

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2977

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

STASSEN ANNEXATION NO. 2  
APPROXIMATELY 48.57 ACRES  
LOCATED EAST AND NORTH OF F 3/4 AND 20 1/2 ROADS

**WHEREAS**, on the 18th day of December, 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 18th day of December, 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:

Stassen Annexation No. 2

A parcel of land situate in the north ½ of Section 15, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the NE ¼ NW ¼ of said Section 15, thence S 89°32'00" E along the south line of said NE ¼ NW ¼ a distance of 937.50 feet to a point; thence N 00°00'00" E a distance of 25.00 feet to a point on the north right-of-way line for F ¾ Road; thence S 89°32'00" E along the north right-of-way line for said F ¾ Road a distance of 402.21 feet to a point; thence N 00°00'00" E a distance of 1084.70 feet to a point on the north line of said Section 15, from which the northwest corner of G.L.O. Lot 3 bears S 89°59'46" W a distance of 1332.07 feet; thence

N 89°59'46" E along the north line of said Section 15 ( said north line also being the south line of Section 35, Township 1 North, Range 2 West of the Ute Meridian ) a distance of 1314.39 feet to the southeast corner of said Section 35; thence continuing along the north line of said Section 15 N 89°59'46" E a distance of 141.22 feet to the Witness Corner for the northeast corner of said Section 15; thence continuing along the north line of said Section 15 N 90°00'00" E a distance of 114.76 feet to a point; thence along the Tiara Rado Interceptor Sewer Line the following 4 courses:

- 1) S 02°01'55" W a distance of 422.33 feet to Manhole No.2A;
- 2) S 75°56'31" W a distance of 105.51 feet to Manhole No. 3;
- 3) S 38°34'24" W a distance of 99.86 feet to Manhole No.3A;

S 08°07'12" E a distance of 133.31 feet to Manhole No. 4; thence S 32°06'16" E a distance of 108.88 feet to a point; thence S 52°05'59" E a distance of 153.44 feet to a point on the west line of Lot 19, Block 20 of Panorama Subdivision Filing No. 7; thence along the west boundary line of said Lot 19, Block 20 the following 3 courses:

- 1) S 12°35'00" W a distance of 115.50 feet to a point;
- 2) S 01°34'00" W a distance of 85.00 feet to a point;

S 32°17'00" E a distance of 102.20 feet to a point on the north line of Lot 18, Block 20 of said Panorama Subdivision Filing No.7; thence N 89°21'30" W along the north line of said Lot 18, Block 20 a distance of 270.00 feet to the northwest corner of said Lot 18, Block 20; thence S 00°27'00" E along the west boundary line of said Panorama Subdivision Filing No.7 a distance of 291.98 feet to the northeast corner of Forrest Hills Subdivision; thence along the north boundary line of said Forrest Hills Subdivision and extending across 20 ½ Road N 87°37'40" W a distance of 1392.60 feet to a point on the west right-of-way line for said 20 ½ Road; thence N 00°52'20" E along said west right-of-way line a distance of 230.17 feet to a point on the south right-of-way line for F ¾ Road; thence N 89°32'00" W along the south right-of-way line for said F ¾ Road a distance of 1300.00 feet to a point on the west line of the SE ¼ NW ¼ of said Section 15; thence N 00°25'33" E along the west line of said SE ¼ NW ¼ a distance of 20.00 feet to the point of beginning.

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

**INTRODUCED** on first reading on the 18th day of December, 1996.

**ADOPTED** and ordered published this 15th day of January, 1997.

Attest:

/s/ Linda Afman  
President of the Council

/s/ Stephanie Nye  
City Clerk



# STASSEN ANNEXATION NO. 2

**DESCRIPTION**

A parcel of land situate in the north 1/2 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the NE 1/4 NW 1/4 of said Section 15, thence S 89°32'00" E along the south line of said NE 1/4 NW 1/4 a distance of 937.50 feet to a point; thence N 00°00'00" E a distance of 25.00 feet to a point on the north right-of-way line for F 3/4 Road, thence S 89°32'00" E along the north right-of-way line for said F 3/4 Road a distance of 402.21 feet to a point, thence N 00°00'00" E a distance of 1084.70 feet to a point on the north line of said Section 15, from which the northwest corner of G.L.O. Lot 3 bears S 89°59'46" W a distance of 1332.07 feet; thence N 89°59'46" E along the north line of said Section 15 (said north line also being the south line of Section 35, Township 1 North, Range 2 West of the Ute Meridian) a distance of 1314.39 feet to the southeast corner of said Section 35, thence continuing along the north line of said Section 15 N 89°59'46" E a distance of 141.22 feet to the Witness Corner for the northeast corner of said Section 15, thence continuing along the north line of said Section 15 N 90°00'00" E a distance of 114.76 feet to a point, thence along the Tiara Road Interceptor Sewer Line the following 4 courses:

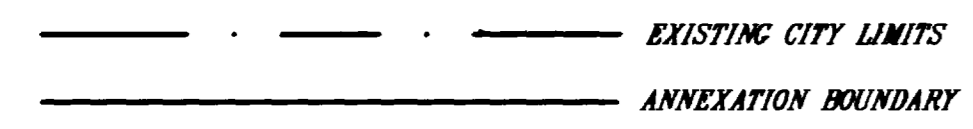
- 1) S 02°01'55" W a distance of 422.33 feet to Manhole No 2A;
- 2) S 75°56'31" W a distance of 105.51 feet to Manhole No. 3;
- 3) S 38°34'24" W a distance of 99.86 feet to Manhole No. 3A;
- 4) S 08°07'12" E a distance of 133.31 feet to Manhole No. 4, thence S 32°06'16" E a distance of 108.88 feet to a point; thence S 52°05'59" E a distance of 153.44 feet to a point on the west line of Lot 19, Block 20 of Panorama Subdivision Filing No. 7, thence along the west boundary line of said Lot 19, Block 20 the following 3 courses:

- 1) S 12°35'00" W a distance of 115.50 feet to a point,
- 2) S 01°34'00" W a distance of 85.00 feet to a point,
- 3) S 32°17'00" E a distance of 102.20 feet to a point on the north line of Lot 18, Block 20 of said Panorama Subdivision Filing No. 7, thence N 89°21'30" W along the north line of said Lot 18, Block 20 a distance of 270.00 feet to the northwest corner of said Lot 18, Block 20, thence S 00°27'00" E along the west boundary line of said Panorama Subdivision Filing No. 7 a distance of 291.98 feet to the northeast corner of Forrest Hills Subdivision, thence along the north boundary line of said Forrest Hills Subdivision and extending across 20 1/2 Road N 87°37'40" W a distance of 1392.60 feet to a point on the west right-of-way line for said 20 1/2 Road; thence N 00°52'20" E along said west right-of-way line a distance of 230.17 feet to a point on the south right-of-way line for F 3/4 Road, thence N 89°32'00" W along the south right-of-way line for said F 3/4 Road a distance of 1300.00 feet to a point on the west line of the SE 1/4 NW 1/4 of said Section 15, thence N 00°25'33" E along the west line of said SE 1/4 NW 1/4 a distance of 20.00 feet to the point of beginning.

