

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2873

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

ROUND HILL ENCLAVE ANNEXATION  
APPROXIMATELY 1.86 ACRES  
LOCATED AT 651 HORIZON DRIVE

Recitals.

On the 6th day of September, 1995 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 Round Hill Enclave, and more particularly described as follows:

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

Beginning at the Southwest corner of the SE 1/4 NE 1/4 of said Section 2 ( said Southwest corner also being the Southeast corner of Lot 18 of Round Hill Subdivision as recorded in Plat Book 9 at Page 29 of the records of the Mesa County Clerk and Recorder ), thence along the West line of the SE 1/4 NE 1/4 ( said West line also being the East line of Lot 18 of said Round Hill Subdivision ) N 01°57'16" E a distance of 326.08 feet to the Southwest corner of Lot A of Horizon Glen Subdivision ( Amended ) as recorded in Plat Book 14 at Page 116-118 of the records of the Mesa County Clerk and Recorder; thence along the South line of Lot A and Lot 1 of said Horizon Glen Subdivision and extending across Horizon Drive S 88°12'38" E a distance of 344.38 feet to a point on the Easterly Right-of-Way line of said Horizon Drive; thence along said Easterly Right-of-Way line S 38°08'15" W a distance of 87.81 feet; thence continuing along said Easterly Right-of-Way line S 28°18'15" W a distance of 285.90 feet to a point on the South line of the SE 1/4 NE 1/4 of said Section 2; thence along the South line of said SE 1/4 NE 1/4 and crossing Horizon Drive N 88°02'44" W a distance of 165.64 feet to the point of beginning. Said parcel of land contains 1.86 acres more or less.

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 Ute Enclave, is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 18th day of October, 1995.

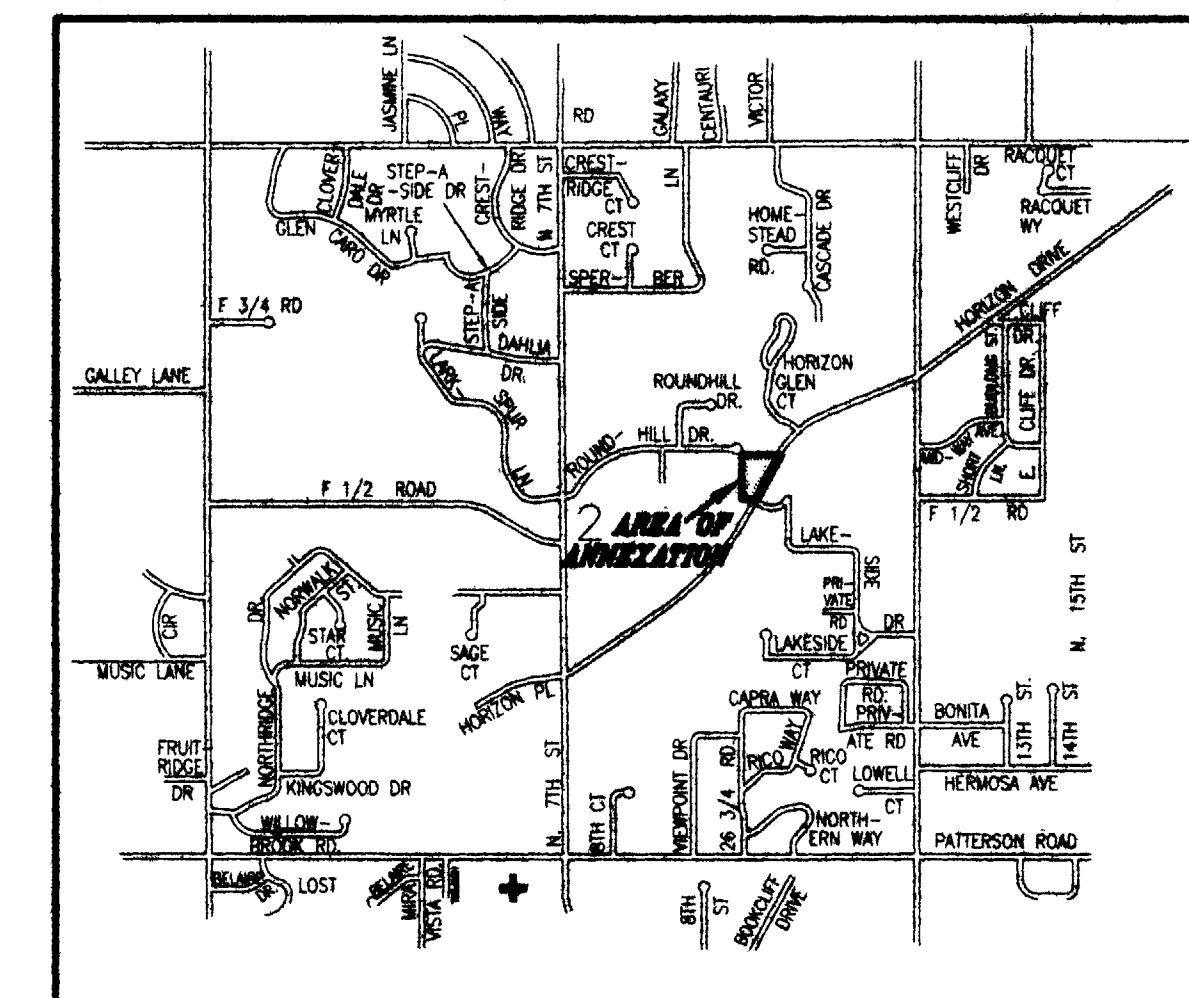
**ADOPTED** and ordered published this 1st day of November, 1995.

