

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3126

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

**ARMANTROUT ANNEXATION NO. 3
APPROXIMATELY 3.26 ACRES
INCLUDING 274 28 ½ ROAD AND A PORTION OF THE 28 ½ ROAD RIGHT-OF-WAY SOUTH OF
B ¾ 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.3

A parcel of land situate in the NE 1/4 SW 1/4, SE 1/4 NW 1/4, SW 1/4 NE 1/4 & NW 1/4 SE 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 northwest corner of Lot 12 of the Grand Junction Orchard Mesa Land Company's Orchard Subdivision as found recorded in Plat Book 1 at Page 26 of the records of the Mesa County Clerk and Recorder, whence the CN 1/16 corner of said Section 30 bears N 89°56'57" W a distance of 18.00 feet & N 00°03'03" E a distance of 20.00 feet; thence S 89°56'57" E along the south right of way line for B ¾ Road a distance of 152.00 feet to a point; thence leaving said south right of way line S 00°03'03" W a distance of 113.00 feet to a point; thence N 89°56'57" W a distance of 2.00 feet to a point; thence S 00°03'03" W a distance of 50.00 feet to a point; thence N 89°56'57" W a distance of 150.00 feet to a point on the east right of way line for 28 1/2 Road; thence along the east right of way line for said 28 1/2 Road the following 3 courses:

- 1) S 00°03'03" W a distance of 299.00 feet to a point;
- 2) S 89°56'57" E a distance of 12.00 feet to a point;
- 3) S 00°03'03" W a distance of 809.68 feet to the southwest corner of Lot 1 of Garms Subdivision as found recorded in Plat Book 8 at Page 64 of the records of said Mesa County Clerk and Recorder; thence crossing B 1/2 Road S 00°03'03" W a distance of 60.00 feet to a point on the south right of way line for said B 1/2 Road; thence N 89°56'57" W along the south right of way line for said B 1/2 Road a distance of 12.00 feet to the northwest corner of Lot 20 of said Grand

Junction Orchard Mesa Land Company's Orchard Subdivision; thence S 00°04'40" W along the east right of way line for said 28 1/2 Road a distance of 20.00 feet to a point; thence crossing said 28 1/2 Road and along the south right of way line for said B 1/2 Road N 89°54'00" W a distance of 475.00 feet to a point (whence the northeast corner of Block 2 of Arrowhead Acres Subdivision bears N 89°54'00" W a distance of 2.00 feet); thence leaving said south right of way line N 00°04'40" E a distance of 98.00 feet to a point; thence S 89°54'00" E 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 N 45°04'31" 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 44.65 feet to a point; thence N 00°03'03" E 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 N 89°56'57" W a distance of 1.00 feet to a point on the west right of way line for said 28 1/2 Road; thence N 00°03'03" E along said west right of way line a distance of 866.20 feet to a point; thence leaving said west right of way line and crossing said 28 1/2 Road S 89°56'57" E a distance of 48.00 feet to the point of beginning, containing 3.26 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.

