

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3012_

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

APPLEWOOD HEIGHTS ANNEXATION
APPROXIMATELY 6.03 ACRES
LOCATED BETWEEN MAUREEN COURT AND 28 ROAD, SOUTH
OF THE HIGHLINE CANAL AND INCLUDING LESLEE MINOR SUBDIVISION

WHEREAS, on the 16th day of April, 1997 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 21st day of May, 1997; 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:

APPLEWOOD HEIGHTS ANNEXATION

A parcel of land situate in the NE 1/4 NE 1/4 of Section 1, 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 Southeast corner of the NE 1/4 NE 1/4 of said Section 1, thence N 00°00'00" E along the east line of said NE 1/4 NE 1/4 a distance of 397.16 feet to the True Point of Beginning of the parcel described herein; thence crossing the west 1/2 of 28 Road N 67°39'57" W a distance of 32.43 feet to the northeast corner of Lot 1 of REA Minor Subdivision as found recorded in Plat Book 14 at Page 258 of the records of the Mesa County Clerk and Recorder; thence N 67°39'57" W along the north line of said Lot 1 a distance of 139.18 feet to the northwest corner of said Lot 1; thence along the southeasterly line of Lot 2 of said REA Minor Subdivision the following 4 courses:

- 1) S 19°01'36" W a distance of 96.37 feet;
- 2) S 23°14'22" W a distance of 70.83 feet;
- 3) S 30°24'55" W a distance of 93.20 feet;
- 4) S 39°29'00" W a distance of 114.92 feet to the southeast corner of said Lot 2; thence N 89°54'45" W along the south line of said Lot 2 a distance of 31.63 feet to the northeast corner of Lot 4 of Leslee Minor Subdivision as found recorded in Plat Book 14 at Page 221 of the records of said Mesa

County Clerk and Recorder; thence S 00°00'00" E along the east line of said Lot 4 a distance of 106.60 feet to the southeast corner of said Lot 4; thence crossing the north 1/2 of Cortland Avenue S 00°00'00" E a distance of 30.00 feet to a point on the south line of the NE 1/4 NE 1/4 of said Section 1; thence N 89°54'45" W along the south line of said NE 1/4 NE 1/4 a distance of 290.30 feet to a point; thence leaving said south line and crossing the north 1/2 of said Cortland Avenue N 00°00'46" E a distance of 30.00 feet to the southwest corner of Lot 1 of said Leslee Minor Subdivision; thence N 00°00'46" E along the west line of said Lot 1 a distance of 106.60 feet to the southwest corner of Lot 2 of said REA Minor Subdivision; thence along the west line of said Lot 2 N 00°00'46" E a distance of 524.46 feet to the northwest corner of said Lot 2; thence S 89°54'51" E along the north line of said Lot 2 a distance of 225.77 feet to a point on the southwesterly right of way line for the U.S.B.R. Highline Canal; thence along said southwesterly right of way line the following 3 courses:

- 1) 241.96 feet along said southwesterly right of way line and the arc of a curve concave to the northeast, having a radius of 815.00 feet, a delta angle of 17°00'37" and a long chord bearing S 59°09'29" E a distance of 241.08 feet;
- 2) S 67°39'57" E along said southwesterly right of way line a distance of 213.40 feet to a point on the west right of way line for 28 Road;
- 3) S 67°39'57" E a distance of 32.43 feet to a point on the east line of the NE 1/4 NE 1/4 of said Section 1; thence S 00°00'00" W along the east line of said NE 1/4 NE 1/4 a distance of 47.56 feet to the point of beginning.

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

INTRODUCED on first reading on the 21st day of May, 1997.

ADOPTED and ordered published this 4th day of June, 1997.

