

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2758

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

DISCOVERY 76 ANNEXATION  
APPROXIMATELY 57.5 ACRES  
LOCATED EAST OF 28 ROAD AT HAWTHORNE AVENUE

**WHEREAS**, on the 15th day of June, 1994 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 15th day of June, 1994; 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.

**INTRODUCED** on first reading on the 15th day of June, 1994.

**ADOPTED** and ordered published this 6th day of July, 1994.

Attest:

/s/ R.T. Mantlo  
President of the Council

/s/ Stephanie Nye  
City Clerk

DISCOVERY 76 ANNEXATION:

A tract of land being a part of the Southeast  $\frac{1}{4}$  of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and a part of the West  $\frac{1}{4}$  of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the West  $\frac{1}{4}$  Corner of said Section 6;  
thence S 89°59'45" E along the North Line of Lot 6 in said Section 6 (also known as the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ ) a distance of 635.66 feet to the Southwest Corner of the E $\frac{1}{2}$  of Lot 5 in Section 6 (also known as the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  NW $\frac{1}{4}$ );  
thence N 00°15'22" W along the West line of the E $\frac{1}{2}$  of said Lot 5 a distance of 1321.49 feet to the Northwest Corner of the E $\frac{1}{2}$  of said Lot 5;  
thence S 89°56'19" E along the North line of the E $\frac{1}{2}$  of said Lot 5 a distance of 662.30 feet to the Northeast Corner of said Lot 5;  
thence S 00°00'11" E along the East line of said Lot 5 a distance of 1320.81 feet to the Northeast Corner of Lot 6 in Section 6;  
thence S 00°19'15" E along the East line of said Lot 6 a distance of 1321.86 feet to the Southeast Corner of said Lot 6);  
thence S 89°58'24" W along the South line of said Lot 6 a distance of 1299.61 feet to the Southwest Corner of said Lot 6;  
thence N 89°46'00" W a distance of 30.00 feet to a point on the West Right-of-Way line for 28 Road in Section 1;  
thence N 00°00'13" E along the West Right-of-Way line for 28 Road a distance of 1322.41 feet;  
thence S 89°59'47" E a distance of 30.00 feet to the Point of Beginning.

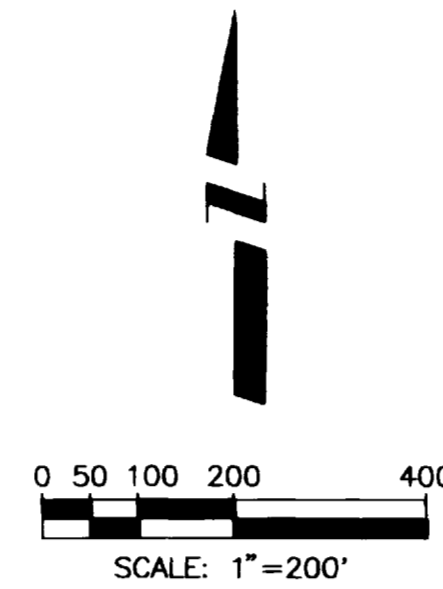
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(rev. 06/13/94)

# DISCOVERY 76 ANNEXATION

## LEGAL DESCRIPTION

A tract of land being a part of the Southeast 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and a part of the West 1/4 of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the West 1/4 Corner of said Section 6;  
 thence S 89°59'45" E along the North Line of Lot 6 in said Section 6 (also known as the NW1/4 of the SW1/4) a distance of 635.66 feet to the Southwest Corner of the E1/2 of Lot 5 in Section 6 (also known as the E1/2 of the SW1/4 NW1/4);  
 thence N 00°15'22" W along the West line of the E1/2 of said Lot 5 a distance of 1321.49 feet to the Northwest Corner of the E1/2 of said Lot 5;  
 Thence S 89°56'19"E along the North line of the E1/2 of said Lot 5 a distance of 662.30 feet to the Northeast Corner of said Lot 5;  
 thence S 00°00'11" E along the East line of said Lot 5 a distance of 1320.81 feet to the Northeast Corner of Lot 6 in Section 6;  
 thence S 00°19'15" E along the East line of said Lot 6 a distance of 1321.86 feet to the Southeast Corner of said Lot 6;  
 thence S 89°58'24"W along the South line of said Lot 6 a distance of 1299.61 feet to the Southwest Corner of said Lot 6;  
 thence N 89°46'00" W a distance of 30.00 feet to the West Right-of-Way line for 28 Road in Section 1;  
 thence N 00°00'13" E along the West Right-of-Way line for 28 Road a distance of 1322.41 feet;  
 thence S 89°59'47" E a distance of 30.00 feet to the Point of Beginning.



