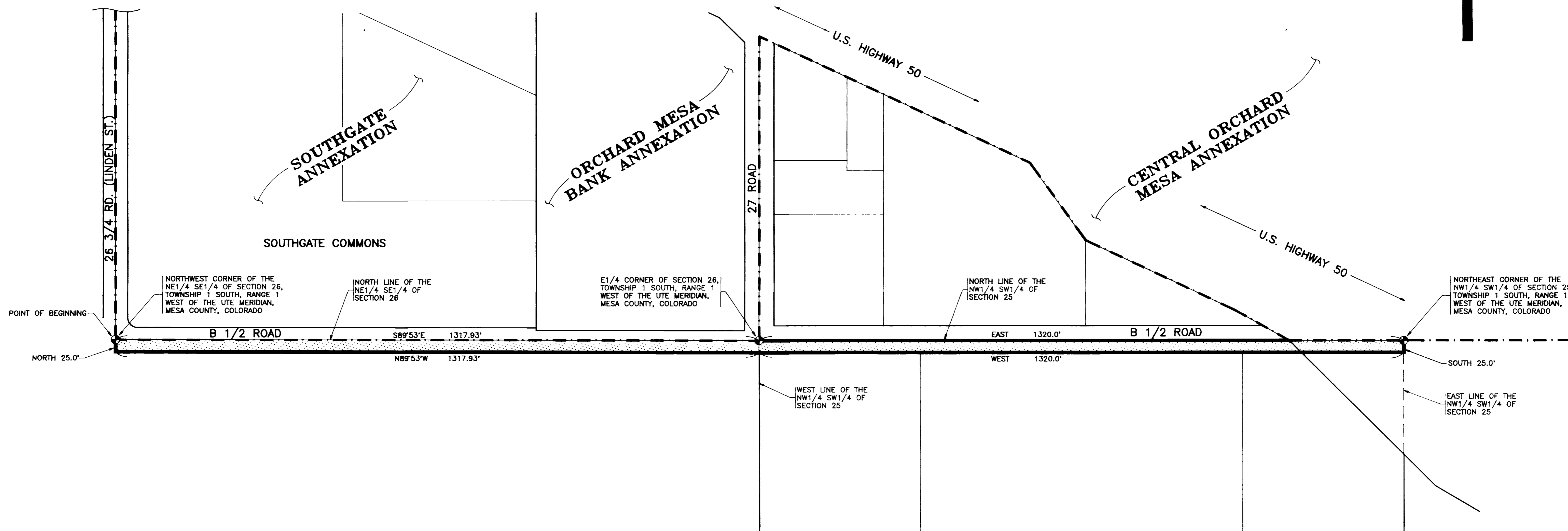
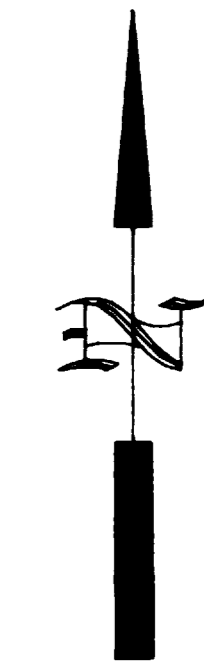
BEGINNING AT THE NORTHWEST CORNER OF LOT 11 OF JENKINS SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 78 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER; THENCE NORTH A DISTANCE OF 25.0 FEET TO A POINT ON THE NORTH LINE OF THE SW1/4 NW1/4 SW1/4 OF SAID SECTION 25; THENCE EAST ALONG THE NORTH LINE OF SAID SW1/4 NW1/4 SW1/4 A DISTANCE OF 151.4 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 25.0 FEET TO THE NORTHEAST CORNER OF LOT 11 OF SAID JENKINS SUBDIVISION; THENCE ALONG THE EASTERN BOUNDARY OF SAID LOT 11 THE FOLLOWING TWO COURSES AND DISTANCES:

1. 71.13 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.0 FEET AND A LONG CHORD WHICH BEARS S19°19'23"E A DISTANCE OF 65.28 FEET;

2. SOUTH A DISTANCE OF 8.4 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID JENKINS SUBDIVISION;

THENCE SOUTH ALONG THE EASTERN BOUNDARY OF SAID LOT 10 A DISTANCE OF 70.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTHERN BOUNDARY OF SAID LOT 10 A DISTANCE OF 173.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH ALONG THE WESTERN BOUNDARIES OF LOTS 10 AND 11 OF SAID JENKINS SUBDIVISION A DISTANCE OF 140.0 FEET TO THE POINT OF BEGINNING.

