

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2686

AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO

COUNTRY CLUB HEIGHTS ANNEXATION
APPROXIMATELY 46.41 ACRES
LOCATED SOUTH OF I-70, WEST OF 12TH STREET

WHEREAS, on the 21st day of April, 1993, 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 2nd day of June, 1993; 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:

(legal description)

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

INTRODUCTED on first reading this 2nd day of June, 1993.

ADOPTED and ordered published this 16th day of June, 1993.

Attest:

/s/ Reford C. Theobold
President of the Council

—

/s/ Stephanie Nye
City Clerk

COUNTRY CLUB HEIGHTS ANNEXATION:

A tract of land situated in the E1/2 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, said tract being more particularly described as follows:

Beginning at the E1/4 Corner of said Section 35; thence S00°11'10"W along the East line of said Section 35 a distance of 1319.17 feet to the Southeast corner of the NE1/4 SE1/4 of said Section 35; thence N89°54'07"W a distance of 1315.11 feet to the Southwest corner of the NE1/4 SE1/4 of said Section 35; thence N00°00'44"W along the West line of the NE1/4 SE1/4 of said Section 35 a distance of 884.82 to the Northwest corner of Peach Hill Subdivision as recorded in Plat Book 12 at Page 137 in the office of the Mesa County Clerk and Recorder; thence S89°40'06"E along the North boundary of Peach Hill Subdivision a distance of 542.80 feet to the Southwest corner of Country Club Heights as recorded in Plat Book 12 at Page 174 in the office of the Mesa County Clerk and Recorder; thence N00°11'10"E along the West boundary of Country Club Heights a distance of 1134.64 feet to a point on the South Right-of-Way of Interstate Highway 70; thence along the South Right-of-Way of Interstate Highway 70 by the following three (3) courses and distances: (1) S88°20'35"E a distance of 257.41 feet; (2) S79°48'35"E a distance of 202.20 feet; (3) S88°20'35"E a distance of 319.01 feet to the East line of said Section 35; thence S00°11'05"W along said East line a distance of 646.97 feet to the Point of Beginning.

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COUNTRY CLUB HEIGHTS ANNEXATION

DESCRIPTION

A tract of land situated in the E1/2 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, said tract being more particularly described as follows:

Beginning at the E1/4 Corner of said Section 35; thence S00°11'10"W along the East line of said Section 35 a distance of 1319.17 feet to the Southeast corner of the NE1/4 SE1/4 of said Section 35; thence N89°54'07"W a distance of 1315.11 feet to the Southwest corner of the NE1/4 SE1/4 of said Section 35; thence N00°00'44"W along the West line of the NE1/4 SE1/4 of said Section 35 a distance of 884.82 to the Northwest corner of Peach Hill Subdivision as recorded in Plat Book 12 at Page 137 in the office of the Mesa County Clerk and Recorder; thence S89°40'06"E along the North boundary of Peach Hill Subdivision a distance of 542.80 feet to the Southwest corner of Country Club Heights as recorded in Plat Book 12 at Page 174 in the office of the Mesa County Clerk and Recorder; thence N00°11'10"E along the West boundary of Country Club Heights a distance of 1134.64 feet to a point on the South Right-of-Way of Interstate Highway 70; thence along the South Right-of-Way of Interstate Highway 70 by the following three (3) courses and distances: (1) S88°20'35"E a distance of 257.41 feet; (2) S79°48'35"E a distance of 202.20 feet; (3) S88°20'35"E a distance of 319.01 feet to the East line of said Section 35; thence S00°11'05"W along said East line a distance of 646.97 feet to the Point of Beginning.

