

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2891

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

CASCADE ENCLAVE
APPROXIMATELY 43.52 ACRES
LOCATED AT THE SOUTHWEST CORNER OF G AND 27 ROAD

Recitals.

On the 6th day of December, 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 Ute Enclave, and more particularly described as follows:

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

Commencing at the Northeast Corner of said Section 2, thence N 88°05'12" W along the North line of said Section 2 a distance of 40.00 feet to the True Point of Beginning of the parcel described herein; thence S 01°58'09" W along the West right-of-way line of 27 Road (said West right-of-way line being 40 feet West of and parallel with the East line of said Section 2) a distance of 741.50 feet to a point on the South line of a parcel of land as described in Book 1852 at Page 70 of the records of the Mesa County Clerk and Recorder; thence N 88°05'12" W along said South line a distance of 289.17 feet to a point on the East line of a parcel of land as described in Book 1703 at Page 814 of the records said Mesa County Clerk and Recorder; thence S 01°58'09" W along said East line a distance of 574.37 feet to a point on the South line of the NE 1/4 NE 1/4 of said Section 2; thence N 88°12'21" W along said South line a distance of 594.84 feet; thence leaving said South line N 28°41'48" E a distance of 117.46 feet to the Southernmost corner of Lot A of the Replat of Lot Two, Foster Subdivision As Amended (said Replat being recorded in Plat Book 14 at Page 113 of the records of said Mesa County Clerk and Recorder); thence

N 80°00'38" W along the Southerly line of said Lot A a distance of 315.43 feet to the Southeast corner of Lot 1 of Foster Subdivision as recorded in Plat Book 12 at Page 296 of the records of said Mesa County Clerk and Recorder; thence N 88°05'12" W along the South line of said Lot 1 a distance of 136.10 feet to the Southwest corner of said Lot 1; thence N 02°10'48" E along the West line of said Lot 1, Lot 3 of said Foster Subdivision and Lot 2 of Elton Heights Minor Subdivision (said Elton Heights Minor Subdivision being recorded in Plat Book 14 at Page 15 of said Mesa County Clerk and Recorder) a distance of 509.05 feet to the Southeast corner of a parcel of land as described in Book 1076 at Page 645 of the records of said Mesa County Clerk and Recorder; thence

N 88°05'12" W along the South line of said parcel of land, crossing Sperber

Lane and along the South line of Lot 3, Block 1 of McMillin Subdivision as recorded in Plat Book 9 at Page 196 of the records of said Mesa County Clerk and Recorder a distance of 660.75 feet to the Southwest corner of said Lot 3, Block 1; thence N 02°10'48" E along the West line of said Lot 3, Block 1 and Lots 2 and 1, Block 1 of said McMillin Subdivision a distance of 444.90 feet to the Northeast corner of Lot 5 of Crestridge Heights Subdivision as recorded in Plat Book 9 at Page 155 of the records of said Mesa County Clerk and Recorder; thence N 88°05'18" W along the North line of said Lot 5 a distance of 8.00 feet; thence leaving the North line of said Lot 5 N 02°10'48" E a distance of 214.00 feet to a point on the North line of said Section 2; thence S 88°05'12" E along the North line of said Section 2 (said North line also being the centerline of G Road) a distance of 1944.21 feet to the point of beginning.

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

INTRODUCED on first reading on the 17th day of January, 1996.