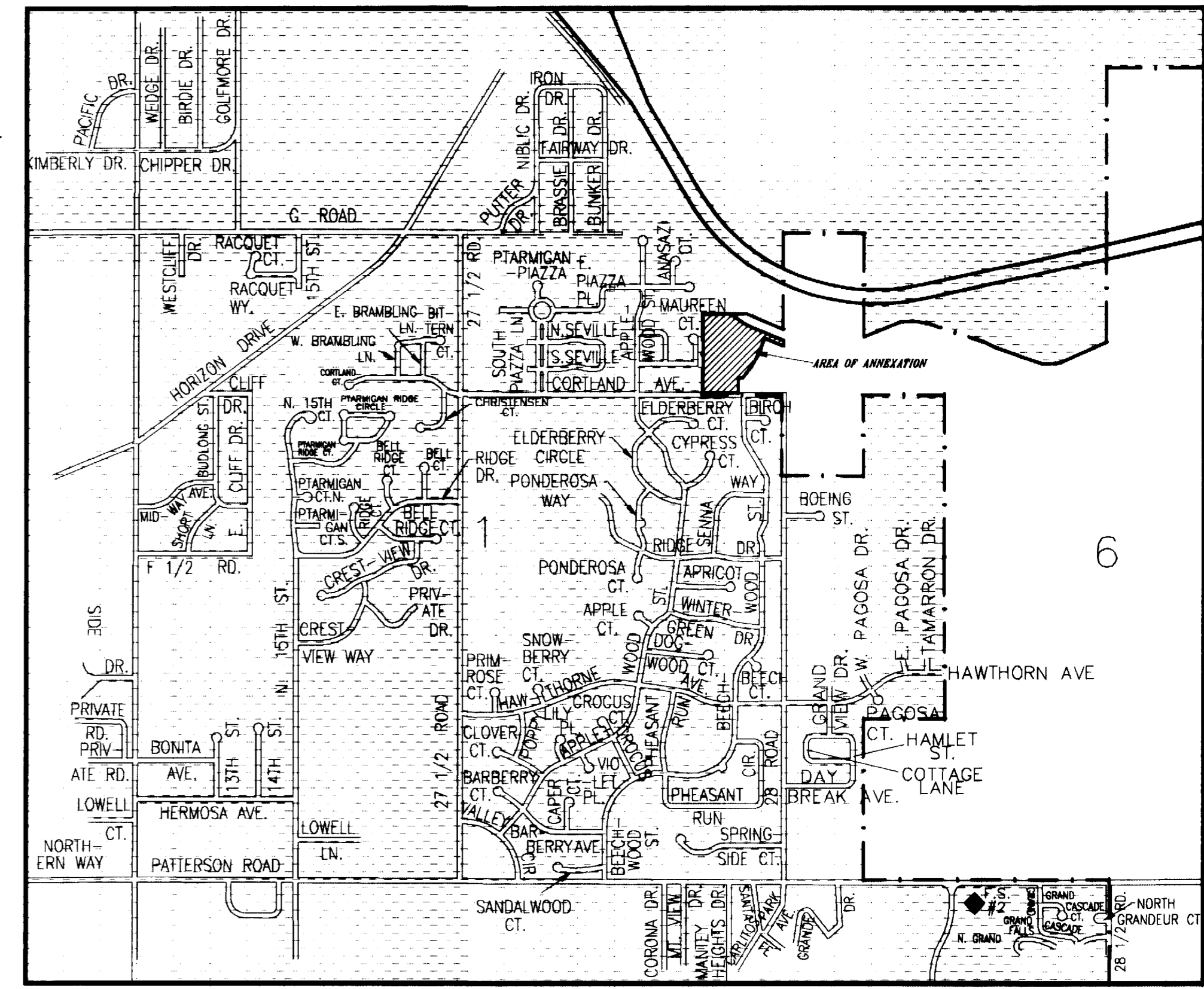
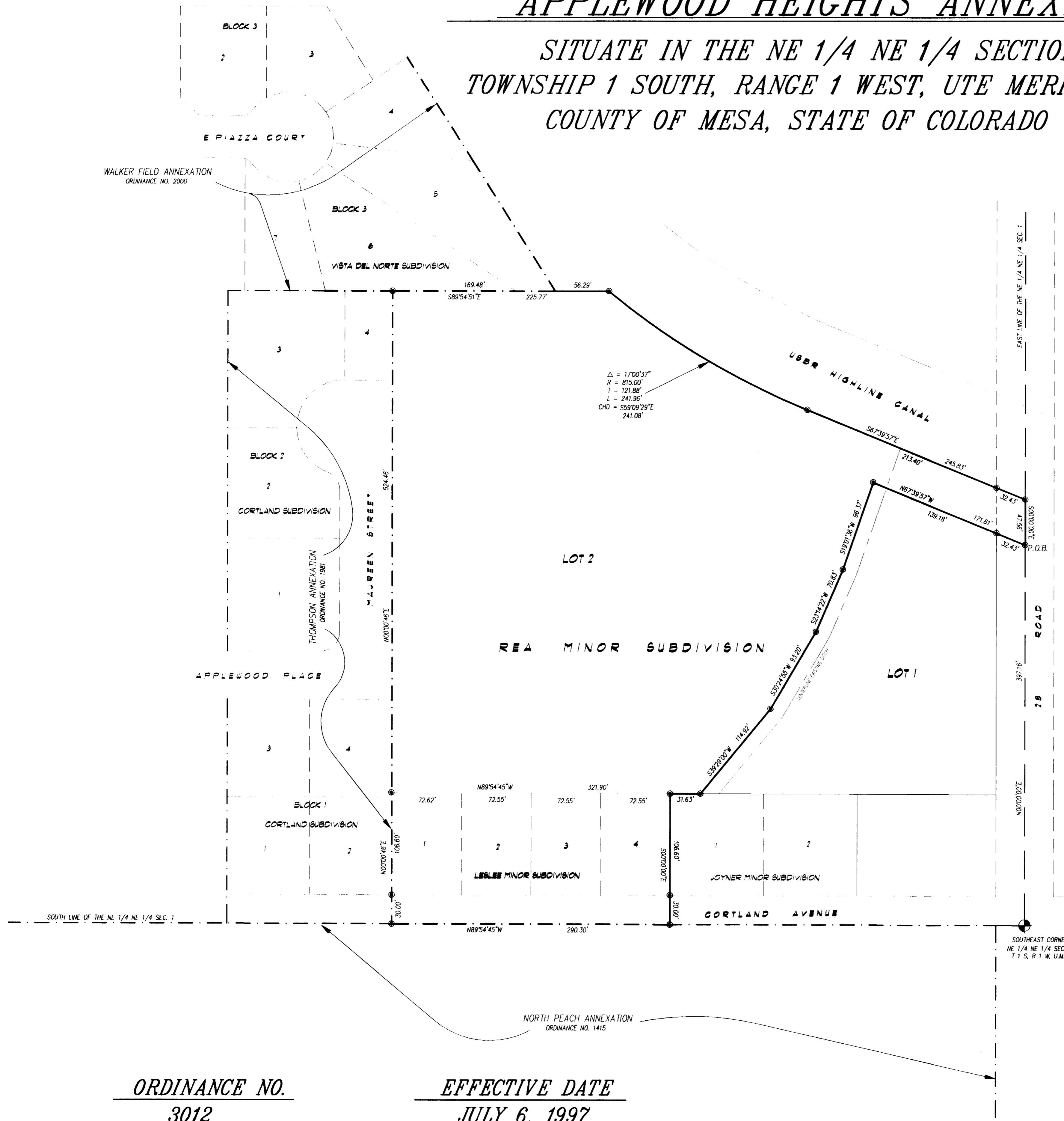
Attest:

/s/ Janet L. Terry
President of the Council

/s/ Christine English
Acting City Clerk

APPLEWOOD HEIGHTS ANNEXATION

SITUATE IN THE NE 1/4 NE 1/4 SECTION 1
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP

NTS

DESCRIPTION

A parcel of land situate in the NE 1/4 NE 1/4 of Section 1, 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 Southeast corner of the NE 1/4 NE 1/4 of said Section 1, thence N 00°00'00\"/>

- 1) S 19°01'36\"/>
- 2) S 23°42'22\"/>
- 3) S 30°24'55\"/>
- 4) S 39°23'00\"/>
- 5) S 89°54'45\"/>
- 6) S 89°54'45\"/>
- 7) S 89°54'51\"/>

LEGEND

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

AREA OF ANNEXATION

ANNEXATION PERIMETER	2,427.64 FT.
CONTIGUOUS PERIMETER	1,120.84 FT.
AREA IN SQUARE FEET	262,805.41
AREA IN ACRES	6.03

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

ORDINANCE NO.
3012

EFFECTIVE DATE
JULY 6, 1997

REVISION	DESCRIPTION	DATE

DRAWN BY	SRP	DATE	4-09-97
CHECKED BY		DATE	
APPROVED BY	JS	DATE	
FIELD BOOK NO.		PAGE	

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

SCALE	1" = 60'
SHEET NO.	1
OF	1
FILE NO.	APPLE.DWG