

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3000_

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

HETZEL ANNEXATION
APPROXIMATELY 29 ACRES
LOCATED AT THE SOUTHEAST CORNER OF 25 1/2 ROAD AND F 1/2 ROAD

WHEREAS, on the 5th day of June, 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 5th day of June, 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, and

WHEREAS, this property is being considered by the City as part of a larger development being proposed by the developer, John Davis, who has entered into an annexation agreement with the City for annexation of this property contingent upon City development approval.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. Subject to the provisions of section 2, the following described property is hereby annexed to the City of Grand Junction:

That the property situate in Mesa County, Colorado, and described to wit:

A parcel of land situate in the NW 1/4 of the SE 1/4 and in the SW 1/4 of the 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 Northeast corner of the NW 1/4 SE 1/4 of said Section 3; thence N 00°01'29" W a distance of 30.00 feet to a point on the North right-of-way line for F 1/2 Road; thence along said North right-of-way line, which is 30.00 feet North of and parallel with the North line of said NW 1/4 SE 1/4 N 89°55'45" W a distance of 659.55 feet to the Southeast corner of Kay Subdivision; thence leaving said North right-of-way line S 00°02'28" W a distance of 30.00 feet to a point on the North line of said NW 1/4 SE 1/4; thence S 89°55'45" E along said North line a distance of 12.11 feet to the Northeast corner of a parcel of land as described in Book 1101 at Page 800 of the records of the Mesa County Clerk and Recorder; thence S 00°08'52" E

along the East line of said parcel of land a distance of 225.00 feet to the Southeast corner of said parcel of land; thence N 89°55'45" W along the South line of said parcel of land a distance of 193.60 feet to the Southwest corner of said parcel of land; thence N 00°08'52" W along the West line of said parcel of land a distance of 2.25 feet to the Southeast corner of a parcel of land as described in Book 905 at Page 692 of the records of said Mesa County Clerk and Recorder; thence N 89°55'45" W along the South line of said parcel of land a distance of 148.50 feet to a point on the West line of the E 1/2 W 1/2 NW 1/4 SE 1/4; thence S 00°08'37" E along the West line of said E 1/2 W 1/2 NW 1/4 SE 1/4 a distance of 1088.28 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 3; thence S 89°55'41" E along said South line a distance of 989.81 feet to the Southeast corner of said NW 1/4 SE 1/4; thence N 00°09'22" W along the East line of said NW 1/4 SE 1/4 a distance of 1311.06 feet to the point of beginning

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

2. The provisions of this ordinance shall not be effective until the City grants final approval of the first filing within the Fall Valley Subdivision which shall occur prior to April 17, 1997. If the Developer does not obtain approval of said filing 1 or if the City denies approval of filing 1 on or before April 17, 1997, then this ordinance becomes null & void.

INTRODUCED on first reading on the 5th day of June, 1996.

