CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2965

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

MATCHETT PARK ANNEXATION APPROXIMATELY 222 ACRES LOCATED BETWEEN F ROAD AND I-70, 28 AND 29 ROADS

WHEREAS, on the <u>16th</u> day of <u>October</u>, 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 <u>20th</u> day of <u>November</u>, 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 tract or parcel of land lying, being and situate in Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described by the following metes and bounds, to wit:

Commencing at the South 1/4 Corner of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, and considering the South line of Southeast 1/4 of the Southwest 1/4 of said Section 6 to bear N 89°59'34" W with all bearings contained herein being relative thereto; thence N 00°37'34" W along the East line of the Southeast 1/4 of said Section 6 a distance of 50.00 feet to a point on the North right-of-way line for F Road (also known as Patterson Road), as recorded in Book 1370 at Page 219 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning; thence N 89°59'34" W along the North right-of-way line for F Road a distance of 675.45 feet to a point on the West line of the East 1/2 of the Southeast 1/4 Southwest 1/4 of said Section 6;

thence N 00°18'44" W along the West line of said East 1/2 Southeast 1/4 Southwest 1/4 a distance of 1271.63 feet to the Northwest Corner of said East 1/2 Southeast 1/4 Southwest 1/4; thence N 89°58'30" W along the North line of the West 1/2 of the Southeast 1/4 Southwest 1/4 of said Section 6 a distance of 668.32 feet to the Southwest 1/16 corner of said Section 6; thence N 00°00'43" E along the West line of the Northeast 1/4 Southwest 1/4 of Section 6 a distance of 1321.85 feet to the West 1/16th Corner of Section 6; thence

N 00°01'41" E along the West line of the Southeast 1/4 of the Northwest 1/4 of Section 6 a distance of 1320.19 feet to the Northwest 1/16th Corner of Section 6; thence N 00°36'18" W along the West line of the Northeast 1/4 of the Northwest 1/4 of Section 6 a distance of 579.25 feet to the center line of the Government Highline Canal; thence along the center line of said Government Highline Canal the following three (3) courses and distances:

- 1. S 68°58'44" E a distance of 733.10 feet;
- 2. 388.73 feet along the arc of a curve to the left having a radius of 523.55 feet, a central angle of 42°32'27", and a long chord bearing S 89°39'49" E a distance of 379.86 feet;
- 3. N 69°03'58" E a distance of 217.84 feet;

thence leaving the center line of said Government Highline Canal, S 22°35'08" E a distance of 67.50 feet to a point; thence N 67°24'52" E a distance of 40.88 feet to a point which is the intersection of the West line of the Northwest 1/4 of the Northeast 1/4 of Section 6 with the Southwest Corner of Tract 115 of the United States Department of Interior, Bureau of Reclamation, Government Highline Canal; thence along the South boundary line of said Tract 115 the following five (5) courses and distances:

- 1. N 67°24'52" E a distance of 113.43 feet;
- 2. 150.51 feet along the arc of a curve to the right having a radius of 387.46 feet, a central angle of 22°15'27", and a long chord bearing N 78°32'36" E a distance of 149.57 feet;
- 3. N 89°40'20" E a distance of 142.26 feet;
- 4. 129.13 feet along the arc of a curve to the right having a radius of 482.96 feet, a central angle of 15°19'09", and a long chord bearing S 82°40'05" E a distance of 128.75 feet;
- 5. S $75^{\circ}00'32"$ E a distance of 842.80 feet to a point which is the intersection of the South boundary line of said Tract 115 with the East line of the Northwest 1/4 Northeast 1/4 of Section 6;

thence S 00°37'02" W along the East line of the Northwest 1/4 Northeast 1/4 of Section 6 a distance of 190.20 feet to the Northeast 1/16th Corner of Section 6; thence S 00°35'44" E along the East line of the Southwest 1/4 Northeast 1/4 of Section 6 a distance of 1317.48 feet to the East 1/16th Corner of Section 6; thence S 00°01'16" E along the East line of the Northwest 1/4 Southeast 1/4 of Section 6 a distance of 1320.48 feet to the Southeast 1/16th Corner of Section 6; thence N 89°58'28" W along the South line of the Northwest 1/4 Southeast 1/4 of Section 6 a distance of 668.29 feet to the Northeast Corner of the West 1/2 of the Southwest 1/4 Southeast 1/4 of Section 6; thence S 00°16'28" E along the East line of the West 1/2 of the Southwest 1/4 Southeast 1/4 of Section 6 a distance of 1270.94 feet to a point on the North right-of-way line for F Road as described in Book 1410 at Page 316 in the office of the Mesa County Clerk and Recorder; thence S 89°59'21" W along the North right-of-way line for F Road a distance of 357.11 feet; thence leaving said right-of-way line, N 00°00'39" W a distance of 149.99 feet to a point; thence N 27°41'39" W a distance of 120.00 feet to a point; thence S 31°02'21" W a distance of 138.10 feet to a point; thence S

