

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3124

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

**ARMANTROUT ANNEXATION NO. 1
APPROXIMATELY 0.007 ACRES
LOCATED IN A PORTION OF THE B 1/2 ROAD RIGHT-OF-WAY NEAR 28 1/2 ROAD**

WHEREAS, on the 3rd day of March, 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 7th day of April, 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:

ARMANTROUT ANNEXATION NO.1

A parcel of land situate in the NE 1/4 SW 1/4 & SE 1/4 NW 1/4 of Section 30, 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 northeast corner of Block 2 of Arrowhead Acres Subdivision as found recorded in Plat Book 15 at Page 68 of the records of the Mesa County Clerk and Recorder, whence the C 1/4 corner of said Section 30 bears S 89°54'00" E a distance of 459.00 feet and N 00°04'40" E a distance of 50.00 feet; thence crossing B 1/2 Road N 00°04'40" E a distance of 100.00 feet to a point on the north right of way line for said B 1/2 Road; thence S 89°54'00" E along the north right of way line for said B 1/2 Road a distance of 200.00 feet to a point; thence leaving said north right of way line S 00°06'00" W a distance of 1.00 feet to a point; thence N 89°54'00" W along a line 1.00 feet south of and parallel with the north right of way line for said B 1/2 Road a distance of 199.00 feet to a point; thence S 00°04'40" W a distance of 99.00 feet to a point on the south right of way line for said B 1/2 Road; thence N 89°54'00" W along said south right of way line a distance of 1.00 feet to the point of beginning, containing 0.007 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 March, 1999.

ADOPTED and ordered published this 7th day of April, 1999.

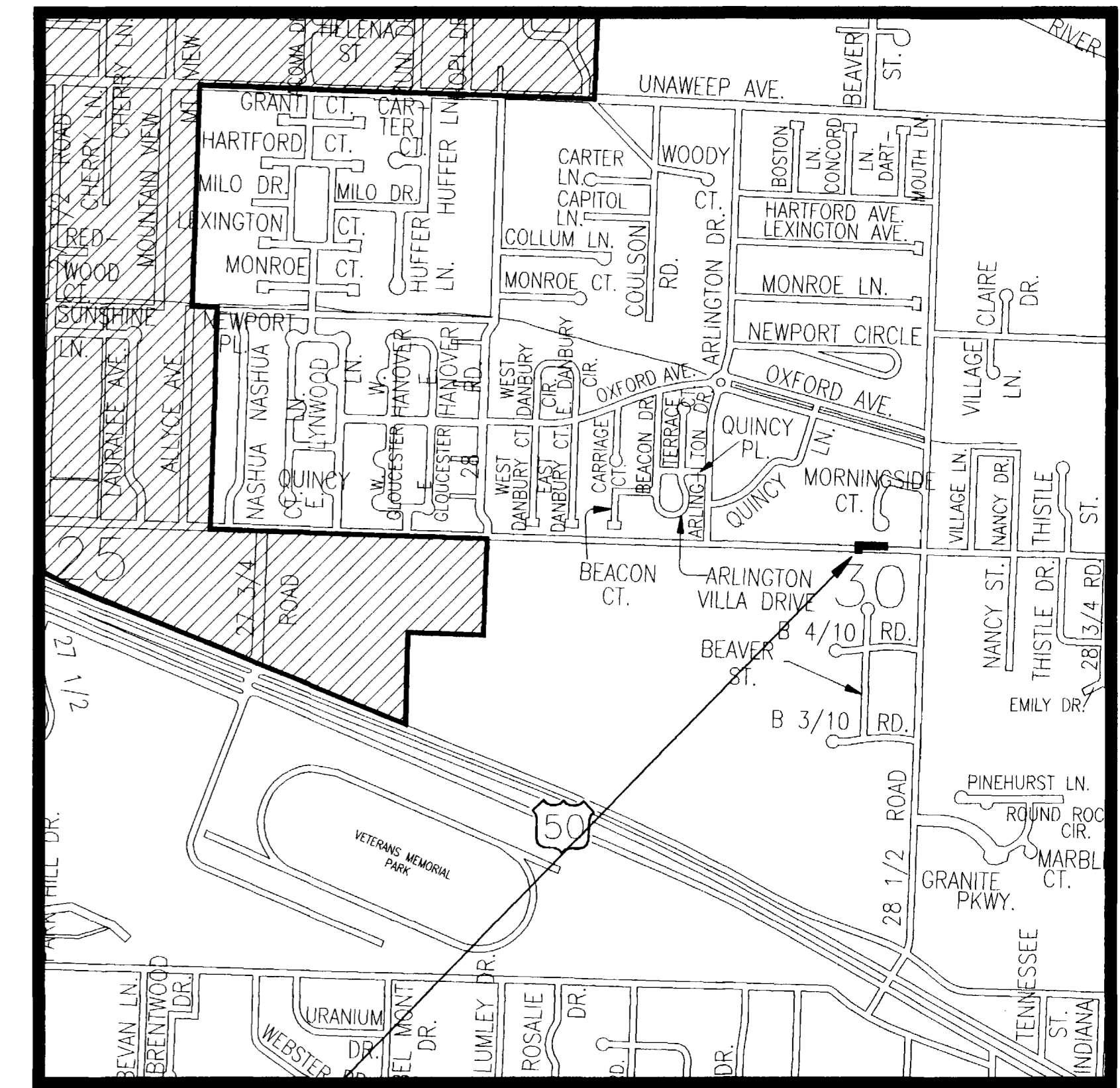
Attest:

