

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3036 _____

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

NORTHFIELD ESTATES ENCLAVE
APPROXIMATELY 14.20 ACRES
LOCATED AT LARKSPUR LANE AND F 1/2 ROAD

WHEREAS, on the 20th day of August, 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 5th day of November, 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:

**Perimeter Boundary Legal Description
Northfield Estates Enclave Annexation**

A parcel of land situate in the NW 1/4 and in the SW 1/4 of Section 2, 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 Center 1/4 corner of said Section 2, thence S 89°50'00" W along the east-west centerline of said Section 2 a distance of 301.06 feet to the True Point of Beginning of the parcel described herein; thence N 38°53'00" E a distance of 32.19 feet to the southwest corner of Lot 23 of Northfield Estates Subdivision as found recorded in Plat Book 9 at Page 21 of the records of the Mesa County Clerk and Recorder; thence N 38°53'00" E along the southeasterly line of said Lot 23 a distance of 217.80 feet to the southeast corner of said Lot 23; thence N 22°53'00" W along the easterly line of said Lot 23 a distance of 111.20 feet to the southeast corner of Lot 22 of said Northfield Estates Subdivision; thence N 22°53'00" W along the easterly line of said Lot 22 a distance of 135.17 feet to the northwest corner of Lot 24 of said Northfield Estates Subdivision; thence N 00°00'00" W along the east line of said Lot 22 a distance of 55.00 feet to the southeast corner of Lot 21 of said Northfield Estates Subdivision; thence

N 00°00'00" W along the east line of said Lot 21 a distance of 264.00 feet to the southeast corner of Lot 20 of said Northfield Estates Subdivision; thence N 00°00'00" W along the east line of said Lot 20 a distance of 44.00 feet to the northeast corner of said Lot 20; thence N 63°14'00" W along the northeasterly line of said Lot 20 a distance of 124.68 feet to the southwest corner of Lot 14 of said Northfield Estates Subdivision; thence continuing along the northeasterly line of said Lot 20 N 63°14'00" W a distance of 99.12 feet to the northeast corner of Lot 19 of said Northfield Estates Subdivision; thence N 63°14'00" W along the northeasterly line of said Lot 19 a distance of 132.97 feet to the southwest corner of Lot 15 of said Northfield Estates Subdivision; thence continuing along the northeasterly line of said Lot 19 N 81°00'00" W a distance of 130.75 feet to the northeast corner of Lot 18 of said Northfield Estates Subdivision; thence N 81°00'00" W along the northerly line of said Lot 18 a distance of 140.95 feet to the southwest corner of Lot 16 of said Northfield Estates Subdivision; thence continuing along the northerly line of said Lot 18 S 58°00'00" W a distance of 101.26 feet to the northwest corner of said Lot 18; thence N 37°29'00" W along the easterly right of way line for Larkspur Lane a distance of 95.20 feet to a point; thence crossing said Larkspur Lane S 52°31'00" W a distance of 50.00 feet to the northeast corner of Lot 5 of said Northfield Estates Subdivision; thence S 52°31'00" W along the northwesterly line of said Lot 5 a distance of 140.15 feet to the northwest corner of said Lot 5; thence S 36°12'44" E along the southwesterly line of said Lot 5 a distance of 212.56 feet to the northwest corner of Lot 2 of Northfield West Minor Subdivision as found recorded in Plat Book 14 at Page 386 of the records of said Mesa County Clerk and Recorder; thence along the westerly line of said Lot 2 the following 4 courses:

- 1) S 36°57'00" E a distance of 111.41 feet;
- 2) S 30°37'00" E a distance of 134.68 feet;
- 3) S 02°53'00" W a distance of 63.48 feet;
- 4) S 16°12'00" W a distance of 72.60 feet to the northwest corner of Lot 1 of said Northfield West Minor Subdivision; thence along the westerly and southwesterly line of said Lot 1 the following 4 courses:
 - 1) S 16°12'00" W a distance of 80.90 feet;
 - 2) S 03°47'00" E a distance of 48.40;
 - 3) S 44°23'00" E a distance of 105.50 feet;
 - 4) S 58°19'00" E a distance of 202.33 feet to the southeast corner of said Lot 1; thence N 00°01'00" W along the east line of said Lot 1 of said Northfield West Minor Subdivision a distance of 22.37 feet to the northwest corner of Lot 1 of said Northfield Estates Subdivision; thence S 62°10'00" E along the southwesterly line of said Lot 1 a distance of 160.02 feet to the southwest corner of said Lot 1; thence crossing Hollyhock Lane right of way S 51°19'15" E a distance of 79.72 feet to a point on the south right of way line for said Hollyhock Lane; thence N 89°50'00" E along said south right of way line a distance of 132.24 feet to a point; thence leaving the south right of way line for said Hollyhock Lane N 38°53'00" E a distance of 32.19 feet to the point of beginning.