**AREA OF ANNEXATION**

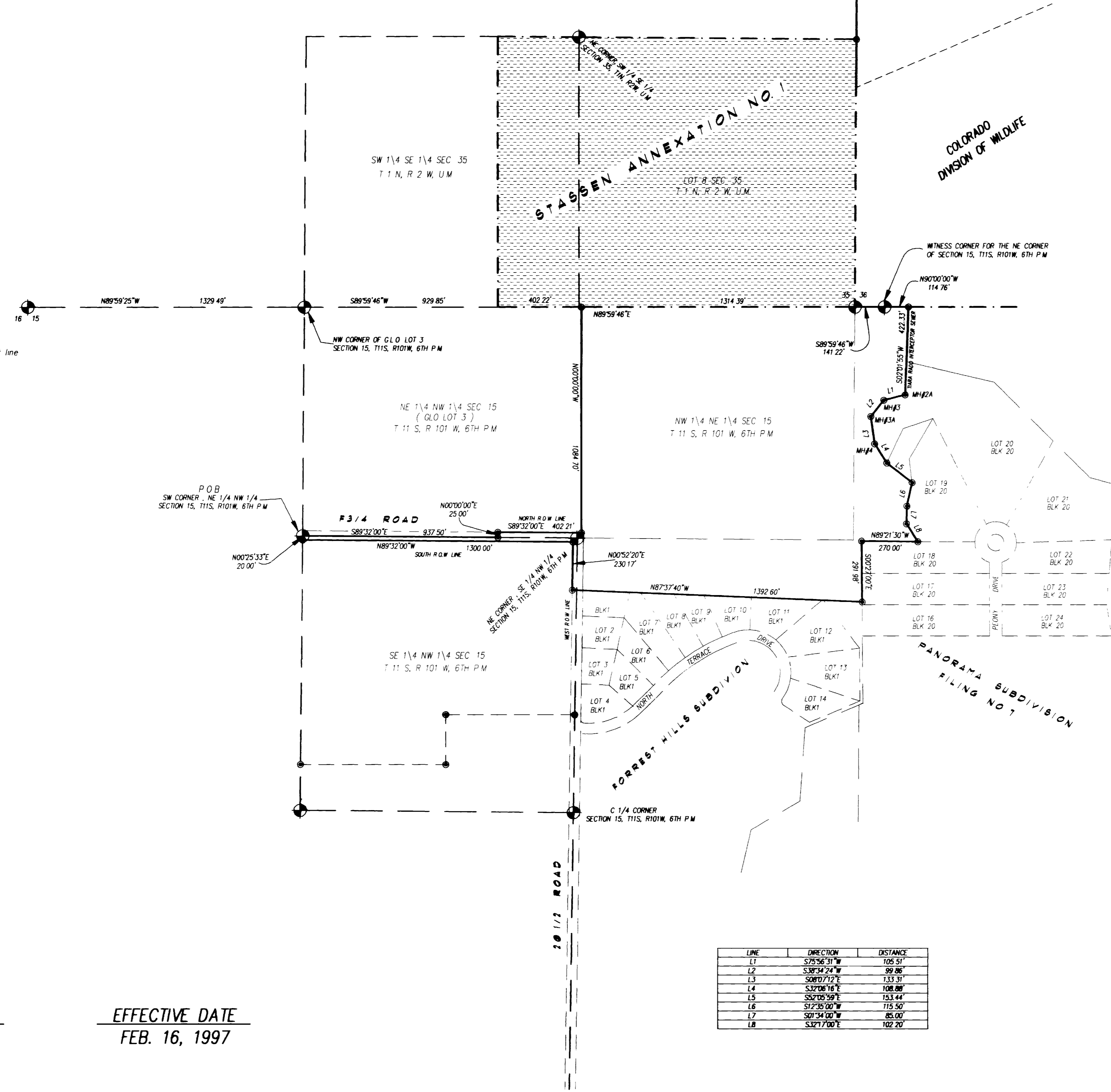
ANNEXATION PERIMETER	8,850.57 FT
CONTIGUOUS PERIMETER	1,570.37 FT
AREA IN SQUARE FEET	2,115,857.75
AREA IN ACRES	48.57

