

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3125**

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

**ARMANTROUT ANNEXATION NO. 2  
APPROXIMATELY .03 ACRES  
INCLUDING A PORTION OF THE B 1/2 ROAD RIGHT-OF-WAY NEAR 28 1/2 ROAD AND A  
PORTION OF THE 28 1/2 ROAD RIGHT-OF-WAY NEAR B 1/2 ROAD**

**WHEREAS**, on the 3<sup>rd</sup> 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 7<sup>th</sup> 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.2**

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:

Commencing 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 S 89°54'00" E along the south right of way line for B 1/2 Road a distance of 1.00 feet to the True Point of Beginning of the parcel described herein; thence leaving said south right of way line N 00°04'40" E a distance of 99.00 feet to a point; thence S 89°54'00" E 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 N 00°06'00" E a distance of 1.00 feet to a point on the north right of way line for said B 1/2 Road; thence S 89°54'00" E along said north right of way line a distance of 198.98 feet to a point; thence continuing along said north right of way line N 45°04'31" E a distance of 42.41 feet to a point on the west right of way line for 28 1/2 Road; thence N 00°03'03" E along the west right of way line for said 28 1/2 Road a distance of 355.45 feet to a point; thence leaving said west right of way line S 89°56'57" E a distance of 1.00 feet to a point; thence S 00°03'03" W along a line 1.00 feet east of and parallel with the west right of way line for said 28 1/2 Road a distance of 355.87 feet to a point; thence S 45°04'31" 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 44.65 feet to a point; thence N 89°54'00" W along a line 2.00 feet south of and parallel with the north right of way line for said B 1/2 Road a distance of 396.39 feet to a point; thence S 00°04'40" W a distance of 98.00 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 .03 acres more or less.