LEGEND

- Annexation Boundary
- - - - - Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	6,622.13 FT.
Contiguous Perimeter	3092.10 FT.
Area in Square Feet	2,021,695.56
Area in Acres	46.41

ORDINANCE NUMBER

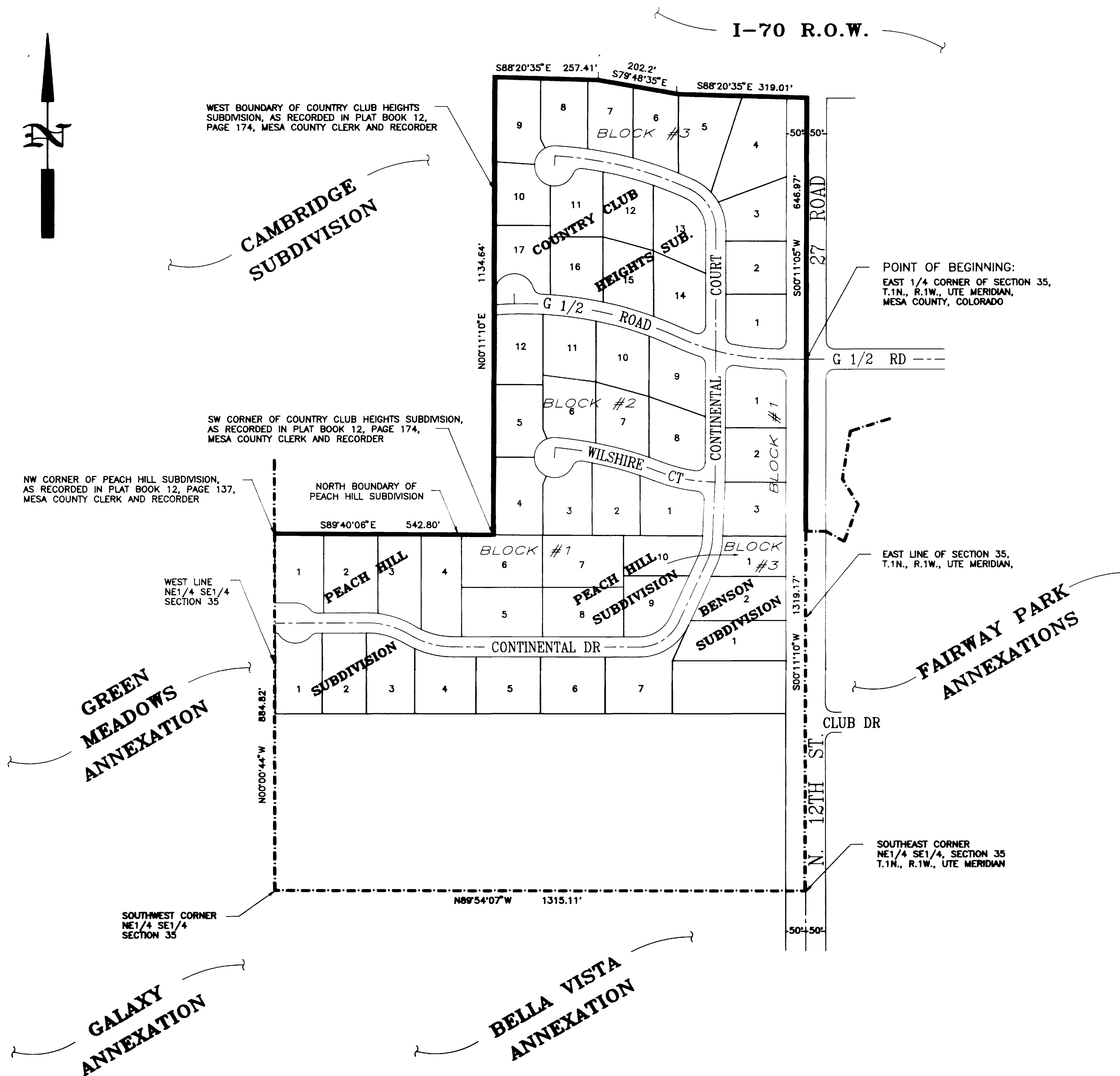
2686

EFFECTIVE DATE

JULY 17, 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
 JAMES L. SHANKS, DIRECTOR OF PUBLIC WORKS & UTILITIES



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE	FIELD BOOK NO.	PAGE
			McCLUTCHEN	3/8/93	T.W.	3/10/93	J.L.S.	6/15/93		

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

COUNTRY CLUB HEIGHTS ANNEX.

SHEET NO.	1
OF	1
FILE NO.	CCHIGHTS.DWG