78°29'14" W a distance of 100.00 feet to a point; thence distance of 118.00 feet to a point on the North right-of-way I thence S 89°59'21" W a distance of 78.64 feet to the True Point	line for F Road;
be and is hereby annexed to the City of Grand Junction, Colora	ado.
INTRODUCED on first reading on the 20th day of Nove	<u>ember</u> , 1996.
ADOPTED and ordered published this 4th day of December	<u>er</u> , 1996.
Attest: /s/ Linda Afman President of the Council	
/s/ Stephanie Nye City Clerk	

S 89°49'44" E 1372 75 S 89°50'51" E 1313 67' S 89°50'59" E 1313 97' North 1/4 Cor. Section 6 NE Corner Sec NW Corner NE1/4 NE1/4 N 69'03'58" E 217 84 S 22°35'08" E D=42'32'27" R=523 55' L=388 73' T=203.81' BRG=N 89'39'49" W CH=379 86' N 67'24'52" E N 89'40'20" E C OF R=482 96' L=129 13' T=64 95' S 00'37'02" W L=150.51' T=76 22' BRG=N 78'32'36" E BRG=S 82"40'05" E CH=128.75' N 67°24'52" E CH=149 57' S 89"51"09" E 1269 74" S 89"53"24" E 1329 15" S 89"52'54" E 1329.37' NE 1/16 N 1/16 Cor. NW Corner SW1/4 NW1/4 Sec 0 GLO LOT:5 SW1/4 NE1/4 SE1/4 NE1/4 SE1/4 NW1/4 Kenneth & Sarah Matchett Book 1024, Pg 55 Donata Inc Book 2079 Pg 339 222.097 **ACRES** E 1/16 S 89°56 45" E 1336 43 S 89*56 45" E 1336 43' Edwir Shase Book 1728 Pg 1 N 89*59'00" W 663 95' ORDINANCE NO. 2774 EFECTIVE DATE OCTOBER 23, 1994 NW: 4 SE: 4 GRAND VIEW SUBDIVISION N 89"58'28" W 668 29' 668 52' S 89°58'30" E NW Corner SW1/4 SW1/4 Sec 6 1185-752 ⁷63-583 Carpenter 1469—214 uohnnie A. Siegfried Trustee Book 1912 Pg 497 Miller 1892-438 GLO LOT 7 Barker 942-633 S 31'02'21" W 1460-174 S 78"29'14" W _N 27*41'39" W 120.00' S 00'00'39" N 00'00'39" N 89'59'21" ′ 1**49.99**′ SE Corner Section 6 T1S, R1E, Ute Meridian S 89'59'21," W N 89'59'34" W 675 45' 50' ROW Blook 1370 Pg 219 50' ROW Blook 1410 Pg 316 N 89°59'14" E 1320 28' S 89°59'53" E 1272 88' SE Cor SW1/4 SW1/4 N 00°37°34" W S 1/4 Corner Section 6 T1S, R1E, Ute Meridian F ROAL SW Corner Section 6 T1S, R1E, Ute Meridian F ROAD 50 00' FALLS ANNEXATION ORDINANCE NO. 1733, EFECTIVE DATE APRIL 5, 1978 ORDINANCE NO. EFFECTIVE DATE JAN. 5, 1997 2965 DRAWN BY SRP DESCRIPTION DATE 9-12-96

MATCHETT PARK ANNEXATION

DESCRIPTION

A tract or parcel of land lying, being and situate in Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described by the following metes and bounds, to wit.

Commencing at the South 1/4 Corner of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, and considering the South line of Southeast 1/4 of the Southwest 1/4 of said Section 6 to bear N 89°59'34" W with all bearings contained herein being relative thereto; thence N 00°37′34" W along the East line of the Southeast 1/4 of said Section 6 a distance of 50 00 feet to a point on the North right-of-way line for F Road (also known as Patterson Road), as recorded in Book 1370 at Page 219 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning, thence N 89°59'34" W along the North right-of-way line for F Road a distance of 675 45 feet to

a point on the West line of the East 1/2 of the Southeast 1/4 Southwest 1/4 of said Section 6, thence N 0078'44" W along the West line of said East 1/2 Southeast 1/4 Southwest 1/4 a distance of 1271 63 feet to the Northwest Corner of said East 1/2 Southeast 1/4 Southwest 1/4. thence N 89"58"30" W along the North line of the West 1/2 of the Southeast 1/4 Southwest 1/4 of said Section 6 a distance of 668 32 feet to the Southwest 1/16 corner of said Section 6. thence N 00°00'43" E glong the West line of the Northeast 1/4 Southwest 1/4 of Section 6 a distance of 1321 85 feet to the West 1/16th Corner of Section 6.