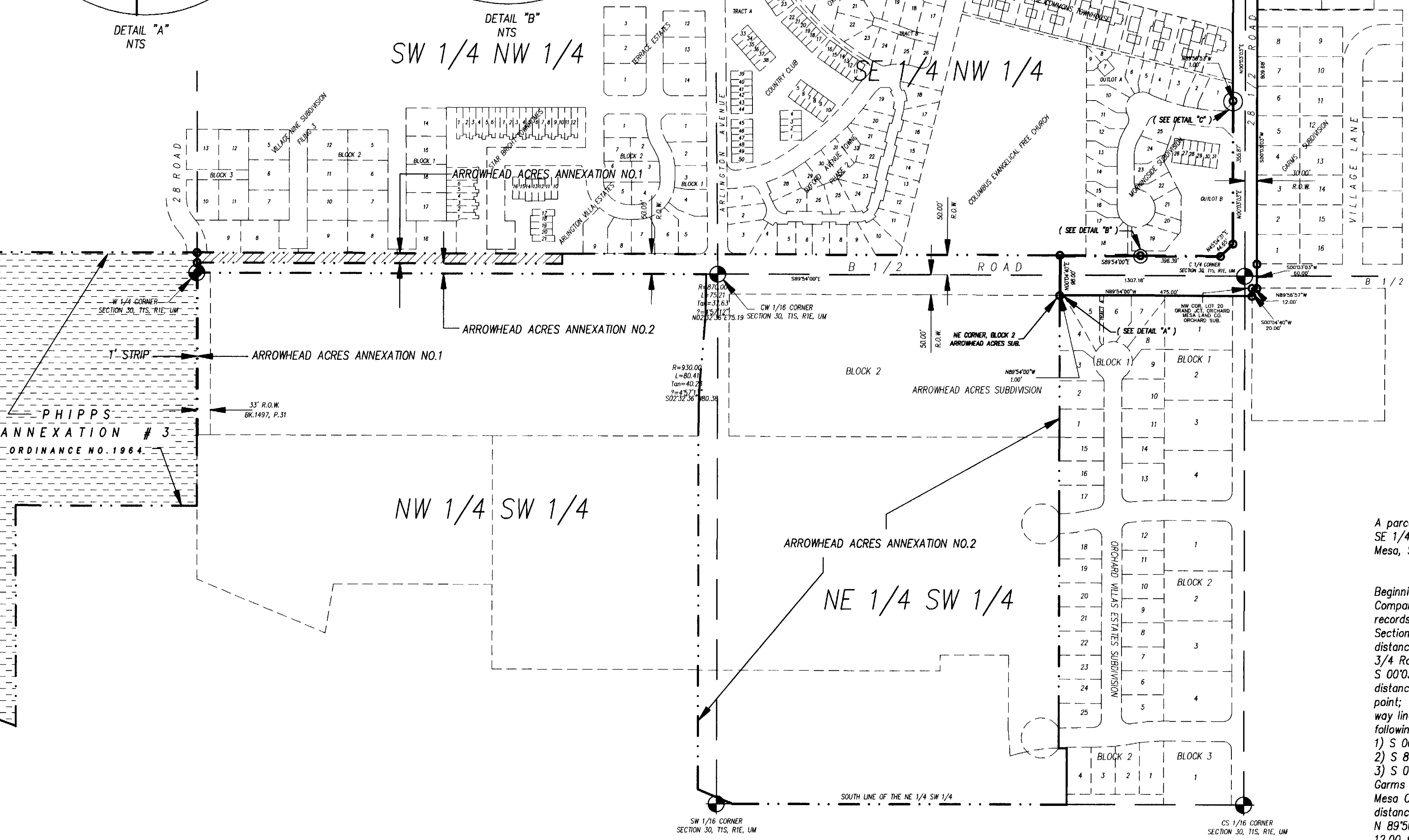
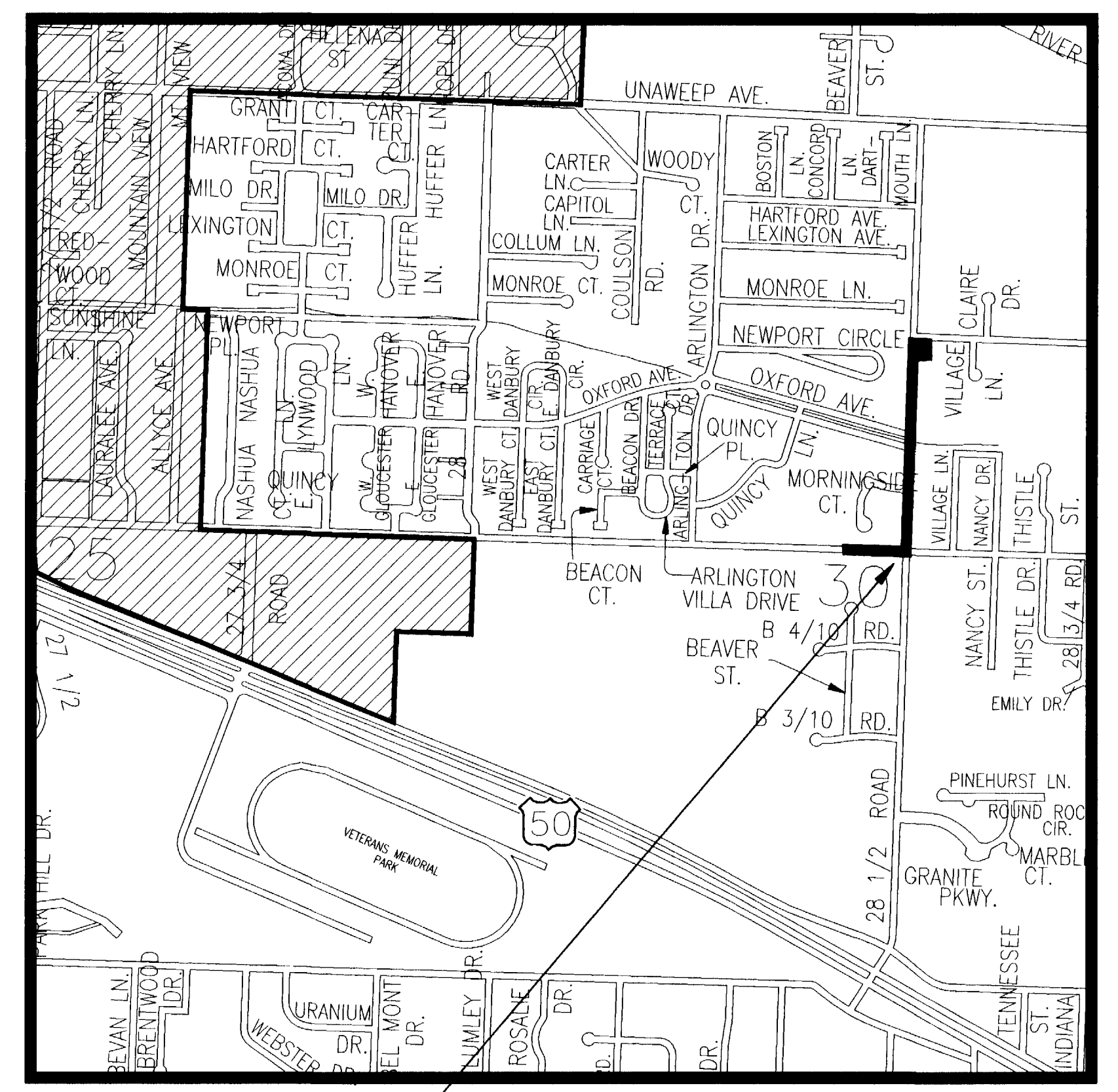