/s/ Janet L. Terry
President of the Council

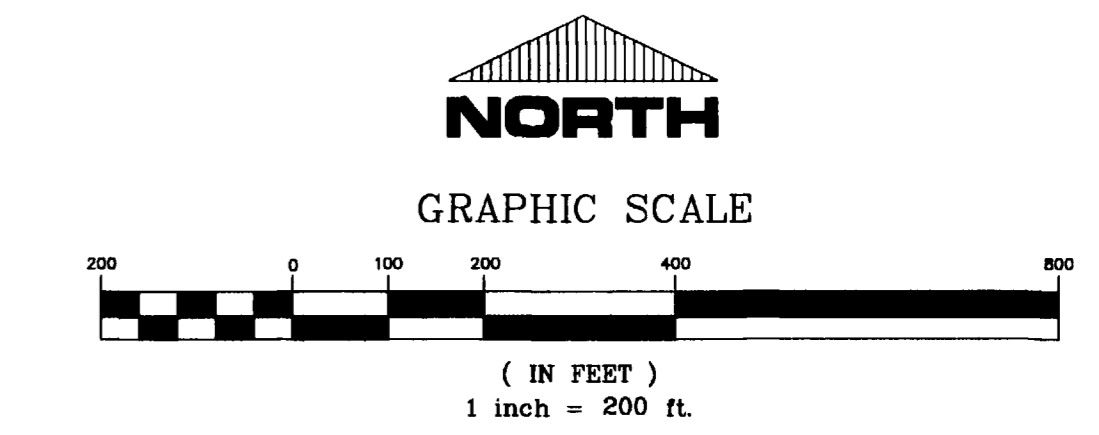
/s/ Stephanie Nye
City Clerk

ARMANTROUT ANNEXATION NO.1

SITUATE IN THE SE 1/4 NW 1/4 & NE 1/4 SW 1/4 OF SECTION 30, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



SITE



SW 1/4 NE 1/4

SW 1/4 NW 1/4

SE 1/4 NW 1/4

NW 1/4 SW 1/4

NE 1/4 SW 1/4

LEGAL DESCRIPTION

A parcel of land situate in the NE 1/4 SW 1/4 & SE 1/4 NW 1/4 of Section 30, 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 northeast corner of Block 2 of Arrowhead Acres Subdivision as found recorded in Plat Book 15 at Page 68 of the records of the Mesa County Clerk and Recorder, whence the C 1/4 corner of said Section 30 bears S 89°54'00" E a distance of 459.00 feet and N 00°04'40" E a distance of 50.00 feet; thence crossing B 1/2 Road N 00°04'40" E a distance of 100.00 feet to a point on the north right of way line for said B 1/2 Road; thence S 89°54'00" E along the north right of way line for said B 1/2 Road a distance of 200.00 feet to a point; thence leaving said north right of way line S 00°06'00" W a distance of 1.00 feet to a point; thence N 89°54'00" W along a line 1.00 feet south of and parallel with the north right of way line for said B 1/2 Road a distance of 199.00 feet to a point; thence S 00°04'40" W a distance of 99.00 feet to a point on the south right of way line for said B 1/2 Road; thence N 89°54'00" W along said south right of way line a distance of 1.00 feet to the point of beginning, containing 0.007 acres more or less.

AREA OF ANNEXATION

| | |
|----------------------|------------|
| ANNEXATION PERIMETER | 600.00 FT. |
| CONTIGUOUS PERIMETER | 100.00 FT. |
| AREA IN SQUARE FEET | 298.96 |
| AREA IN ACRES | 0.007 |

LEGEND

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

ORDINANCE NO.
3124

EFFECTIVE DATE
5-9-99

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 errors.

DRAWN BY SRP DATE 2-24-99
DESIGNED BY DATE
CHECKED BY DATE
APPROVED BY DATE

SCALE
1" = 200'

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

ARMANTROUT ANNEXATION NO.1
1 OF 1
ATROUT1.DWG
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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 any means for establishing or verifying property boundaries.

Stan R. Pace
SENIOR REAL ESTATE TECHNICIAN, PLS 22580