# WESTERN HILLS ANNEXATION NO. 1



### DESCRIPTION

A TRACT OF LAND LYING IN THE NE1/4 SE1/4 OF SECTION 26 AND IN THE NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NE1/4 SE1/4 OF SAID SECTION 26; THENCE S89°53'E ALONG THE NORTH LINE OF THE NE1/4 SE1/4 OF SAID SECTION 26 A DISTANCE OF 1317.93 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE EAST ALONG THE NORTH LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 1320.0 FEET TO THE NORTHEAST CORNER OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE SOUTH ALONG THE EAST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 25.0 FEET; THENCE WEST A DISTANCE OF 1320.0 FEET TO THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE N89°53'W A DISTANCE OF 1317.93 FEET TO A POINT WHICH IS SOUTH A DISTANCE OF 25.0 FEET FROM THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 25.0 TO THE POINT OF BEGINNING.

### LEGEND

- Annexation Boundary
- Existing City Limits

### AREA OF ANNEXATION

Annexation Perimeter	5,325.86 FT.
Contiguous Perimeter	1,552.43 FT.
Area in Square Feet	65,948.18
Area in Acres	1.51

### ORDINANCE NUMBER

2628

### EFFECTIVE DATE

FEBRUARY 7, 1993

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.

JAMES L. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

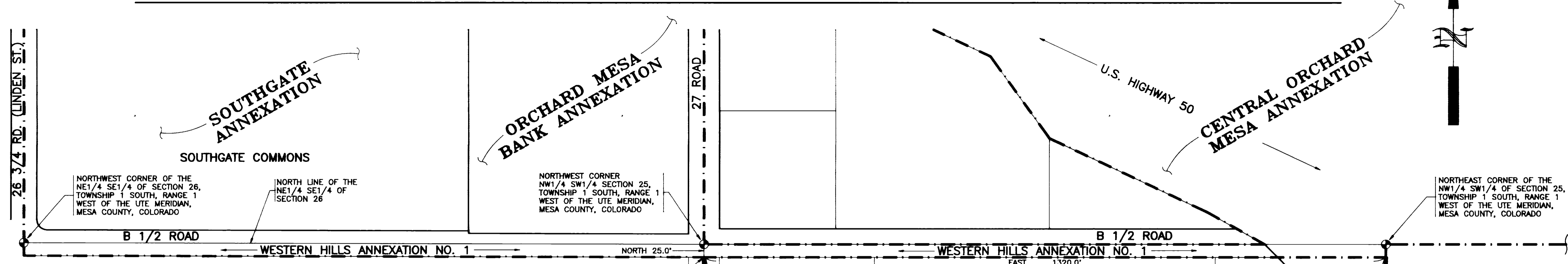
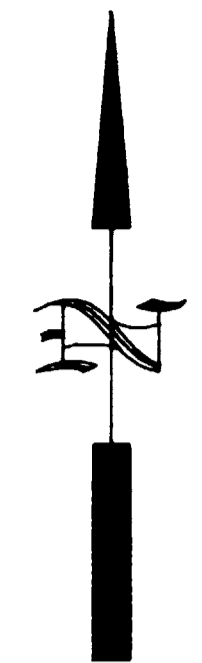
REVISION	DESCRIPTION	DATE	DRAWN BY C.A.K.	DATE 1/07/93	SCALE
REVISION			CHECKED BY T.W.	DATE 1/07/93	PLAN
REVISION			APPROVED BY J.L.S.	DATE 1/07/93	HORIZ. 1"=100'
REVISION			FIELD BOOK NO.	PAGE	VERT.

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION, COLORADO

WESTERN HILLS ANNEX. NO. 1

SHEET NO. 1  
 OF 1  
 FILE NO. WESTERN.DWG

# WESTERN HILLS ANNEXATION NO. 2



### DESCRIPTION

**PARCEL NO. 1:**

A TRACT OF LAND CONSISTING OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 FROM WHENCE THE NORTHWEST CORNER OF SAID NW1/4 SW1/4 BEARS NORTH A DISTANCE OF 25.0 FEET; THENCE EAST A DISTANCE OF 1320.0 FEET TO THE EAST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE SOUTH ALONG THE EAST LINE OF SAID NW1/4 SW1/4 A DISTANCE OF 635.0 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 1320.0 FEET TO THE WEST LINE OF SAID NW1/4 SW1/4; THENCE NORTH ALONG THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 635.0 FEET TO THE POINT OF BEGINNING.