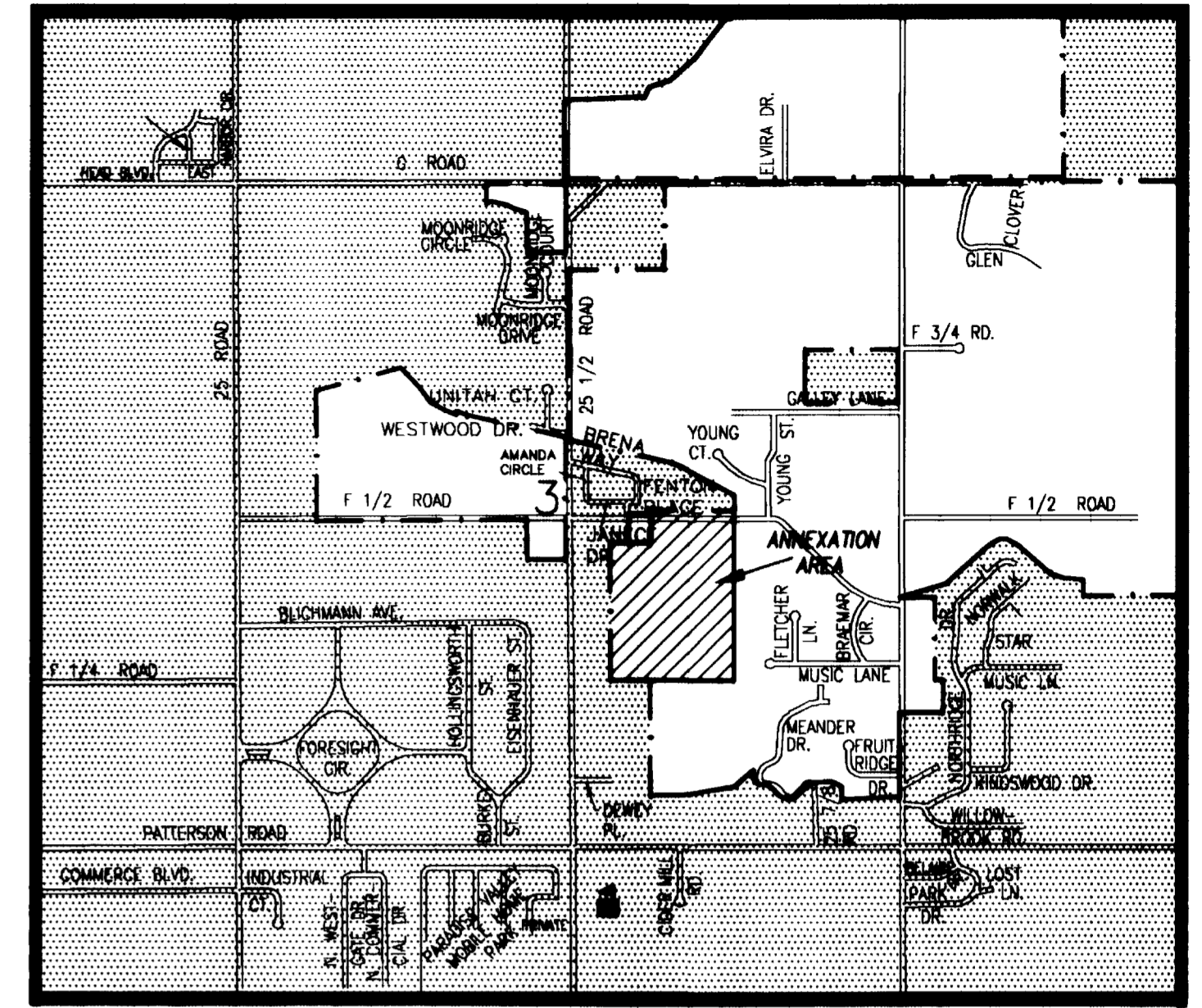
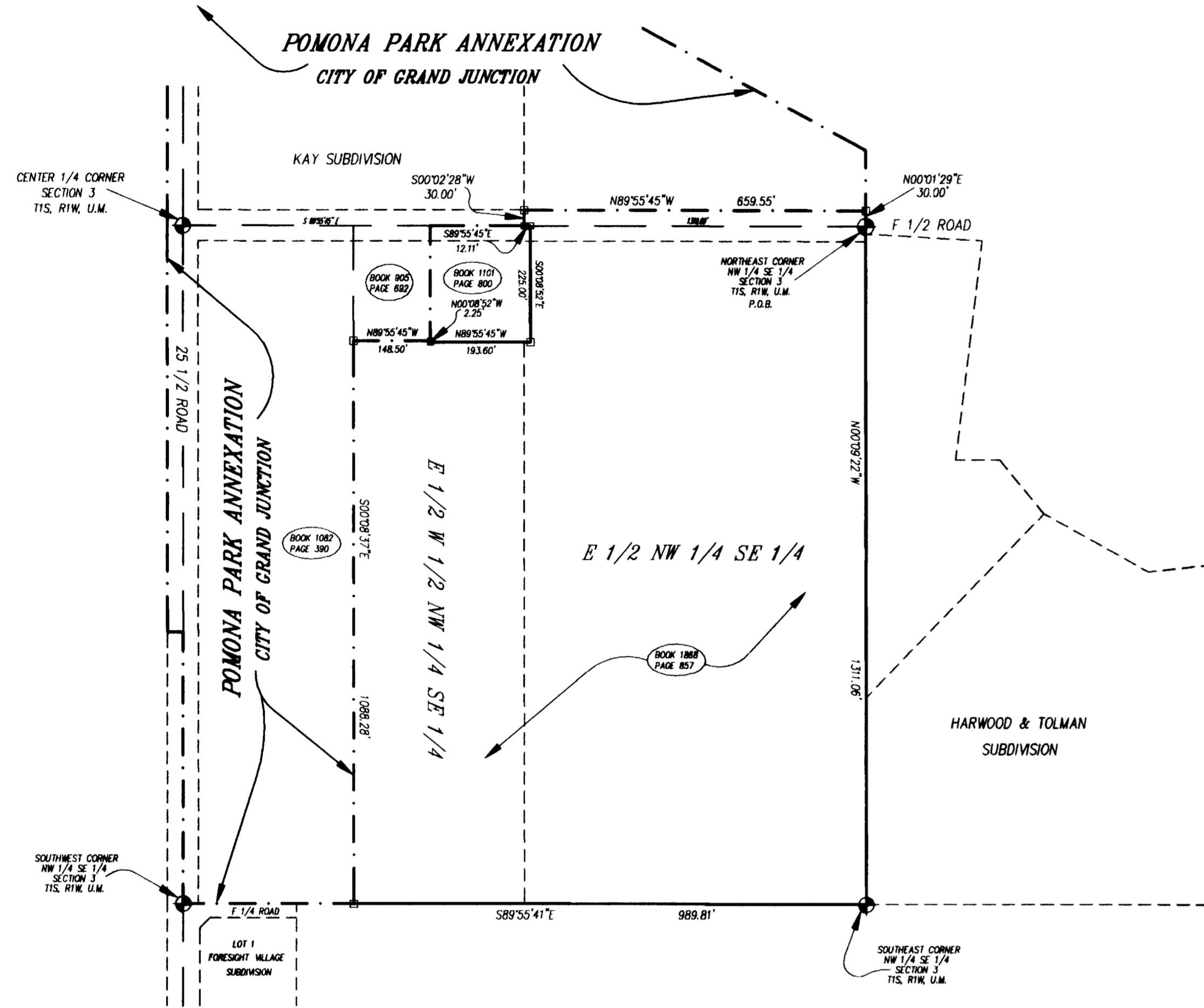
ADOPTED and ordered published this 16th day of April, 1997.

