

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3107

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

**WEAVER ANNEXATION No. 1
APPROXIMATELY 0.73 ACRES**

Located along a portion of the 28 Road right-of way south of Winters Avenue to C ½ Road and a portion of the C ½ Road right-of-way from approximately 27 ¾ to approximately 29 Road.

WHEREAS, on the 3rd day of February, 1999 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 17th day of March, 1999; 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:

WEAVER ANNEXATION NO. 1

A parcel of land situate in Section 24, Township 1 South, Range 1 West and in Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the CE 1/16 corner of said Section 24; thence N 89°54'02" W along the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 596.67 feet to a point; thence N 33°50'58" E a distance of 1.20 feet to a point; thence S 89°54'02" E along a line 1.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 a distance of 227.39 feet to a point; thence N 00°05'58" E a distance of 1.00 feet to a point; thence S 89°54'02" E along a line 2.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 a distance of 368.61 feet to a point; thence S 89°53'49" E along a line 2.00 feet north of and parallel with the south line of the SE 1/4 NE 1/4 of said Section 24 a distance of 1288.59 feet to a point; thence N 00°21'23" W a distance of 1.00 feet to a point; thence S 89°53'49" E along a line 3.00 feet north of and parallel with the south line of said SE 1/4 NE 1/4 a distance of 2.00 feet to a point; thence N 00°21'23" W along a line 1.00 feet east of and parallel with the west right of way line for 28 Road (said west right of way line being 30.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4) a distance of 659.49 feet to a point; thence S 89°48'27" E a distance of 1.00 feet to a point; thence S 00°21'23" E along a line 2.00 feet east of and

parallel with the west right of way line for said 28 Road a distance of 662.49 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 24; thence S 89°53'49" E along the south line of said SE 1/4 NE 1/4 a distance of 28.00 feet to the 1/4 corner common the said Section 24 and Section 19, Township 1 South, Range 1 East; thence S 89°40'02" E along the south line of the NW 1/4 of said Section 19 a distance of 1323.49 feet to a point; thence N 00°16'31" E a distance of 30.00 feet to a point; thence S 89°40'02" E along the north right of way line for C 1/2 Road (said north right of way line being 30.00 feet north of and parallel with the south line of said NW 1/4) a distance of 331.73 feet to a point; thence S 00°19'58" W a distance of 30.00 feet to a point on the south line of said NW 1/4; thence S 89°40'02" E along the south line of said NW 1/4 a distance of 991.77 feet to the C 1/4 corner of said Section 19; thence N 90°00'00" E along the south line of the NE 1/4 of said Section 19 a distance of 1612.17 feet to a point; thence S 00°00'00" W a distance of 1.00 feet to a point; thence S 90°00'00" W along a line 1.00 feet south of and parallel with the north line of the SE 1/4 of said Section 19 a distance of 1612.17 feet to a point on the west line of said SE 1/4;; thence N 89°40'02" W along a line 1.00 feet south of and parallel with the north line of the SW 1/4 of said Section 19 a distance of 991.48 feet to a point; thence S 00°13'46" E a distance of 29.00 feet to the northeast corner of Lot 3 of River Subdivision as found recorded in Plat Book 12 at Page 67 of the records of said Mesa County Clerk and Recorder; thence N 89°40'02" W along the south right of way line for C 1/2 Road (said south right of way line being 30.00 feet south of and parallel with the north line of the SW 1/4 of said Section 19) a distance of 455.84 feet to the northwest corner of Outlot "A" of said River Subdivision; thence N 00°31'13" W a distance of 29.00 feet to a point; thence N 89°40'02" W along a line 1.00 feet south of and parallel with the north line of said SW 1/4 a distance of 1199.50 feet to a point; thence N 89°53'49" W along a line 1.00 feet south of and parallel with the north line of the NE 1/4 SE 1/4 of Section 24, Township 1 South, Range 1 West a distance of 31.00 feet to a point; thence N 00°21'23" W a distance of 1.00 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 24; thence N 89°53'49" W along the south line of said SE 1/4 NE 1/4 a distance of 1288.59 feet to the CE 1/16 corner of said Section 24 and point of beginning, containing 0.73 acres more or less.

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

INTRODUCED on first reading on the 3rd day of February, 1999.

ADOPTED and ordered published this 17th day of March, 1999.

