

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2925

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

EDWARDS ANNEXATION
APPROXIMATELY 1.3 ACRES
LOCATED BETWEEN MONUMENT ROAD AND S. REDLANDS ROAD

WHEREAS, on the 1st day of May, 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 15th day of May, 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 NW 1/4 of the NW 1/4 of Section 22, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of said Section 22; thence S 00°07'00" W along the West line of said Section 22 a distance of 841.79 feet to a point; thence N 89°29'00" E a distance of 239.72 feet to a point on the Easterly right-of-way line for Monument Road and True Point of Beginning of the parcel described herein; thence leaving said Easterly right-of-way line and along the South line of a parcel of land described as Parcel 2 in Book 2108 at Page 229 of the records of the Mesa County Clerk and Recorder N 89°29'00" E a distance of 181.12 feet to a point on the Westerly right-of-way line for South Redlands Road and Southeast corner of said Parcel 2; thence along the Westerly right-of-way line for said South Redlands Road the following 3 courses:

1) N 16°53'00" E a distance of 178.50 feet to the Northeast corner of said Parcel 2;

2) S 89°29'00" W a distance of 13.55 feet to the Southeast corner of a parcel of land as described as Parcel 1 in said Book 2108 at Page 229;

3) N 10°45'00" E a distance of 207.22 feet to the Northeast corner of said Parcel 1; thence continuing along said Westerly right-of-way line N 48°27'29" W a distance of 114.81 feet to a point on the Easterly right-of-way line for said Monument Road; thence 485.19 feet along said Easterly right-of-way line

and curve concave to the West having a radius of 1939.86 feet and whose chord bears

S 20°50'36" W a distance of 483.95 feet to the point of beginning.

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

INTRODUCED on first reading on the 15th day of May, 1996.

ADOPTED and ordered published this 5th day of June, 1996.

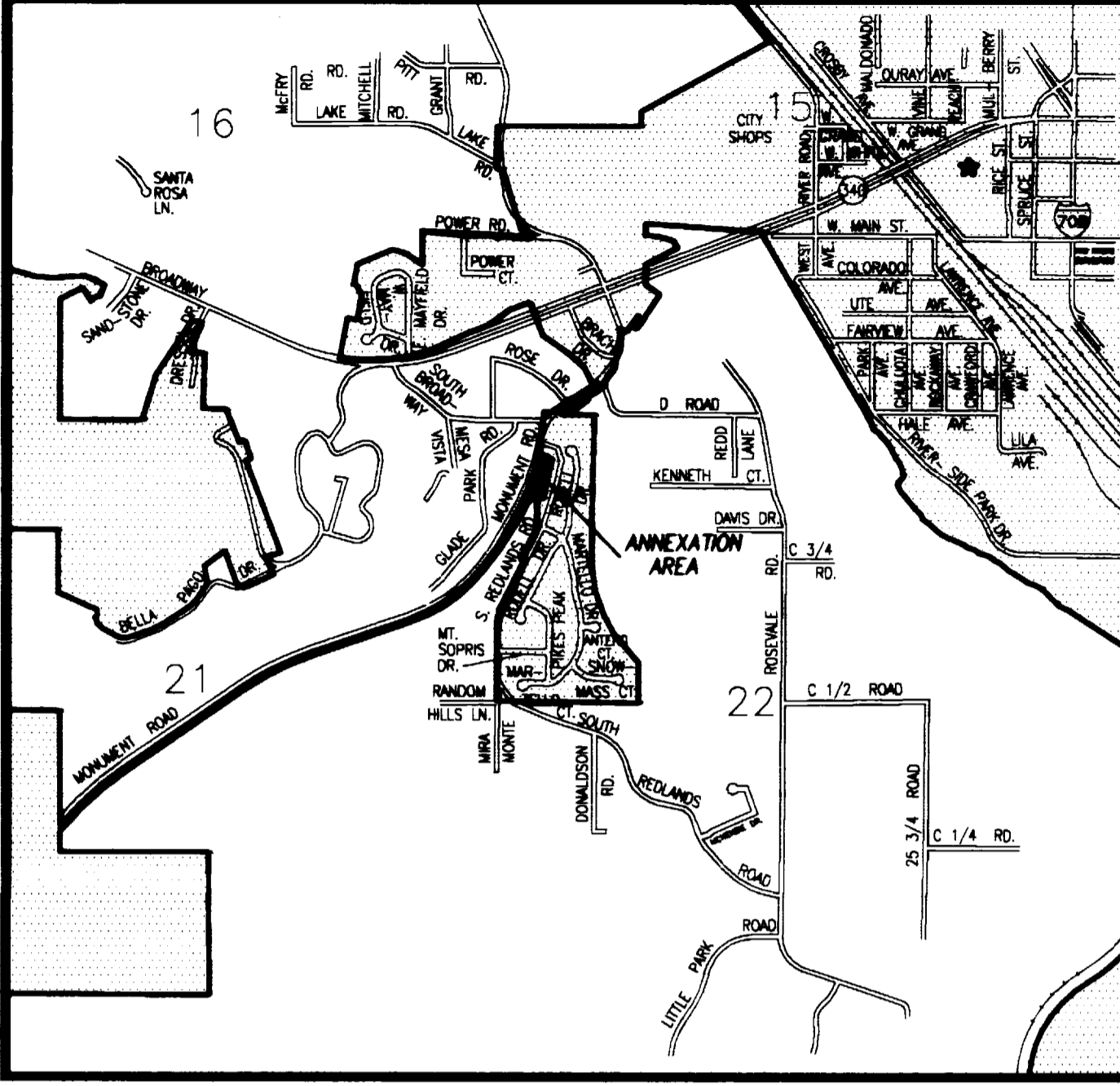
Attest:

/s/ Linda Afman
President of the Council

—

/s/ Stephanie Nye
City Clerk

EDWARDS ANNEXATION



VICINITY MAP
N.T.S.

DESCRIPTION

A parcel of land situate in the NW 1/4 of the NW 1/4 of Section 22, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of said Section 22; thence S 0°07'00" W along the West line of said Section 22 a distance of 841.79 feet to a point; thence N 89°29'00" E a distance of 239.72 feet to a point on the Easterly right-of-way line for Monument Road and True Point of Beginning of the parcel described herein; thence leaving said Easterly right-of-way line and along the South line of a parcel of land described as Parcel 2 in Book 2108 at Page 229 of the records of the Mesa County Clerk and Recorder N 89°29'00" E a distance of 181.12 feet to a point on the Westerly right-of-way line for South Redlands Road and Southeast corner of said Parcel 2; thence along the Westerly right-of-way line for said South Redlands Road the following 3 courses:

- 1) N 16°53'00" E a distance of 178.50 feet to the Northeast corner of said Parcel 2;
- 2) S 89°29'00" W a distance of 13.55 feet to the Southeast corner of a parcel of land as described as Parcel 1 in said Book 2108 at Page 229;
- 3) N 10°45'00" E a distance of 207.22 feet to the Northeast corner of said Parcel 1; thence continuing along said Westerly right-of-way line N 48°27'29" W a distance of 114.81 feet to a point on the Easterly right-of-way line for said Monument Road; thence 485.19 feet along said Easterly right-of-way line and curve concave to the West having a radius of 1939.86 feet and whose chord bears S 20°50'36" W a distance of 463.95 feet to the point of beginning.