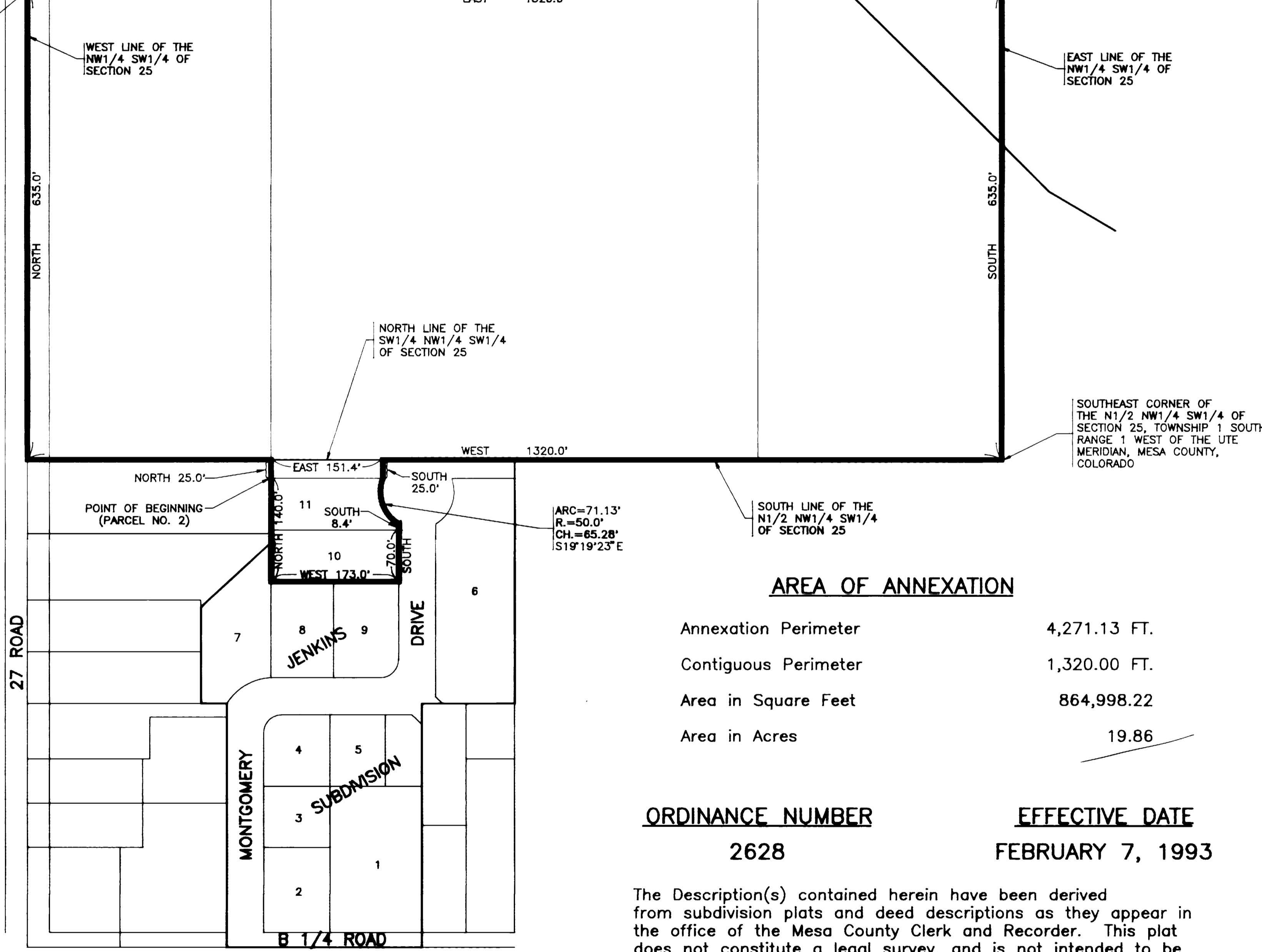
**PARCEL NO. 2:**

A TRACT OF LAND IN THE SW1/4 NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 OF JENKINS SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 78 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER; THENCE NORTH A DISTANCE OF 25.0 FEET TO A POINT ON THE NORTH LINE OF THE SW1/4 NW1/4 SW1/4 OF SAID SECTION 25; THENCE EAST ALONG THE NORTH LINE OF SAID SW1/4 NW1/4 SW1/4 A DISTANCE OF 151.4 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 25.0 FEET TO THE NORTHEAST CORNER OF LOT 11 OF SAID JENKINS SUBDIVISION; THENCE ALONG THE EASTERN BOUNDARY OF SAID LOT 11 THE FOLLOWING TWO COURSES AND DISTANCES:

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### AREA OF ANNEXATION

Annexation Perimeter	4,271.13 FT.
Contiguous Perimeter	1,320.00 FT.
Area in Square Feet	864,998.22
Area in Acres	19.86

**ORDINANCE NUMBER**

2628

**EFFECTIVE DATE**

FEBRUARY 7, 1993

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*Gregory C. Troner*  
 JAMES L. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

### LEGEND

- Annexation Boundary
- - - - - Existing City Limits

REVISION	DATE	DRAWN BY	C.A.K.	DATE	SCALE

**DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION, COLORADO**

**WESTERN HILLS ANNEX. NO. 2**

SHEET NO. 1  
 OF 1  
 FILE NO. WESTERN.DWG