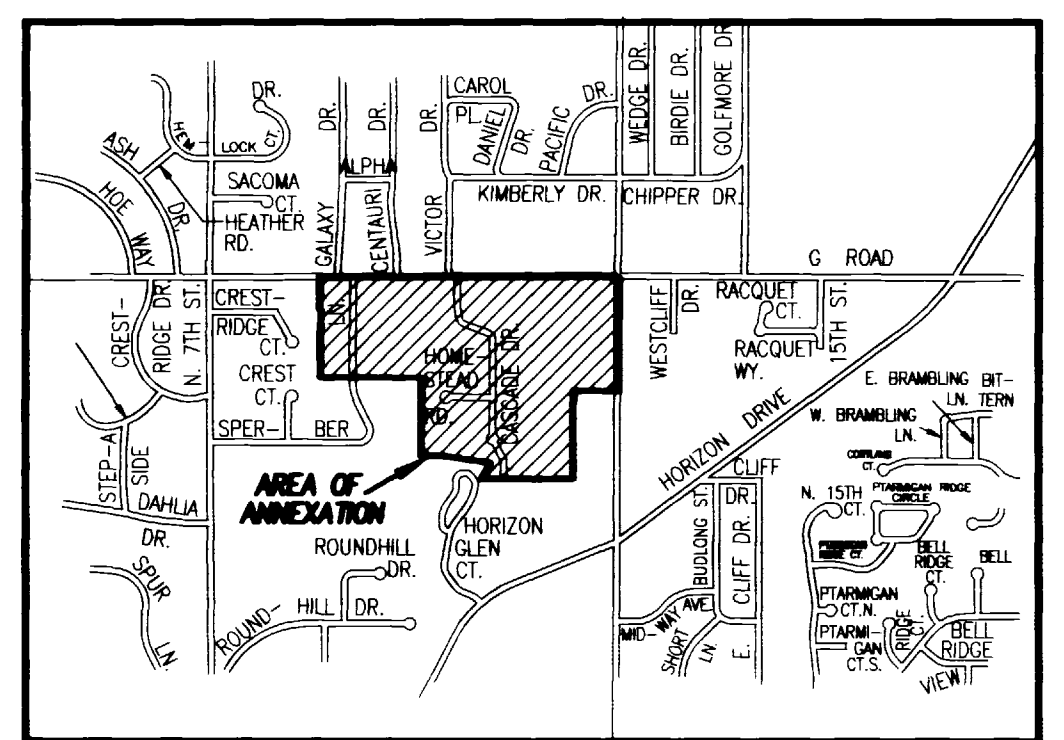
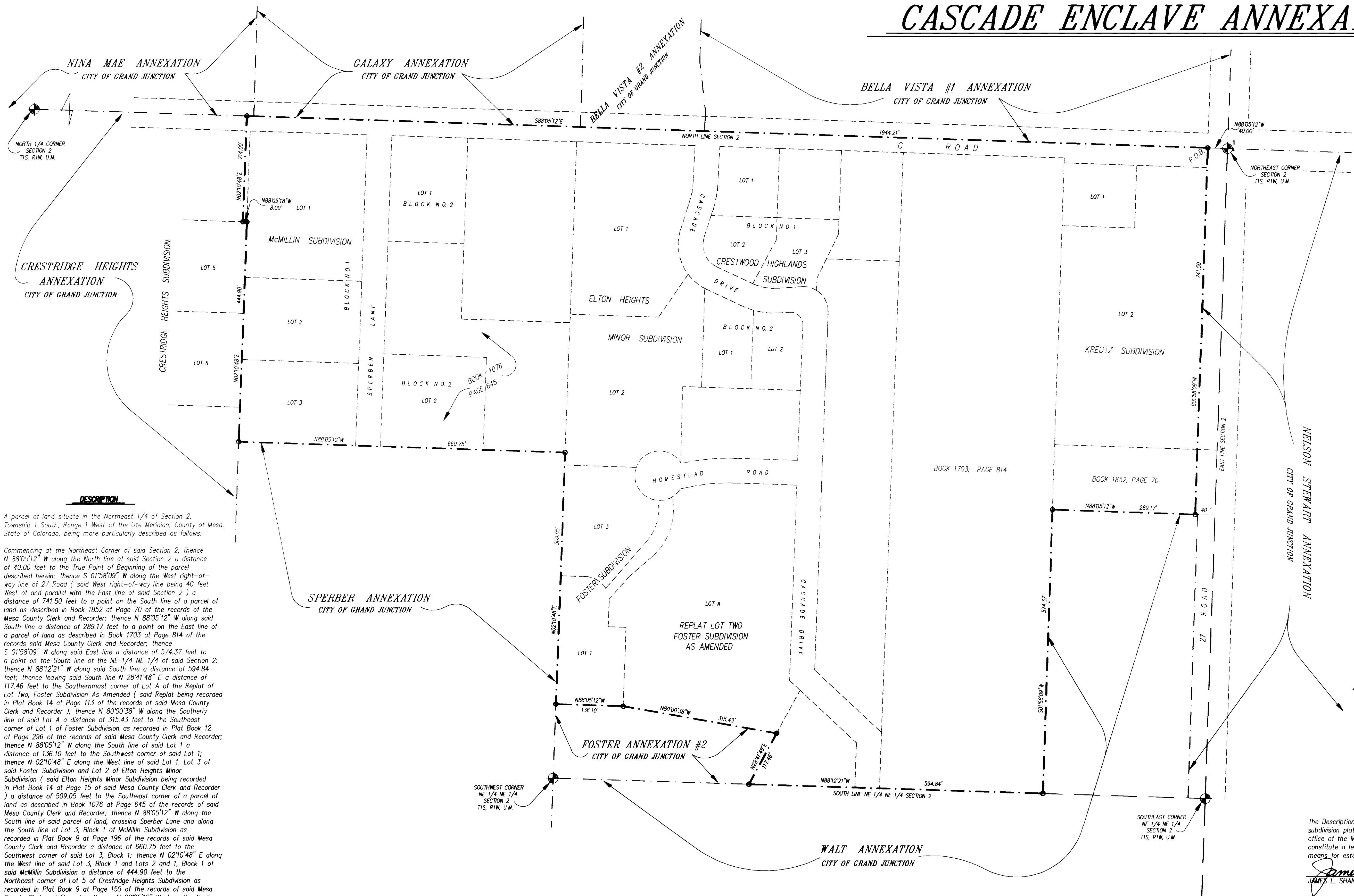
ADOPTED and ordered published this 7th day of February, 1996.