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

INTRODUCED on first reading on the 5th day of November, 1997.

ADOPTED and ordered published this 19th day of November, 1997.

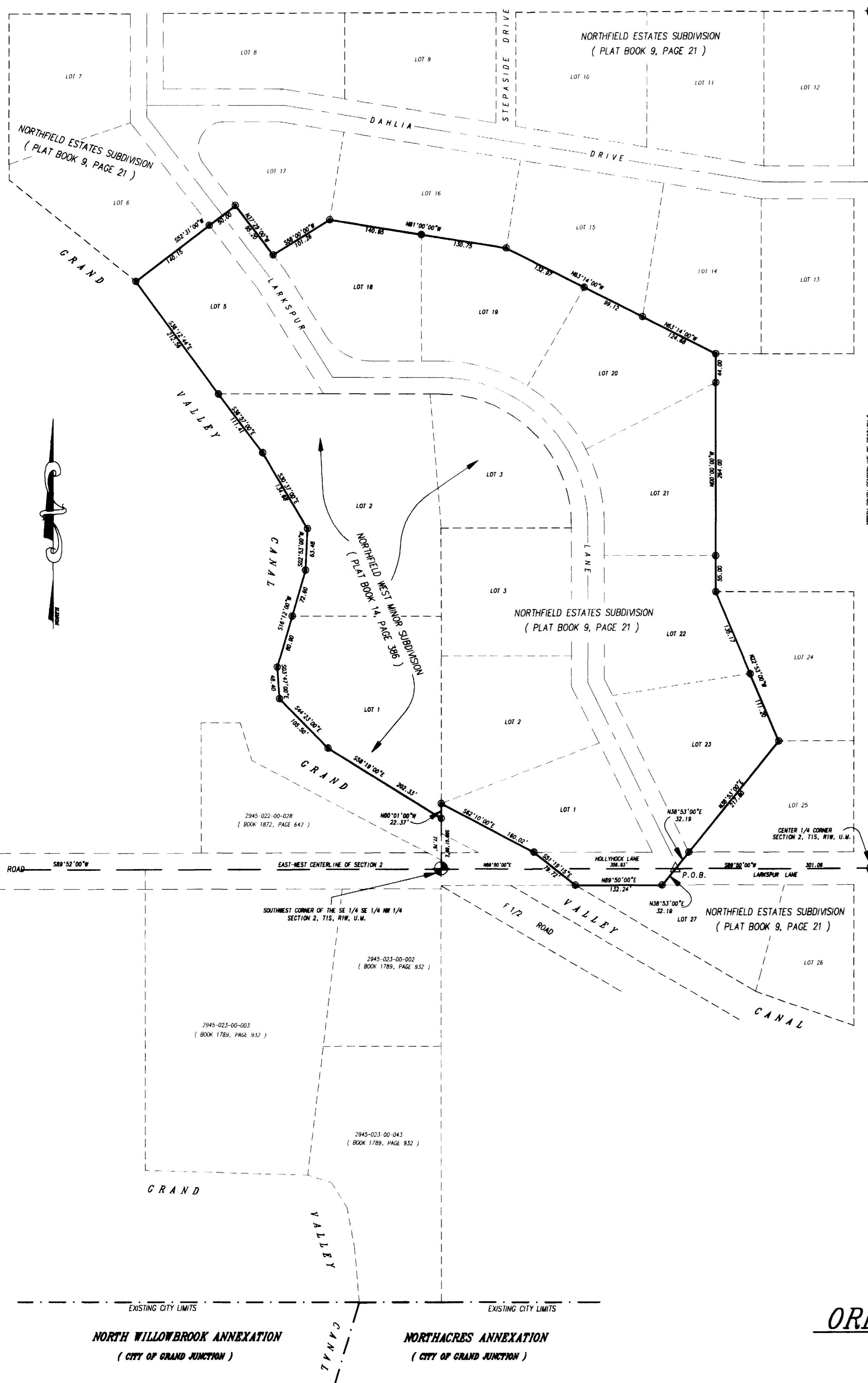
Attest:

/s/ Janet Terry
President of the Council

/s/ Theresa F. Martinez
Deputy City Clerk

NORTHFIELD ESTATES ENCLAVE ANNEXATION

SITUATE IN THE NW 1/4 AND IN THE SW 1/4
SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