Attest:

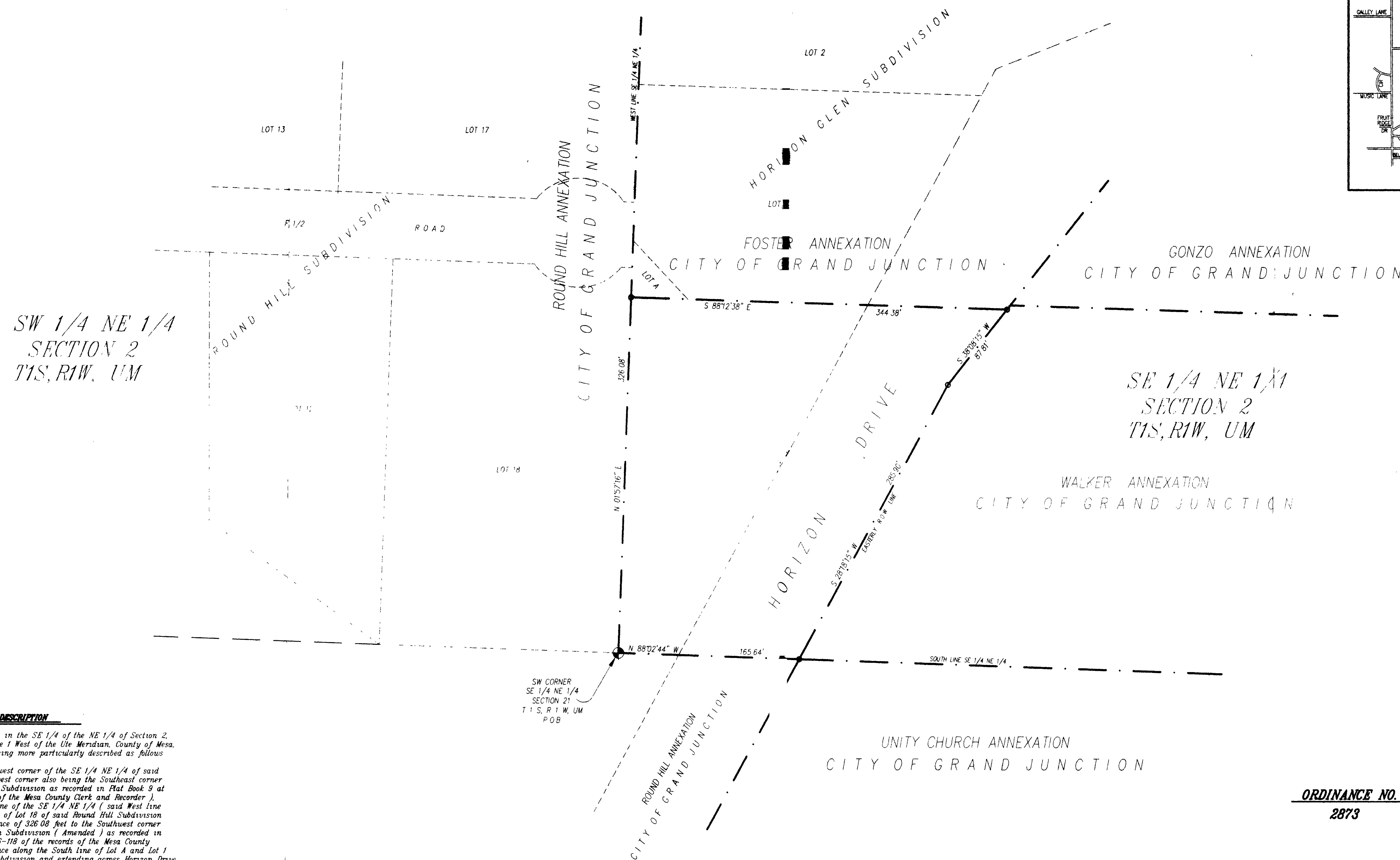
/s/ Ron Maupin  
President of the Council