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

**INTRODUCED** on first reading on the 3<sup>rd</sup> day of March, 1999.

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

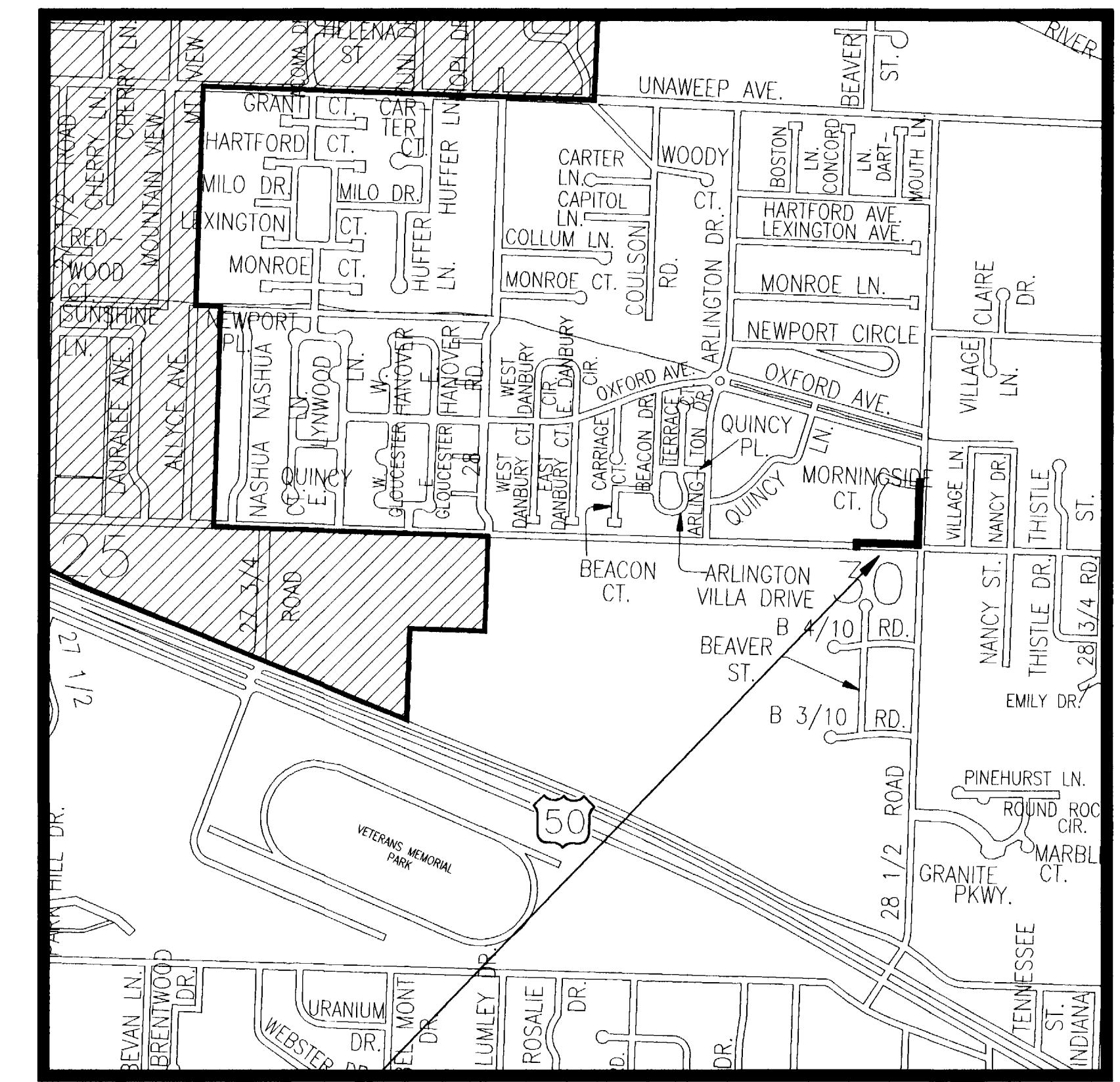
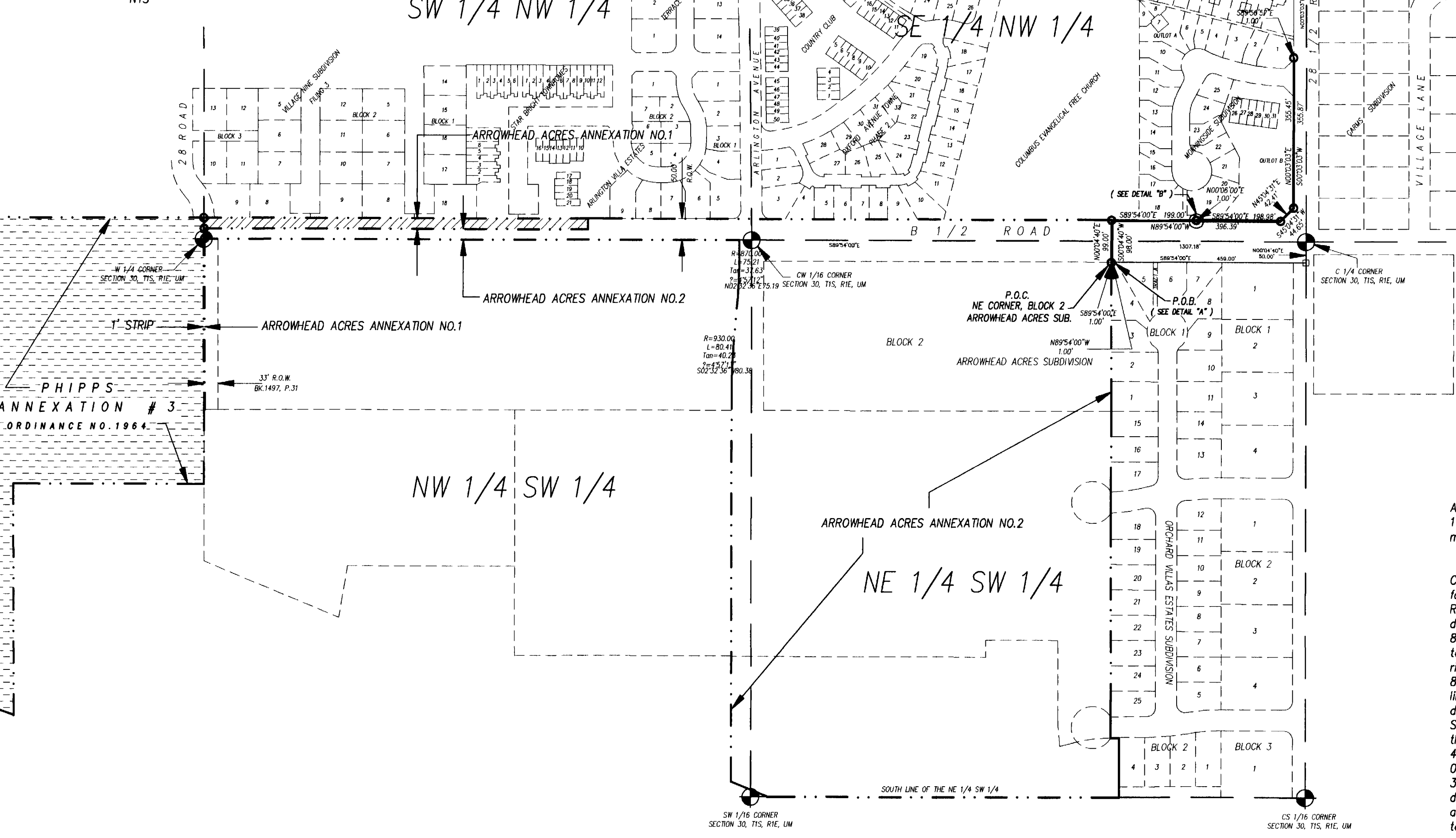
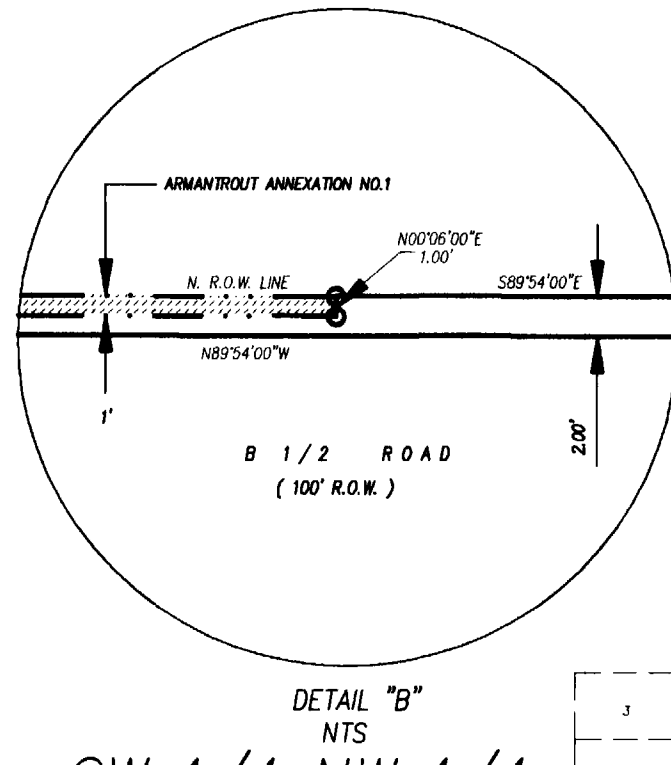
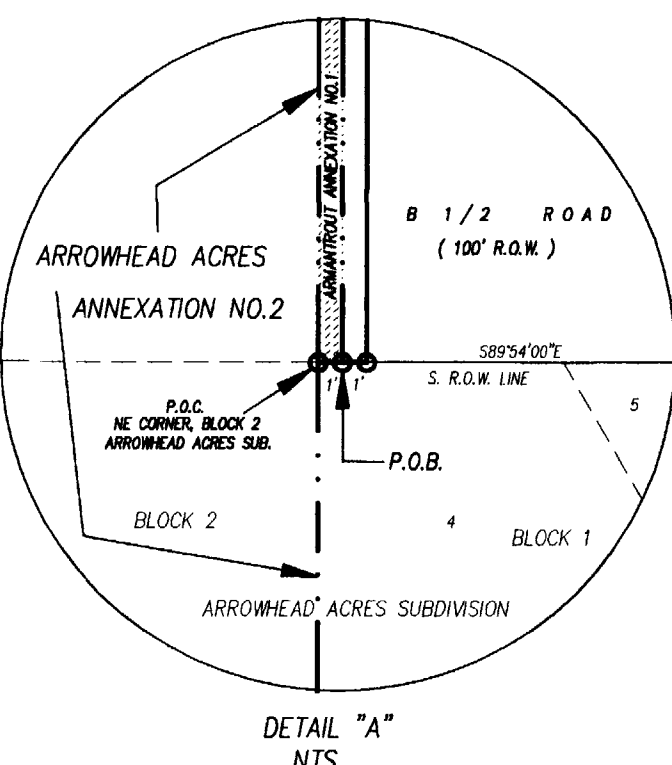
Attest:

/s/ Janet L. Terry  
President of the Council

/s/ Stephanie Nye  
City Clerk

# ARMANTROUT ANNEXATION NO.2

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



SW 1/4 NE 1/4

NW 1/4 SE 1/4

### LEGAL DESCRIPTION

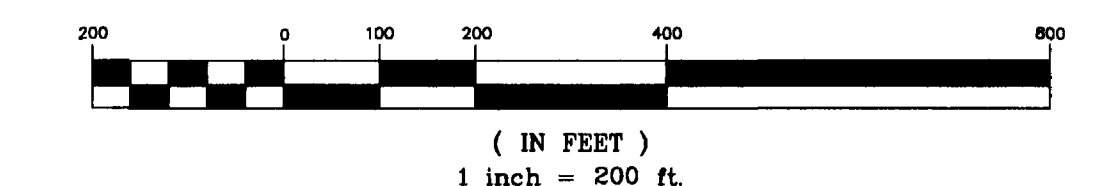
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SITE



GRAPHIC SCALE



### AREA OF ANNEXATION

ANNEXATION PERIMETER	1792.75 FT.
CONTIGUOUS PERIMETER	289.00 FT.
AREA IN SQUARE FEET	1095.89
AREA IN ACRES	0.03

### LEGEND

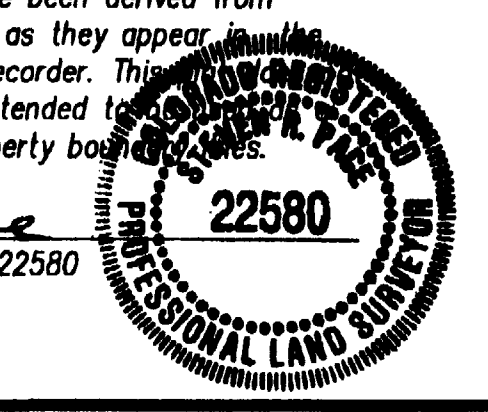
ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -

ORDINANCE NO.  
3125

EFFECTIVE DATE  
5-9-99

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 does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundaries.

Star R. Pace  
 SENIOR REAL ESTATE TECHNICIAN, PLS 22580



Notice:  
 According to Colorado law you have 60 days from the effective date shown hereon 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 2-24-99	SCALE
DESIGNED BY	DATE	1" = 200'
CHECKED BY	DATE	
APPROVED BY	DATE	

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

ARMANTROUT ANNEXATION NO.2  
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