

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2763

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

NORTH VALLEY ANNEXATION  
APPROXIMATELY 9.31 ACRES  
LOCATED AT 24 3/4 ROAD, NORTH OF G ROAD

**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 20th day of July, 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 20th day of July, 1994.

**ADOPTED** and ordered published this 3rd day of August, 1994.

Attest:

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

/s/ Stephanie Nye  
City Clerk

NORTH VALLEY ANNEXATION:

A tract of land being a part of Lot 49 of Pomona Park, situated in the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 33, and considering the East line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  to bear N 00°07'32" W with all bearings contained herein being relative thereto;

thence N 00°07'32" W along the East line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  a distance of 658.98 feet to the True Point of Beginning;

thence N 89°57'57" W a distance of 25.0 feet to a point on the West right-of-way line of 24-3/4 Road, said point also being the Northeast Corner of Payton Subdivision;

thence N 89°57'57" W along the North boundary line of Payton Subdivision a distance of 502.82 feet to the Northwest Corner of Payton Subdivision;

thence N 89°56'41" W a distance of 132.0 feet to the Southwest Corner of Lot 49 of Pomona Park;

thence N 00°05'23" W along the West boundary line of said Lot 49 a distance of 659.05 feet to the Northwest Corner of said Lot 49;

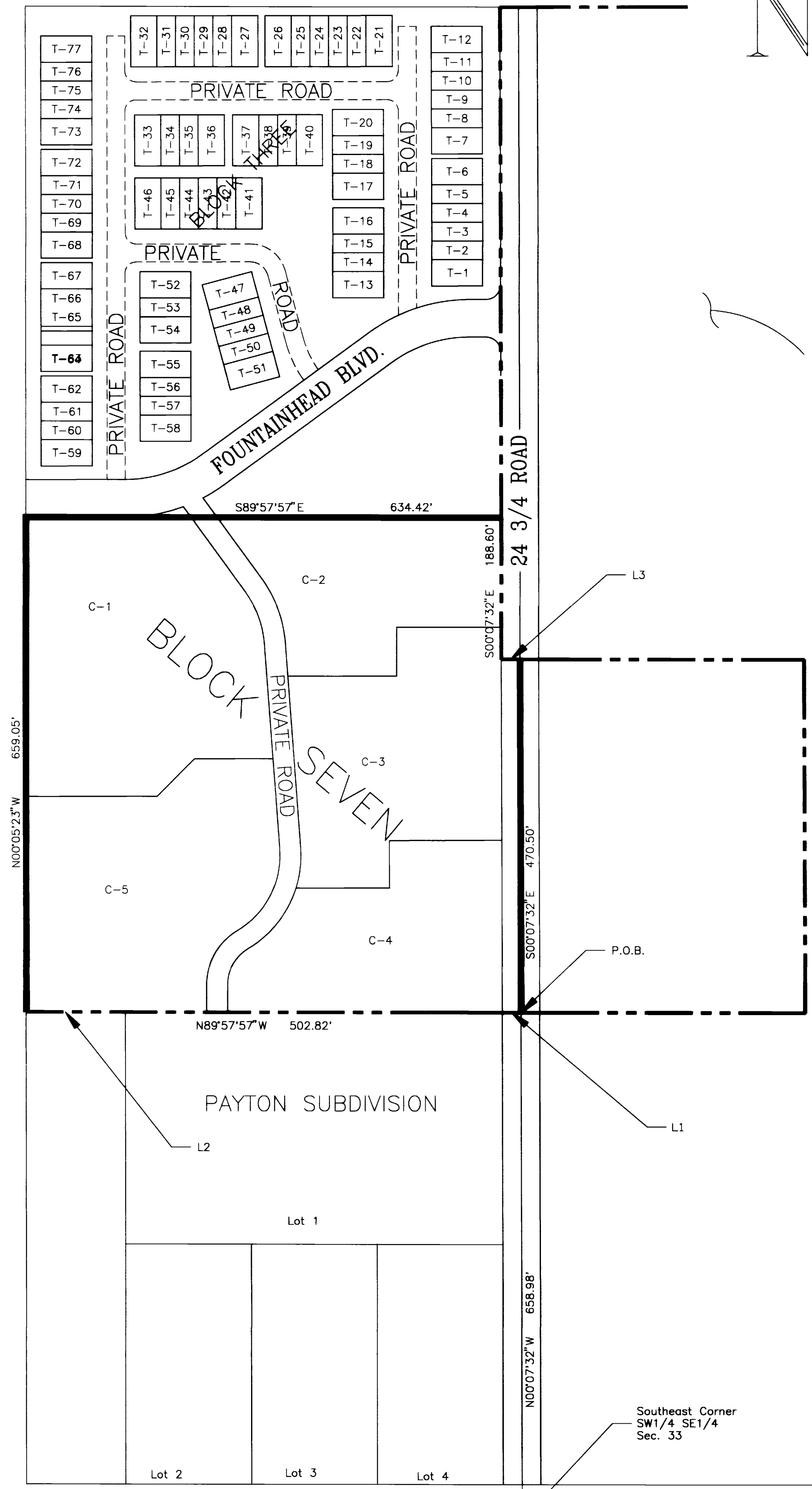
thence S 89°57'57" E along the North boundary line of said Lot 49 a distance of 634.42 feet to a point on the West right-of-way line of 24-3/4 Road;