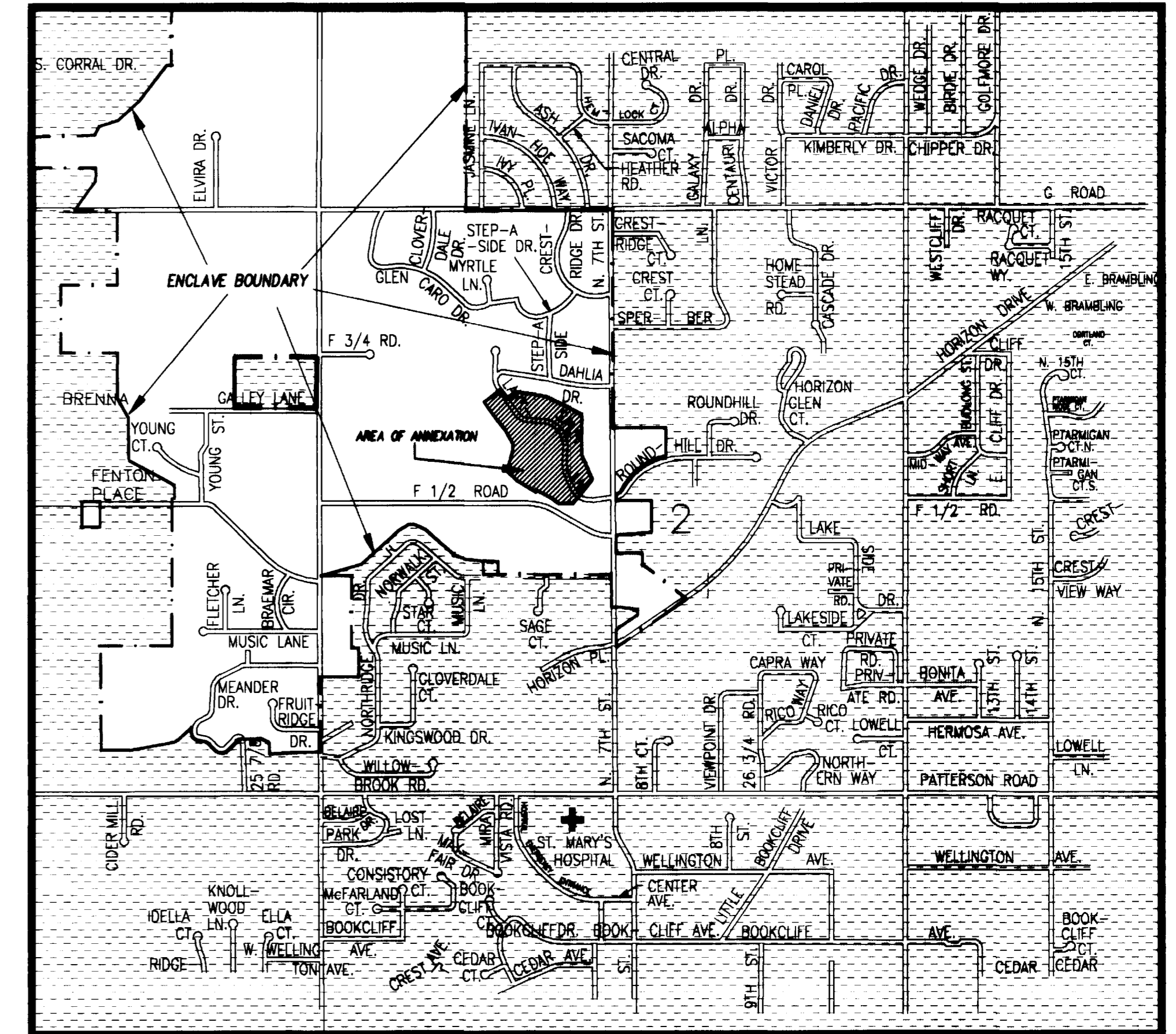


DESCRIPTION

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Note:
1) Length of streets being annexed = 1,553 feet.



VICINITY MAP
NTS

AREA OF ANNEXATION

ANNEXATION PERIMETER	3,332.84 FT.
AREA IN SQUARE FEET	618,386.96
AREA IN ACRES	14.20

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
JAMES L. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

ORDINANCE NO. 3036
EFFECTIVE DATE DEC. 27, 1997

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

NORTHFIELD ESTATES ENCLAVE ANNEXATION

SHEET NO. 1
OF 1
FILE NO. NORTHFIELD.DWG