

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2920

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

VALLEY MEADOWS EAST ANNEXATION
APPROXIMATELY 16.20 ACRES
LOCATED AT 25 1/2 ROAD AT WESTWOOD DRIVE

WHEREAS, on the 6th day of March, 1996 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 17th day of April, 1996; 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 NE 1/4 of Section 3, 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 Northwest corner of the SW 1/4 NE 1/4 of said Section 3; thence S 89°58'24" E along the North line of said SW 1/4 NE 1/4 a distance of 796.70 feet to the Northeast corner of a parcel of land as described in Book 1817 at Page 466 of the records of the Mesa County Clerk and Recorder; thence along the East boundary of said parcel of land the following 3 courses:

1) S 00°02'42" W a distance of 399.30 feet;

2) S 29°56'46" E a distance of 195.69 feet;

3) S 00°27'24" E a distance of 347.36 feet to a point on the centerline for the existing Main Line Grand Valley Canal; thence S 00°27'24" E a distance of 26.64 feet to a point on the Southerly right-of-way line for said existing Main Line Grand Valley Canal; thence along the Southerly right-of-way line for said Grand Valley Canal the following 4 courses:

1) N 70°15'39" W a distance of 82.53 feet;

2) N 77°05'13" W a distance of 165.66 feet;

3) S 00°02'28" W a distance of 15.39 feet;

4) N 77°05'13" W a distance of 674.97 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 3; thence North along said West line (said West line also being the centerline for 25 1/2 Road) a distance of 742.88 feet to the point of beginning. Said parcel contains 16.20 acres more or less.

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

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

ADOPTED and ordered published this 1st day of May, 1996.

Attest:

/s/ Linda Afman
President of the Council

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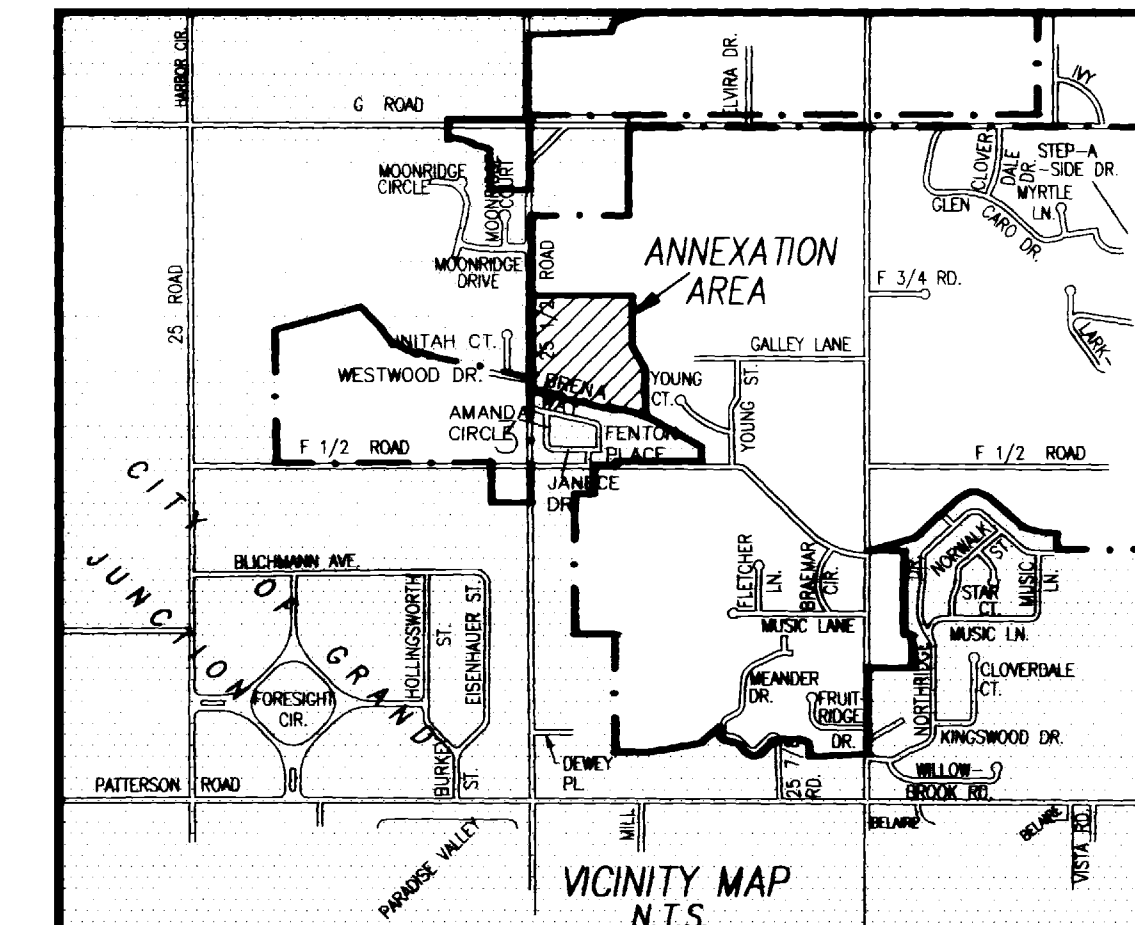
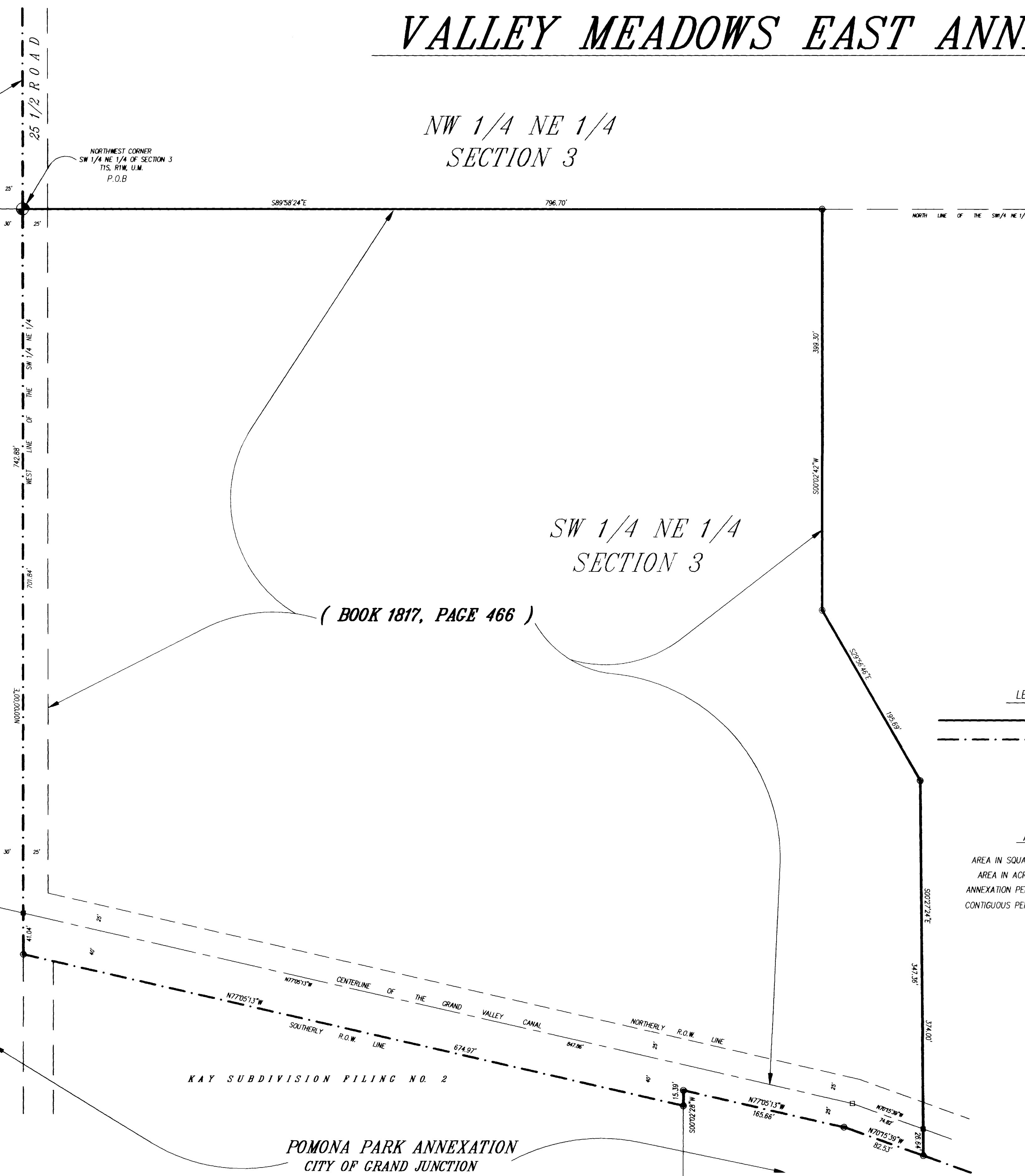
/s/ Stephanie Nye
City Clerk