Attest:

/s/ Reford C. Theobold
President of the Council Pro Tem

/s/ Stephanie Nye
City Clerk

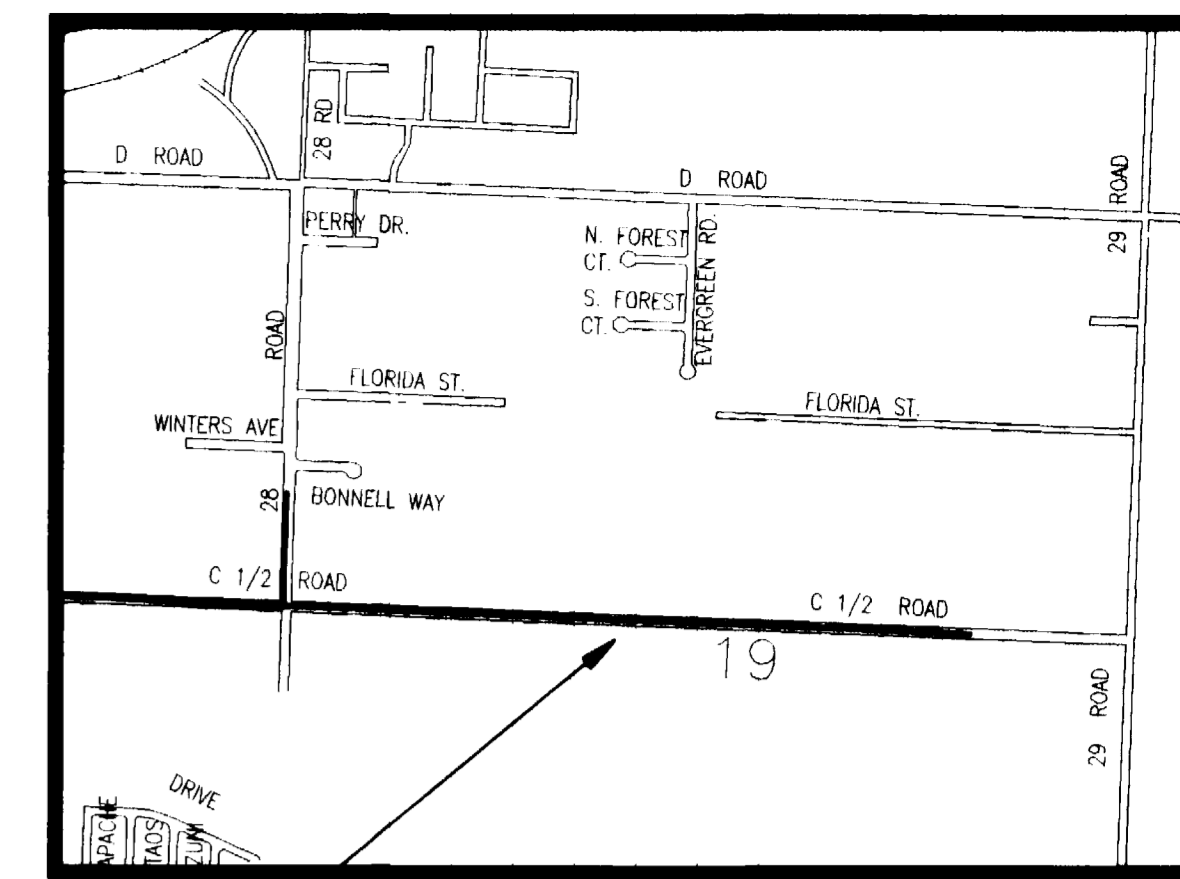
WEAVER ANNEXATION NO. 1

SITUATE IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST
& IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

LEGAL DESCRIPTION

A parcel of land situate in Section 24, Township 1 South, Range 1 West and in Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