/s/ Stephanie Nye  
City Clerk

# ROUND HILL ENCLAVE ANNEXATION



INSET MAP  
N.T.S.



SW 1/4 NE 1/4  
SECTION 2  
T1S, R1W, UM

SE 1/4 NE 1/4  
SECTION 2  
T1S, R1W, UM

**DESCRIPTION**

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

Beginning at the Southwest corner of the SE 1/4 NE 1/4 of said Section 2 (said Southwest corner also being the Southeast corner of Lot 18 of Round Hill Subdivision as recorded in Plat Book 9 at Page 29 of the records of the Mesa County Clerk and Recorder), thence along the West line of the SE 1/4 NE 1/4 (said West line also being the East line of Lot 18 of said Round Hill Subdivision) N 01°57'16" E a distance of 326.08 feet to the Southwest corner of Lot A of Horizon Glen Subdivision (Amended) as recorded in Plat Book 14 at Page 116-118 of the records of the Mesa County Clerk and Recorder, thence along the South line of Lot A and Lot 1 of said Horizon Glen Subdivision and extending across Horizon Drive S 88°12'38" E a distance of 344.38 feet to a point on the Easterly Right-of-Way line of said Horizon Drive, thence along said Easterly Right-of-Way line S 38°08'15" W a distance of 87.81 feet, thence continuing along said Easterly Right-of-Way line S 28°18'15" W a distance of 285.90 feet to a point on the South line of the SE 1/4 NE 1/4 of said Section 2, thence along the South line of said SE 1/4 NE 1/4 and crossing Horizon Drive N 88°02'44" W a distance of 165.64 feet to the point of beginning. Said parcel of land contains 1.86 acres more or less.

AREA OF ANNEXATION	
TOTAL PERIMETER	1209.81 FT
CONTIGUOUS PERIMETER	1209.81 FT
AREA IN SQUARE FEET	81,091.70
AREA IN ACRES	1.86

**LEGEND**

--- CONTIGUOUS BOUNDARY (EXISTING CITY LIMITS)

ORDINANCE NO.  
2873

EFFECTIVE DATE  
DECEMBER 3, 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 boundary lines.

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

DESCRIPTION	DATE	DRAWN BY	SRP	DATE	08-22-95	SCALE
REVISION Δ		CHECKED BY	IW	DATE	08-25-95	1" = 50'
REVISION Δ		APPROVED BY		DATE		
REVISION Δ		FIELD BOOK NO.		PAGE		

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

ROUND HILL ENCLAVE ANNEXATION

SHEET NO.	1
OF	1
FILE NO.	ROUNDH DWG