VALLEY MEADOWS EAST ANNEXATION

NE 1/4 NW 1/4
SECTION 3

NW 1/4 NE 1/4
SECTION 3

SE 1/4 NW 1/4
SECTION 3



DESCRIPTION

A parcel of land situate in the SW 1/4 NE 1/4 of Section 3, 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 Northwest corner of the SW 1/4 NE 1/4 of said Section 3; thence S 89°58'24" E along the North line of said SW 1/4 NE 1/4 a distance of 796.70 feet to the Northeast corner of a parcel of land as described in Book 1817 at Page 466 of the records of the Mesa County Clerk and Recorder; thence along the East boundary of said parcel of land the following 3 courses:

- 1) S 00°02'42" W a distance of 399.30 feet;
- 2) S 29°56'46" E a distance of 195.69 feet;
- 3) S 00°27'24" E a distance of 347.36 feet to a point on the centerline for the existing Main Line Grand Valley Canal; thence S 00°27'24" E a distance of 26.64 feet to a point on the Southerly right-of-way line for said existing Main Line Grand Valley Canal; thence along the Southerly right-of-way line for said Grand Valley Canal the following 4 courses:
 - 1) N 70°15'39" W a distance of 82.53 feet;
 - 2) N 77°05'13" W a distance of 165.66 feet;
 - 3) S 00°02'28" W a distance of 15.39 feet;
 - 4) N 77°05'13" W a distance of 674.97 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 3; thence North along said West line (said West line also being the centerline for 25 1/2 Road) a distance of 742.88 feet to the point of beginning.

LEGEND

- ANNEXATION BOUNDARY
- - - - - CONTIGUOUS BOUNDARY (EXISTING CITY LIMITS)

AREA OF ANNEXATION

AREA IN SQUARE FEET	705,697.39
AREA IN ACRES	16.20
ANNEXATION PERIMETER	3447.12 FT.
CONTIGUOUS PERIMETER	1681.43 FT.

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 E. Shanks
JAMES E. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

ORDINANCE NO.
2920

EFFECTIVE DATE
JUNE 2, 1996

DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION Δ		SRP	02-29-96	1" = 60'
REVISION Δ		CHECKED BY	02-29-96	
REVISION Δ		APPROVED BY		
REVISION Δ		FIELD BOOK NO.	PAGE	

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

VALLEY MEADOWS EAST ANNEXATION

SHEET NO. _____
OF _____
FILE NO. _____
VALEAST.DWG