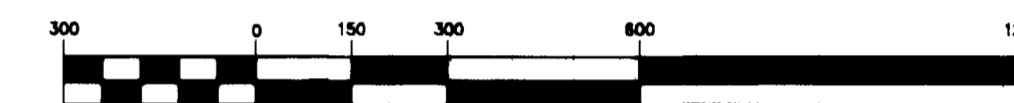
Beginning at the CE 1/16 corner of said Section 24; thence N 89°54'02" W along the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 596.67 feet to a point; thence N 33°50'58" E a distance of 1.20 feet to a point; thence S 89°54'02" E along a line 1.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 a distance of 227.39 feet to a point; thence N 00°05'58" E a distance of 1.00 feet to a point; thence S 89°54'02" E along a line 2.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 a distance of 368.61 feet to a point; thence S 89°53'49" E along a line 2.00 feet north of and parallel with the south line of the SE 1/4 NE 1/4 of said Section 24 a distance of 1288.59 feet to a point; thence N 00°21'23" W a distance of 1.00 feet to a point; thence S 89°53'49" E along a line 3.00 feet north of and parallel with the south line of said SE 1/4 NE 1/4 a distance of 2.00 feet to a point; thence N 00°21'23" W along a line 1.00 feet east of and parallel with the west right of way line for 28 Road (said west right of way line being 30.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4) a distance of 659.49 feet to a point; thence S 89°48'27" E a distance of 1.00 feet to a point; thence S 00°21'23" E along a line 2.00 feet east of and parallel with the west right of way line for said 28 Road a distance of 662.49 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 24; thence S 89°53'49" E along the south line of said SE 1/4 NE 1/4 a distance of 28.00 feet to the 1/4 corner common the said Section 24 and Section 19, Township 1 South, Range 1 East; thence S 89°40'02" E along the south line of the NW 1/4 of said Section 19 a distance of 1323.49 feet to a point; thence N 00°16'31" E a distance of 30.00 feet to a point; thence S 89°40'02" E along the north right of way line for C 1/2 Road (said north right of way line being 30.00 feet north of and parallel with the south line of said NW 1/4) a distance of 331.73 feet to a point; thence S 00°19'58" W a distance of 30.00 feet to a point on the south line of said NW 1/4; thence S 89°40'02" E along the south line of said NW 1/4 a distance of 991.77 feet to the C 1/4 corner of said Section 19; thence N 90°00'00" E along the south line of the NE 1/4 of said Section 19 a distance of 1612.17 feet to a point; thence S 00°00'00" W a distance of 1.00 feet to a point; thence S 90°00'00" W along a line 1.00 feet south of and parallel with the north line of the SE 1/4 of said Section 19 a distance of 1612.17 feet to a point on the west line of said SE 1/4; thence N 89°40'02" W along a line 1.00 feet south of and parallel with the north line of the SW 1/4 of said Section 19 a distance of 991.48 feet to a point; thence S 00°13'46" E a distance of 29.00 feet to the northeast corner of Lot 3 of River Subdivision as found recorded in Plat Book 12 of Page 67 of the records of said Mesa County Clerk and Recorder; thence N 89°40'02" W along the south right of way line for C 1/2 Road (said south right of way line being 30.00 feet south of and parallel with the north line of the SW 1/4 of said Section 19) a distance of 455.84 feet to the northwest corner of Outlot "A" of said River Subdivision; thence N 00°31'13" W a distance of 29.00 feet to a point; thence N 89°40'02" W along a line 1.00 feet south of and parallel with the north line of said SW 1/4 a distance of 1199.50 feet to a point; thence N 89°53'49" W along a line 1.00 feet south of and parallel with the north line of the NE 1/4 SE 1/4 of Section 24, Township 1 South, Range 1 West a distance of 31.00 feet to a point; thence N 00°21'23" W a distance of 1.00 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 24; thence N 89°53'49" W along the south line of said SE 1/4 NE 1/4 a distance of 1288.59 feet to the CE 1/16 corner of said Section 24 and point of beginning, containing 0.73 acres more or less.



