

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2826

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

NORTHRIDGE ADDITION ANNEXATION
APPROXIMATELY .49 ACRES
LOCATED AT 412 NORTHRIDGE DRIVE

WHEREAS, on the 1st day of February, 1995 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 March, 1995; 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:

A parcel of land situate in the SW 1\4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northeast corner of Lot 8, Block 6 of Northridge Estates Filing No. Three as recorded in Plat Book 11 at Pages 327 and 328 of the records of the Mesa County Clerk and Recorder, whence the West 1\4 corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian bears N 69°03'32" W, 1407.76 feet; thence along the southerly Right-of-Way of the Grand Valley Canal S 85°37'21" E, 151.25 feet to a point; thence along the west line of a parcel of land as described in Book 1830 at Page 580 of the records of the Mesa County Clerk and Recorder S 00°02'00" E, 134.80 feet to a point on the south line of a parcel of land as described in Book 1130 at Page 556 of the records of the Mesa County Clerk and Recorder; thence along said south and north Right-of-Way line of Northridge Drive S 89°51'27" W, 150.80 feet to the southeast corner of said Lot 8, Block 6; thence along the east line of said Lot 8, Block 6 N 00°02'10" W, 146.72 feet to the Point of Beginning. Said parcel contains 0.49 acres more or less

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

INTRODUCED on first reading on the 15th day of March, 1995

ADOPTED and ordered published this 5th day of April, 1995.

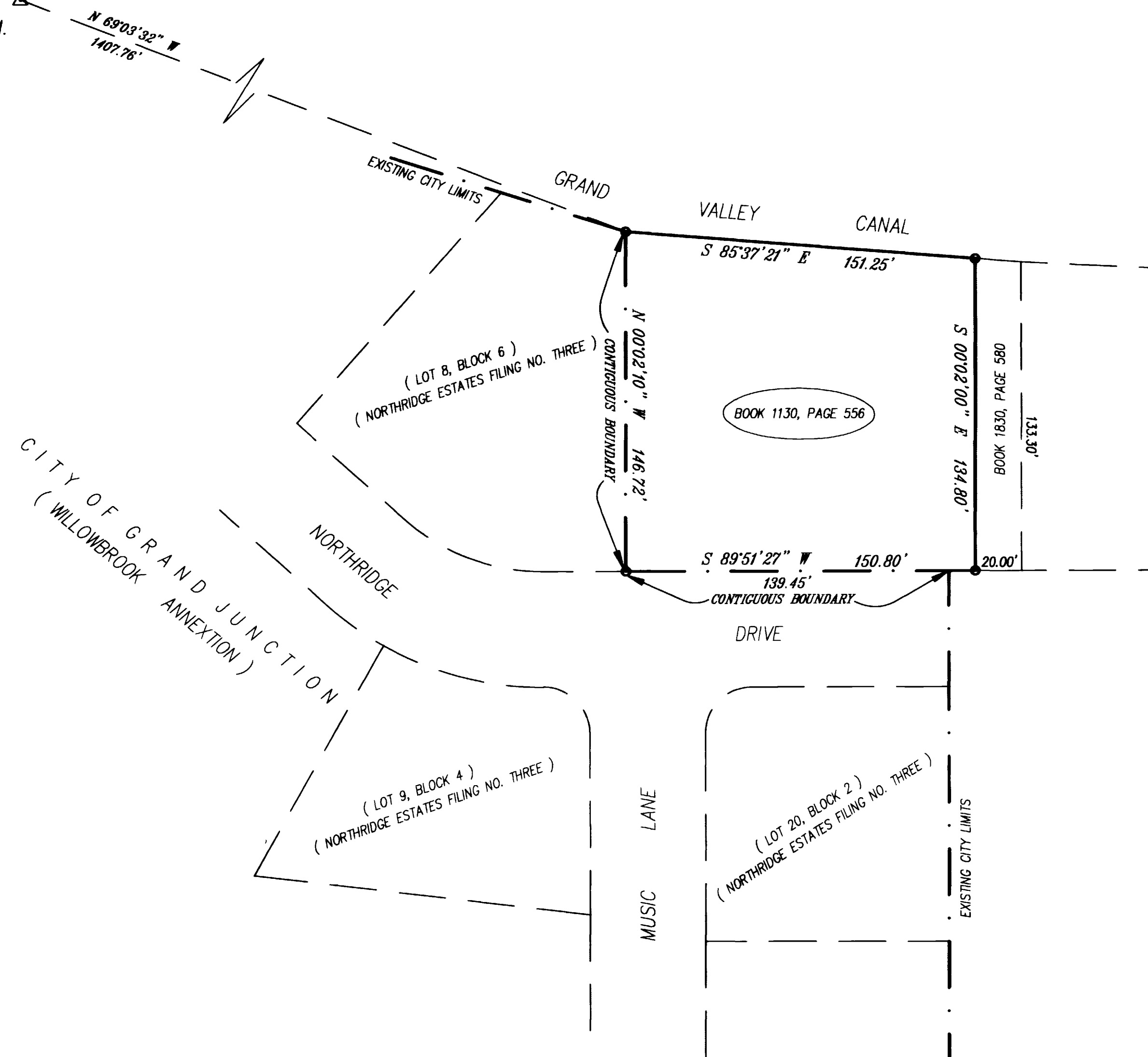
Attest:

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

/s/ Stephanie Nye
City Clerk

NORTHRIDGE ADDITION ANNEXATION

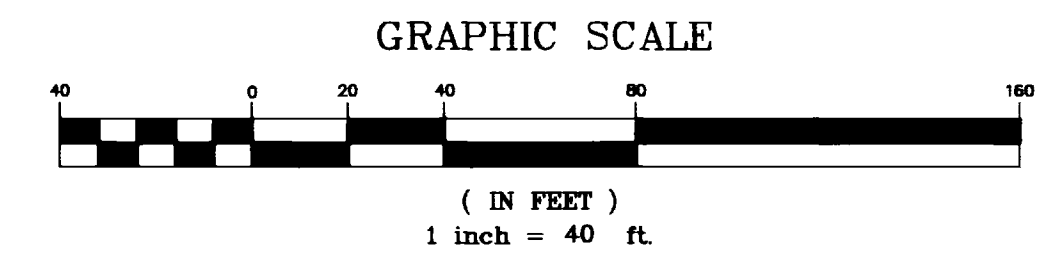
W 1/4 CORNER
SECTION 2
T.1 S., R.1 W., U.M.



DESCRIPTION

A parcel of land situate in the SW 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northeast corner of Lot 8, Block 6 of Northridge Estates Filing No. Three as recorded in Plat Book 11 at Pages 327 and 328 of the records of the Mesa County Clerk and Recorder, whence the West 1/4 corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian bears N 69°03'32" W, 1407.76 feet; thence along the southerly Right-of-Way of the Grand Valley Canal S 85°37'21" E, 151.25 feet to a point; thence along the west line of a parcel of land as described in Book 1830 at Page 580 of the records of the Mesa County Clerk and Recorder S 00°02'00" E, 134.80 feet to a point on the south line of a parcel of land as described in Book 1130 at Page 556 of the records of the Mesa County Clerk and Recorder; thence along said south and north Right-of-Way line of Northridge Drive S 89°51'27" W, 150.80 feet to the southeast corner of said Lot 8, Block 6; thence along the east line of said Lot 8, Block 6 N 00°02'10" W, 146.72 feet to the Point of Beginning. Said parcel contains 0.49 acres more or less.



LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

AREA OF ANNEXATION

ANNEXATION PERIMETER	538.52 FEET
CONTIGUOUS BOUNDARY	286.17 FEET
AREA IN SQUARE FEET	21227.05
AREA IN ACRES	0.49

ORDINANCE NUMBER

2826

EFFECTIVE DATE

MAY 7, 1995

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 boundaries.

James L. Shanks
JAMES L. SHANKS, DIRECTOR OF PUBLIC WORKS & UTILITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	SRP	DATE	01\10\95
REVISION			CHECKED BY		DATE	
REVISION			APPROVED BY		DATE	
REVISION			FIELD BOOK NO.		PAGE	

SCALE
1" = 40'

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

NORTHRIDGE ADDITION ANNEXATION

SHEET NO. 1
OF 1
FILE NO. NAA.DWG