Attest:

/s/ Linda Afman
President of the Council

/s/ Theresa F. Martinez
Deputy City Clerk

HETZEL ANNEXATION



VICINITY MAP
N.T.S.

DESCRIPTION

A parcel of land situate in the NW 1/4 of the SE 1/4 and in the SW 1/4 of the 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 Northeast corner of the NW 1/4 SE 1/4 of said Section 3; thence N 00°01'29" W a distance of 30.00 feet to a point on the North right-of-way line for F 1/2 Road; thence along said North right-of-way line, which is 30.00 feet North of and parallel with the North line of said NW 1/4 SE 1/4 N 89°55'45" W a distance of 659.55 feet to the Southeast corner of Kay Subdivision; thence leaving said North right-of-way line S 00°02'28" W a distance of 30.00 feet to a point on the North line of said NW 1/4 SE 1/4; thence S 89°55'45" E along said North line a distance of 12.11 feet to the Northeast corner of a parcel of land as described in Book 1101 at Page 800 of the records of the Mesa County Clerk and Recorder; thence S 00°08'52" E along the East line of said parcel of land a distance of 225.00 feet to the Southeast corner of said parcel of land; thence N 89°55'45" W along the South line of said parcel of land a distance of 193.60 feet to the Southwest corner of said parcel of land; thence N 00°08'52" W along the West line of said parcel of land a distance of 2.25 feet to the Southeast corner of a parcel of land as described in Book 905 at Page 692 of the records of said Mesa County Clerk and Recorder; thence N 89°55'45" W along the South line of said parcel of land a distance of 148.50 feet to a point on the West line of the E 1/2 W 1/2 NW 1/4 SE 1/4; thence S 00°08'37" E along the West line of said E 1/2 W 1/2 NW 1/4 SE 1/4 a distance of 1088.28 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 3; thence S 89°55'41" E along said South line a distance of 989.81 feet to the Southeast corner of said NW 1/4 SE 1/4; thence N 00°09'22" W along the East line of said NW 1/4 SE 1/4 a distance of 1311.06 feet to the point of beginning.

AREA OF ANNEXATION

ANNEXATION PERIMETER	4,690.16 FT.
CONTIGUOUS PERIMETER	1,926.33 FT.
AREA IN SQUARE FEET	1,240,642.86
AREA IN ACRES	28.48

LEGEND

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

ORDINANCE NO.
3000

EFFECTIVE DATE
MAY 18, 1997

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
REVISION			SRP	03-07-96
REVISION			CHECKED BY	DATE
REVISION			APPROVED BY	DATE
REVISION			FIELD BOOK NO.	PAGE

SCALE
1" = 200'

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

HETZEL ANNEXATION

SHEET NO. 1
OF 1
FILE NO.
HETZEL.DWG