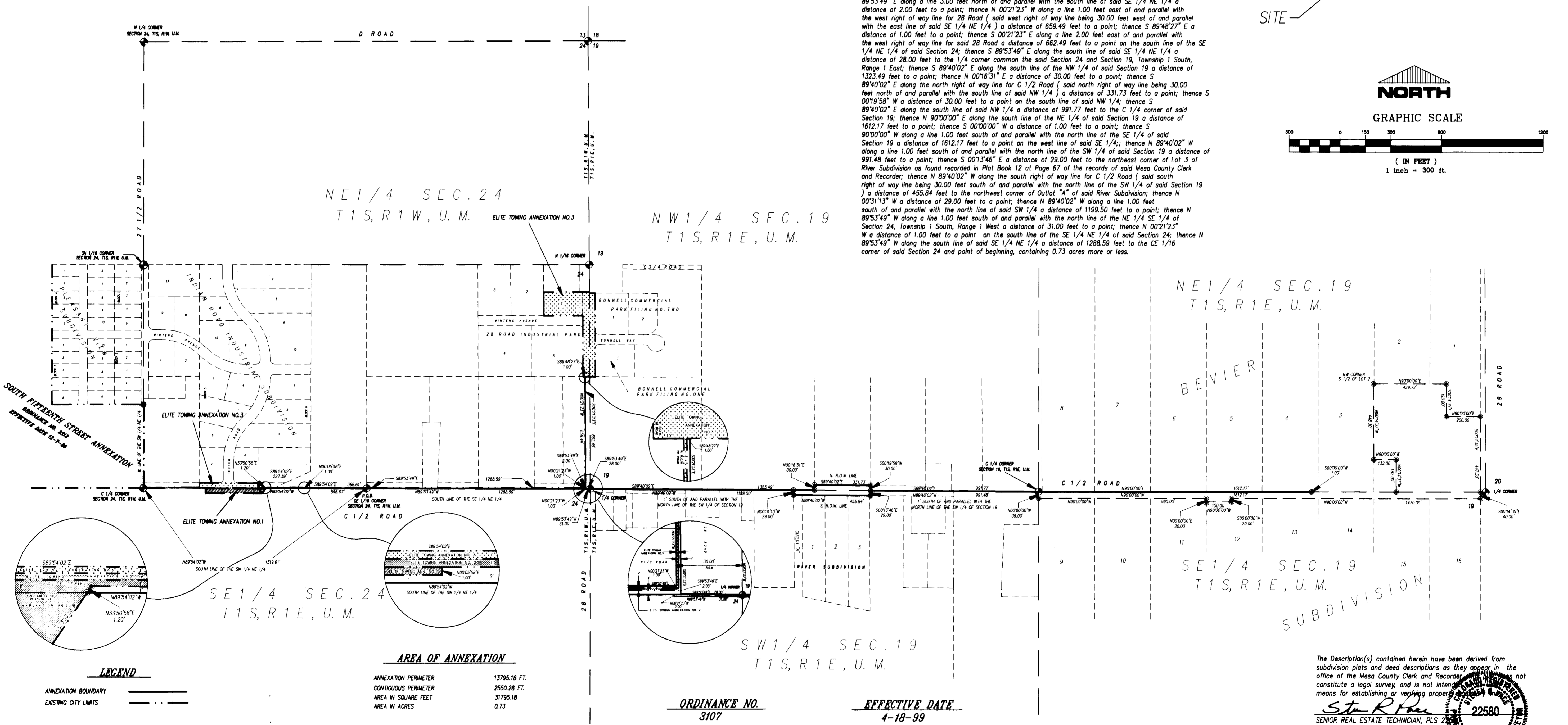
SITE



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



NE 1/4 SEC. 24
T1S, R1W, U.M.

NW 1/4 SEC. 19
T1S, R1E, U.M.

NE 1/4 SEC. 19
T1S, R1E, U.M.

SE 1/4 SEC. 19
T1S, R1E, U.M.
SUBDIVISION

SW 1/4 SEC. 19
T1S, R1E, U.M.

AREA OF ANNEXATION

ANNEXATION PERIMETER	13795.18 FT.
CONTIGUOUS PERIMETER	2550.28 FT.
AREA IN SQUARE FEET	31795.18
AREA IN ACRES	0.73

ORDINANCE NO.
3107

EFFECTIVE DATE
4-18-99

LEGEND

- ANNEXATION BOUNDARY ————
- EXISTING CITY LIMITS - - - - -

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. They do not constitute a legal survey, and is not intended to be used for establishing or verifying property boundaries.
Stu R. Pae
SENIOR REAL ESTATE TECHNICIAN, PLS 2
22580
PROFESSIONAL LAND SURVEYOR

Notice: According to Colorado law you have 60 days from the effective date shown herein to file a complaint based upon any defect on this plat. If no complaint is filed within said 60 days then said plat stands despite all defects and or errors.

DRAWN BY SRP DATE 1-27-99
DESIGNED BY DATE
CHECKED BY DATE
APPROVED BY DATE

SCALE
1" = 300'

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING AND TECHNICAL SERVICES DIVISIONS
CITY OF GRAND JUNCTION, COLORADO

WEAVER ANNEXATION NO. 1
1 OF 1
WEAVER.DWG