AREA OF ANNEXATION

ANNEXATION PERIMETER	1180.65 FT.
CONTIGUOUS PERIMETER	1056.24 FT.
AREA IN SQUARE FEET	56,691.35
AREA IN ACRES	1.30

LEGEND

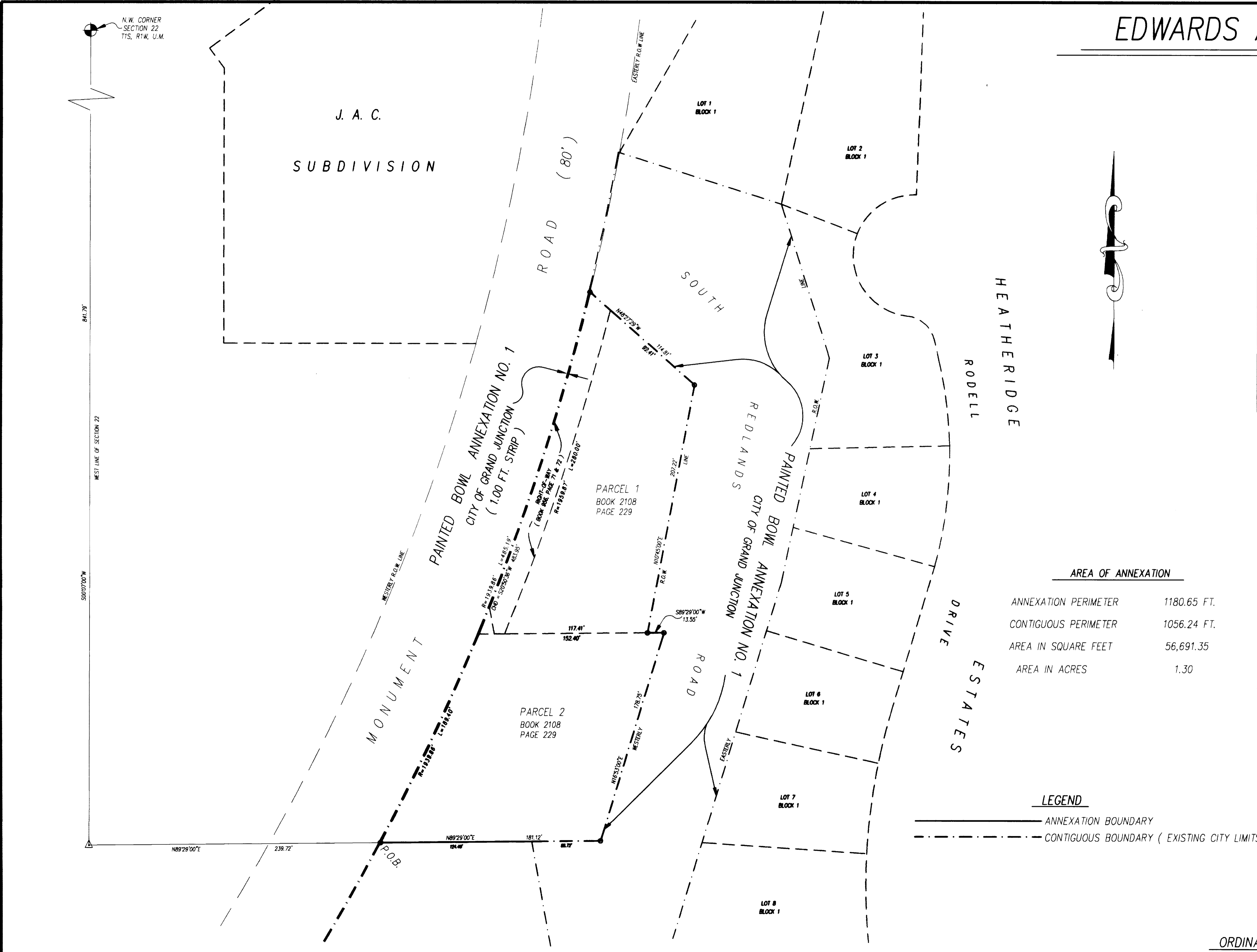
- ANNEXATION BOUNDARY
- - - - - CONTIGUOUS BOUNDARY (EXISTING CITY LIMITS)

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.

[Signature]
JAMES L. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

ORDINANCE NUMBER
2925

EFFECTIVE DATE
JULY 7, 1996



REVISION	DESCRIPTION	DATE	DRAWN BY	SRP	DATE	02-29-96	SCALE
REVISION			CHECKED BY		DATE		1" = 40'
REVISION			APPROVED BY		DATE		
REVISION			FIELD BOOK NO.		PAGE		

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

EDWARDS ANNEXATION		SHEET NO. 1
		OF 1
		FILE NO. EDWARD.DWG