Attest:

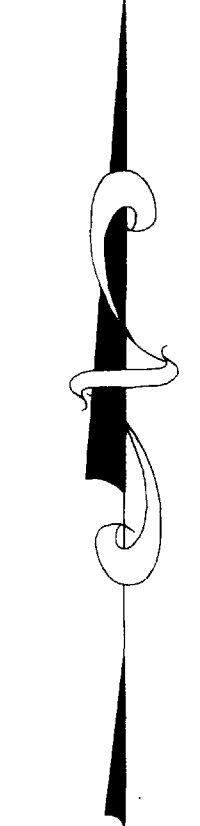
/s/ Ron Maupin
President of the Council

/s/ Theresa F. Martinez, CMC
Deputy City Clerk

CASCADE ENCLAVE ANNEXATION



VICINITY MAP
K.T.S.



AREA OF ANNEXATION

ANNEXATION PERIMETER	6,549.78 FT.
CONTIGUOUS PERIMETER	6,549.78 FT.
AREA IN SQUARE FEET	1,895,950.66
AREA IN ACRES	43.52

LEGEND

--- CONTIGUOUS BOUNDARY (EXISTING CITY LIMITS)

DESCRIPTION

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

Commencing at the Northeast Corner of said Section 2, thence N 88°05'12" W along the North line of said Section 2 a distance of 40.00 feet to the True Point of Beginning of the parcel described herein; thence S 01°58'09" W along the West right-of-way line of 2 1/2" Road (said West right-of-way line being 40 feet West of and parallel with the East line of said Section 2) a distance of 741.50 feet to a point on the South line of a parcel of land as described in Book 1852 at Page 70 of the records of the Mesa County Clerk and Recorder; thence N 88°05'12" W along said South line a distance of 289.17 feet to a point on the East line of a parcel of land as described in Book 1703 at Page 814 of the records said Mesa County Clerk and Recorder; thence S 01°58'09" W along said East line a distance of 574.37 feet to a point on the South line of the NE 1/4 NE 1/4 of said Section 2; thence N 88°12'21" W along said South line a distance of 594.84 feet; thence leaving said South line N 28°41'48" E a distance of 117.46 feet to the Southernmost corner of Lot A of the Replat of Lot Two, Foster Subdivision As Amended (said Replat being recorded in Plat Book 14 at Page 113 of the records of said Mesa County Clerk and Recorder); thence N 80°00'38" W along the Southerly line of said Lot A a distance of 315.43 feet to the Southeast corner of Lot 1 of Foster Subdivision as recorded in Plat Book 12 at Page 296 of the records of said Mesa County Clerk and Recorder; thence N 88°05'12" W along the South line of said Lot 1 a distance of 136.10 feet to the Southwest corner of said Lot 1; thence N 02°10'48" E along the West line of said Lot 1, Lot 3 of said Foster Subdivision and Lot 2 of Elton Heights Minor Subdivision (said Elton Heights Minor Subdivision being recorded in Plat Book 14 at Page 15 of said Mesa County Clerk and Recorder) a distance of 509.05 feet to the Southeast corner of a parcel of land as described in Book 1076 at Page 645 of the records of said Mesa County Clerk and Recorder; thence N 88°05'12" W along the South line of said parcel of land, crossing Sperber Lane and along the South line of Lot 3, Block 1 of McMillin Subdivision as recorded in Plat Book 9 at Page 196 of the records of said Mesa County Clerk and Recorder a distance of 660.75 feet to the Southwest corner of said Lot 3, Block 1; thence N 02°10'48" E along the West line of said Lot 3, Block 1 and Lots 2 and 1, Block 1 of said McMillin Subdivision a distance of 444.90 feet to the Northeast corner of Lot 5 of Crestridge Heights Subdivision as recorded in Plat Book 9 at Page 155 of the records of said Mesa County Clerk and Recorder; thence N 88°05'18" W along the North line of said Lot 5 a distance of 8.00 feet; thence leaving the North line of said Lot 5 N 02°10'48" E a distance of 214.00 feet to a point on the North line of said Section 2; thence S 88°05'12" E along the North line of said Section 2 (said North line also being the centerline of G Road) a distance of 1944.21 feet to the point of beginning.

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

ORDINANCE NUMBER
2891

EFFECTIVE DATE
MARCH 10, 1996

REVISION	DATE	DRAWN BY	DATE
REVISION		SRP	11-16-95
REVISION		TW	11-28-95
REVISION			
REVISION			

SCALE
1" = 100'

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

CASCADE ENCLAVE ANNEXATION

SHEET NO.	1
OF	1
FILE NO.	CASCADE.DWG