

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2767

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

HOLLAND ENCLAVE
APPROXIMATELY 7.60 ACRES
LOCATED AT 112 POWER ROAD

Recitals.

On the 6th day of July, 1994 the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction, a tract of land in the County of Mesa, State of Colorado, commonly known as the Holland Enclave, and more particularly described as follows:

(insert legal description)

The area being considered for annexation is entirely contained within the boundaries of the City of Grand Junction, said area has been so surrounded for a period of not less than three years and is therefore eligible for annexation pursuant to 31-12-106(1), C.R.S.

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 commonly known as the Holland Enclave, is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 17th day of August, 1994.

ADOPTED and ordered published this 7th day of September, 1994.

Attest:

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

/s/ Stephanie Nye
City Clerk

HOLLAND ENCLAVE ANNEX:

A tract of land being a part of the East 260.0 feet of the West One-Half of the Southwest Quarter ($W\frac{1}{2} SW\frac{1}{4}$) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point from whence the Southwest Corner of said Section 15 bears

S 41°40' W a distance of 1707.40 feet;

thence N 66°45' W a distance of 80.26 feet;

thence N 11°40' E a distance of 207.20 feet;

thence N 78°35' W a distance of 42.75 feet to the West Line of the East 260.0 feet of said $W\frac{1}{2} SW\frac{1}{4}$;

thence North along said West Line a distance of 1090.0 feet to a point which is 10.0 feet South of the North Line of the $SW\frac{1}{4}$ of said Section 15;

thence N 89°56'21" E a distance of 260.0 feet to the East Line of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section 15;

thence South along said East Line a distance of 1239.88 feet to a point on the Northerly Right-of-Way for State Highway No. 340 as described in Book 985 at Page 829 in the office of the Mesa County Clerk and Recorder;

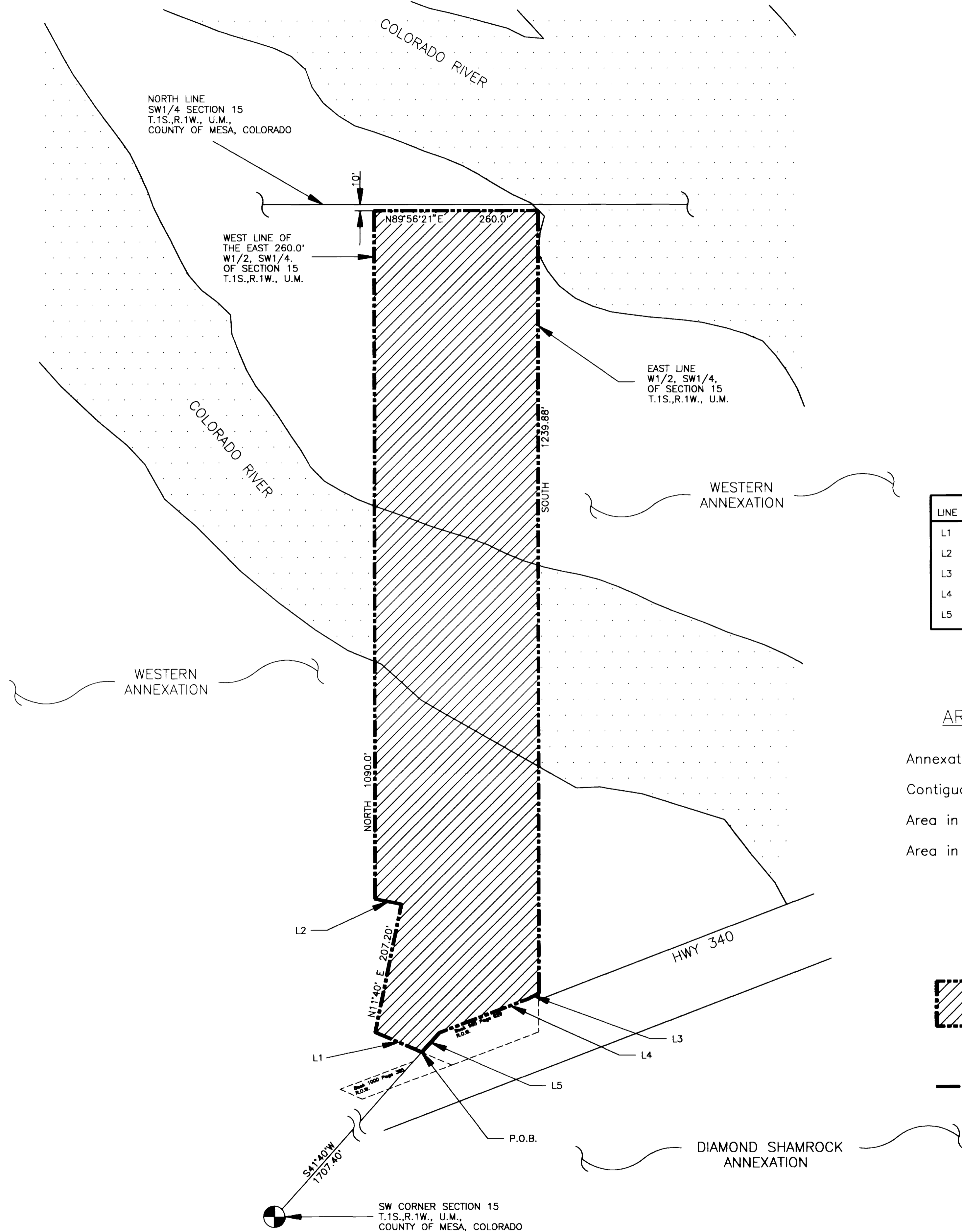
thence along the Northerly Right-of-Way for State Highway No. 340 the following three (3) courses and distances:

1. S 62°05'30" W a distance of 19.80 feet;

2. S 69°13'00" W a distance of 150.0 feet;

3. S 42°39'00" W a distance of 42.10 feet to the Point of Beginning.

HOLLAND ENCLAVE



LEGAL DESCRIPTION

A tract of land being a part of the East 260.0 feet of the West One-Half of the Southwest Quarter (W1/2 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point from whence the Southwest Corner of said Section 15 bears S 41°40'W a distance of 1707.40 feet;
 thence N 66°45'W a distance of 80.26 feet;
 thence N 11°40'E a distance of 207.20 feet;
 thence N 78°35'W a distance of 42.75 feet to the West Line of the East 260.0 feet of said W1/2 SW1/4;
 thence North along said West Line a distance of 1090.0 feet to a point which is 10.0 feet South of the North Line of the SW1/4 of said Section 15;
 thence N 89°56'21"E a distance of 260.0 feet to the East Line of the W1/2 of the SW1/4 of said Section 15;
 thence South along said East Line a distance of 1239.88 feet to a point on the Northerly Right-of-Way for State Highway No. 340 as described in Book 985 at page 829 in the office of the Mesa County Clerk and Recorder;
 thence along the Northerly Right-of-Way for State Highway No. 340 the following three (3) courses and distances:

1. S 62°05'30"W a distance of 19.80 feet;
2. S69°13'00"W a distance of 150.0 feet;
3. S 42°39'00"W a distance of 42.10 feet to the Point of Beginning.

LINE CHART		
LINE	DIRECTION	DISTANCE
L1	N66°45'W	80.26'
L2	N78°35'W	42.75'
L3	S62°05'30"W	19.80'
L4	S69°13'00"W	150.0
L5	S42°39'00"W	42.10'

AREA OF ANNEXATION

Annexation Perimeter	3131.99 FT.
Contiguous Perimeter	3131.99 FT.
Area in Square Feet	330,963.79
Area in Acres	7.60

ORDINANCE NUMBER

2767

EFFECTIVE DATE

10/9/94

LEGEND



Annexation Area



Existing City Limits

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	M.A.P.	DATE	7/1/94	SCALE
REVISION			CHECKED BY	T.S.W.	DATE	7/6/94	PLAN
REVISION			APPROVED BY	J.L.S.	DATE	9/13/94	HORIZ. 1"=100'
REVISION			FIELD BOOK NO.		PAGE		PROFILE

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

HOLLAND
 ENCLAVE ANNEX

SHEET NO. 1
 OF 1
 FILE NO.
 HOLLAND .DWG