**LEGEND**

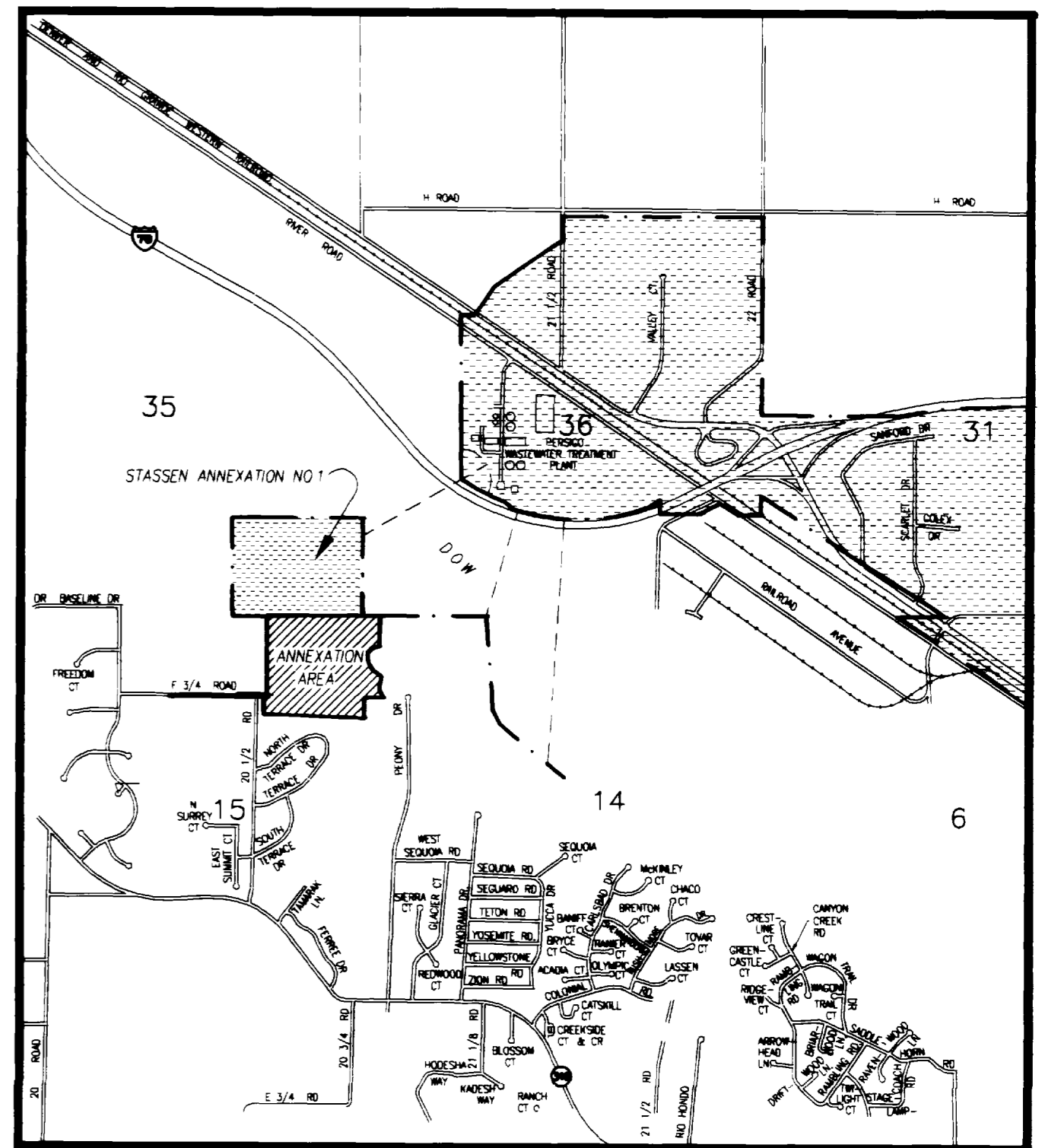


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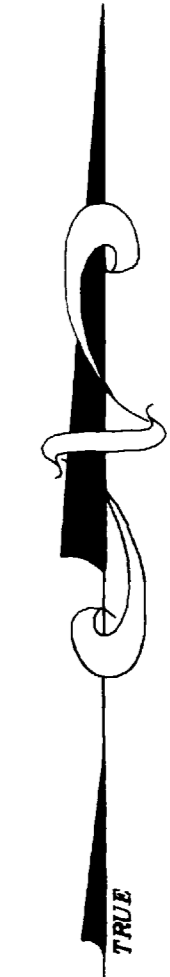
EFFECTIVE DATE  
FEB. 16, 1997



LINE	DIRECTION	DISTANCE
L1	S75°56'31" W	105.51'
L2	S38°34'24" W	99.86'
L3	S08°07'12" E	133.31'
L4	S32°06'16" E	108.88'
L5	S52°05'59" E	153.44'
L6	S12°35'00" W	115.50'
L7	S01°34'00" W	85.00'
L8	S32°17'00" E	102.20'



VICINITY MAP  
NTS



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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION			SRP	10-16-96	1" = 300'
REVISION			CHECKED BY		
REVISION			APPROVED BY		
REVISION			FIELD BOOK NO.		

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

STASSEN ANNEXATION NO. 2  
 SHEET NO. 1 OF 1  
 FILE NO. STASSEN1.DWG  
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