thence N 00°01'41" E along the West line of the Southeast 1/4 of the Northwest 1/4 of Section 6

a distance of 1320 19 feet to the Northwest 1/16th Corner of Section 6, thence N 00"36"18" W along the West line of the Northeast 1/4 of the Northwest 1/4 of Section 6 a distance of 579 25 feet to the center line of the Government Highline Canal, thence along the center line of said Government Highline Canal the following three (3) courses and distances

1 S 68'58'44" E a distance of 733 10 feet,

2 388 73 feet along the arc of a curve to the left having a radius of 523 55 feet, a central angle of 42°32'27", and a long chord bearing S 89°39'49" E a distance of 379 86 feet,

3 N 69°03'58" E a distance of 217 84 feet.

thence leaving the center line of said Government Highline Canal, S 22°35'08" E a distance of

thence N 67°24'52" E a distance of 40 88 feet to a point which is the intersection of the West line of the Northwest 1/4 of the Northeast 1/4 of Section 6 with the Southwest Corner of Tract 115 of the United States Department of Interior, Bureau of Reclamation, Government Highline

thence along the South boundary line of said Tract 115 the following five (5) courses and

1 N 67'24'52" E a distance of 113 43 feet,

2 150 51 feet along the arc of a curve to the right having a radius of 387 46 feet, a central angle of 22°15'27", and a long chord bearing N 78°32'36" E a distance of 149 57 feet,

3 N 89°40'20" E a distance of 142 26 feet,

4 129 13 feet along the arc of a curve to the right having a radius of 482 96 feet, a central angle of 1519'09", and a long chord bearing S 82'40'05" E a distance of 128 75 feet,

5 S 75°00'32" E a distance of 842 80 feet to a point which is the intersection of the South boundary line of said Tract 115 with the East line of the Northwest 1/4 Northeast 1/4 of

Section 6, thence 5 00°37'02" W along the East line of the Northwest 1/4 Northeast 1/4 of Section 6 a distance of 190 20 feet to the Northeast 1/16th Corner of Section 6,

thence S 00°35'44" E along the East line of the Southwest 1/4 Northeast 1/4 of Section 6 a distance of 1317 48 feet to the East 1/16th Corner of Section 6, thence S 00°01'16" E along the East line of the Northwest 1/4 Southeast 1/4 of Section 6 a distance of 1320 48 feet to the Southeast 1/16th Corner of Section 6,

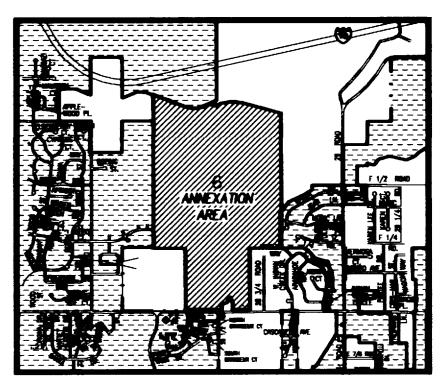
thence N 89°58'28" W along the South line of the Northwest 1/4 Southeast 1/4 of Section 6 a distance of 668 29 feet to the Northeast Corner of the West 1/2 of the Southwest 1/4 Southeast

thence S 00°16'28" E along the East line of the West 1/2 of the Southwest 1/4 Southeast 1/4 of Section 6 a distance of 1270 94 feet to a point on the North right—of—way line for F Road as described in Book 1410 at Page 316 in the office of the Mesa County Clerk and Recorder, thence S 89°59'21" W along the North right-of-way line for F Road a distance of 357 11 feet, thence leaving said right-of-way line, N 00°00'39" W a distance of 149 99 feet to a point,

thence N 27"41'39" W a distance of 120 00 feet to a point, thence S 31"02'21" W a distance of 138 10 feet to a point; thence S 78"29'14" W a distance of 100 00 feet to a point,

thence S 00°00'39" E a distance of 118 00 feet to a point on the North right-of-way line for F

thence S 89°59'21" W a distance of 78 64 feet to the True Point of Beginning



VICINITY MAP

AREA OF ANNEXATION

14,492 11 FT ANNEXATION PERIMETER 5,**39**7 70 FT CONTIGUOUS PERIMETER 9,674,545 32 AREA IN SQUARE FEET *222 097* AREA IN ACRES

LEGEND

- ANNEXATION BOUNDARY

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 DIRECTOR OF PUBLIC WORKS & UTILITIES

SCALE REVISION Δ . CHECKED BY TW DATE 9-12-96 REVISION 🖄 1" = 300'APPROVED BY JS DATE <u>9-12-96</u> REVISION 🕸 . FIELD BOOK NO. PAGE . REVISION 🕰 .

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

MATCHETT PARK ANNEXATION

SHEET NO . FILE NO MATCHETT DWG