thence S 00°07'32" E along the West right-of-way line of 24-3/4 Road a distance of 188.60 feet to a point;

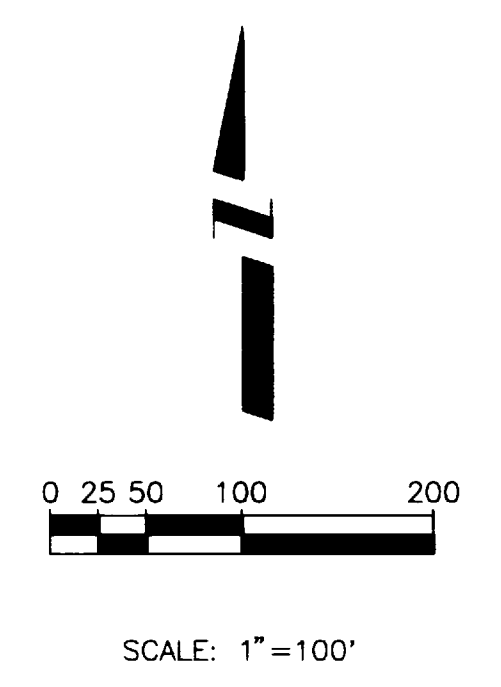
thence S 89°57'57" E a distance of 25.0 feet to the East line of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 33;

thence S 00°07'32" E along said East line a distance of 470.50 feet to the True Point of Beginning.

# NORTH VALLEY ANNEXATION



FOUNTAINHEAD SUBDIVISION



## DESCRIPTION

A tract of land being a part of Lot 49 of Pomona Park, situated in the Southwest 1/4 of the Southeast 1/4 (SW1/4 SE1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of the SW1/4 SE1/4 of said Section 33, and considering the East line of said SW1/4 SE1/4 to bear N 00°07'32" W with all bearings contained herein being relative thereto;

thence N 00°07'32" W along the East line of said SW1/4 SE1/4 a distance of 658.98 feet to the True Point of Beginning;

thence N 89°57'57" W a distance of 25.0 feet to a point on the West right-of-way line of 24-3/4 Road, said point also being the Northeast Corner of Payton Subdivision;

thence N 89°57'57" W along the North boundary line of Payton Subdivision a distance of 502.82 feet to the Northwest Corner of Payton Subdivision;

thence N 89°56'41" W a distance of 132.0 feet to the Southwest Corner of Lot 49 of Pomona Park;

thence N 00°05'23" W along the West boundary line of said Lot 49 a distance of 659.05 feet to the Northwest Corner of said Lot 49;

thence S 89°57'57" E along the North boundary line of said Lot 49 a distance of 634.42 feet to a point on the West right-of-way line of 24-3/4 Road;

thence S 00°07'32" E along the West right-of-way line of 24-3/4 Road a distance of 188.60 feet to a point;

thence S89°57'57"E a distance of 25.0 feet to the East line of the SW 1/4 SE 1/4 of Section 33;

thence S00°07'32"E along said East line a distance of 470.50 feet to the True Point of Beginning.

## LEGEND

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

LINE CHART

LINE	DIRECTION	DISTANCE
L1	N89°57'57"W	25.0'
L2	N89°56'41"W	132.0'
L3	S89°57'57"E	25.0'

## AREA OF ANNEXATION

Annexation Perimeter	2,637.39 FT.
Contiguous Perimeter	873.42 FT.
Area in Square Feet	430,039.46
Area in Acres	9.87

ORDINANCE NUMBER  
2763

EFFECTIVE DATE  
9/4/94

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 & UTILITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE	SCALE	PLAN	PROFILE
REVISION A					7/8/94			
REVISION B					7/19/94			
REVISION C					8/5/94			
REVISION D								

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

NORTH VALLEY ANNEXATION

SHEET NO. 1
OF 1
FILE NO. NORTHVAL.DWG