LINE CHART

LINE	DIRECTION	DISTANCE
L1	S 89°59'47"E	30.00'
L2	N 89°46'00"W	30.00'

## LEGEND

- Boundary of Existing City Limits
- Boundary of New City Limits

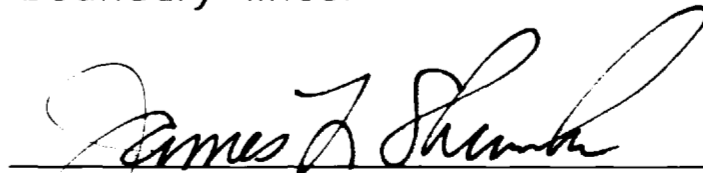
## AREA OF ANNEXATION

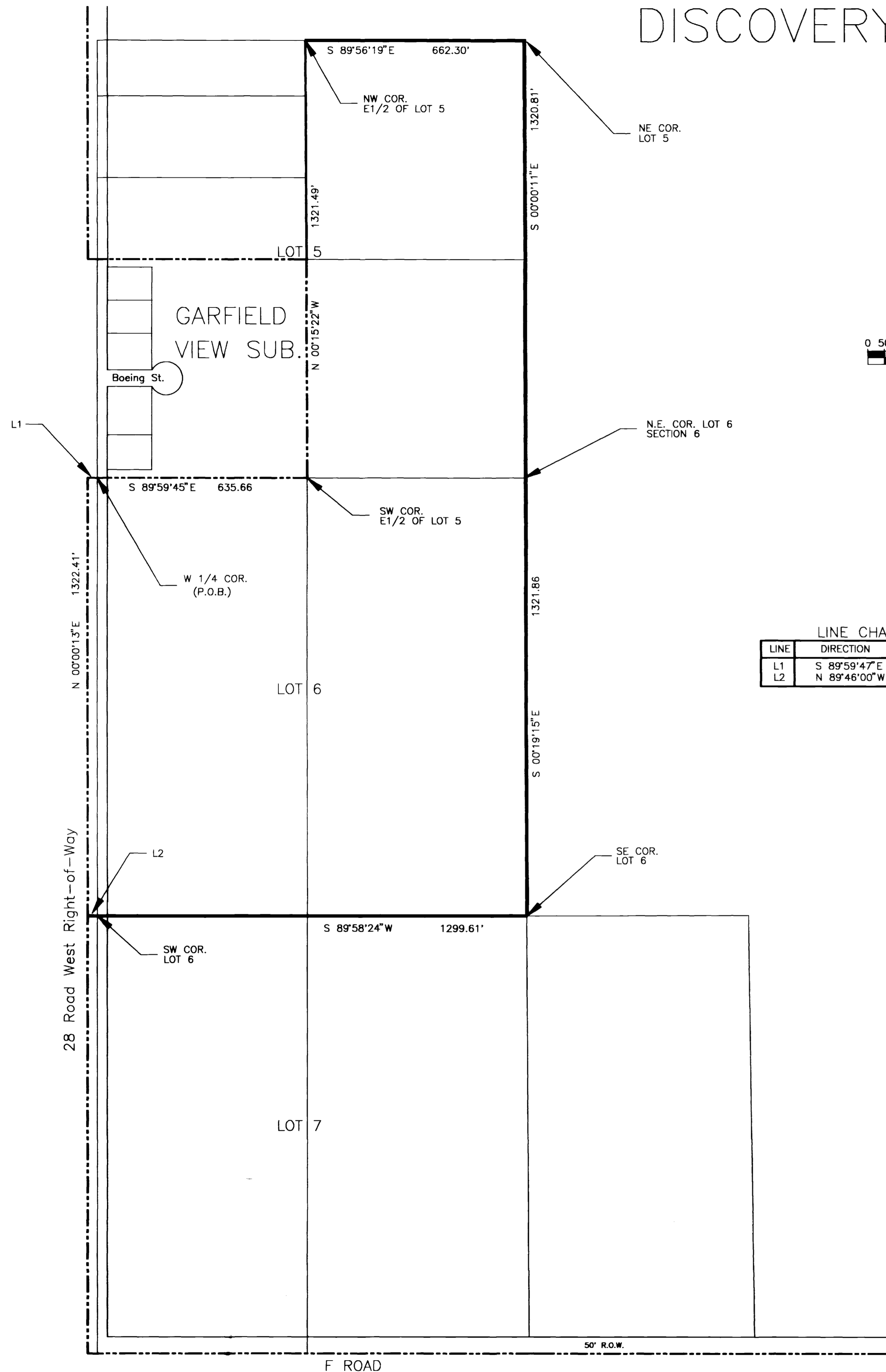
Annexation Perimeter	7,944.14 Ft.
Contiguous Perimeter	2,648.07 Ft.
Area in Square Feet	2,624,122.57
Area in Acres	60.24

ORDINANCE NUMBER  
2758

EFFECTIVE DATE  
AUGUST 7, 1994

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	M.A.P.	DATE	SCALE	PLAN	PROFILE
REVISION					7/13/94	1"=200'		
REVISION					7/13/94			
REVISION					7/13/94			
REVISION								

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

DISCOVERY  
76  
ANNEXATION

SHEET NO. 1  
OF 1  
FILE NO.  
DIS76.DWG