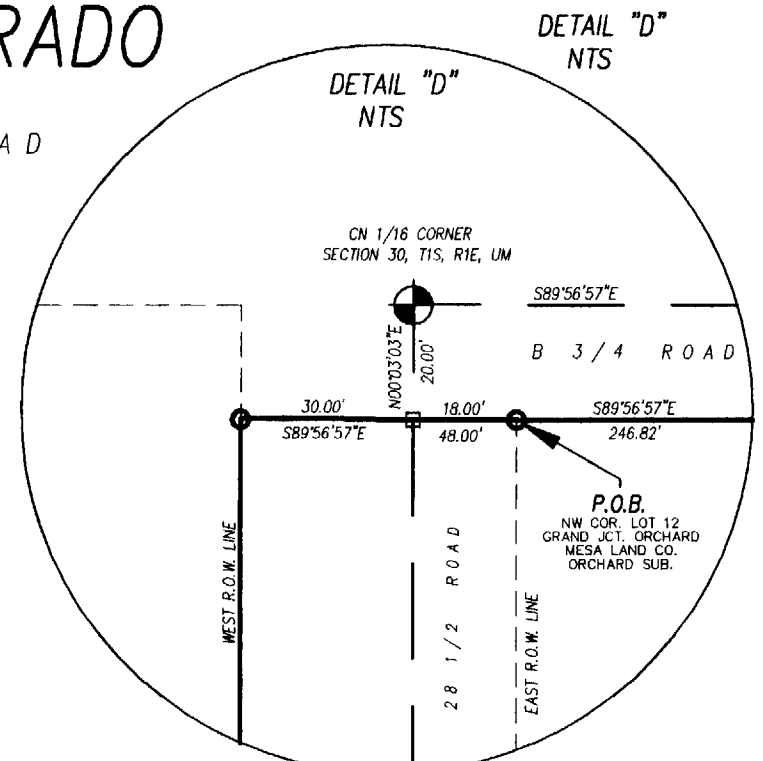
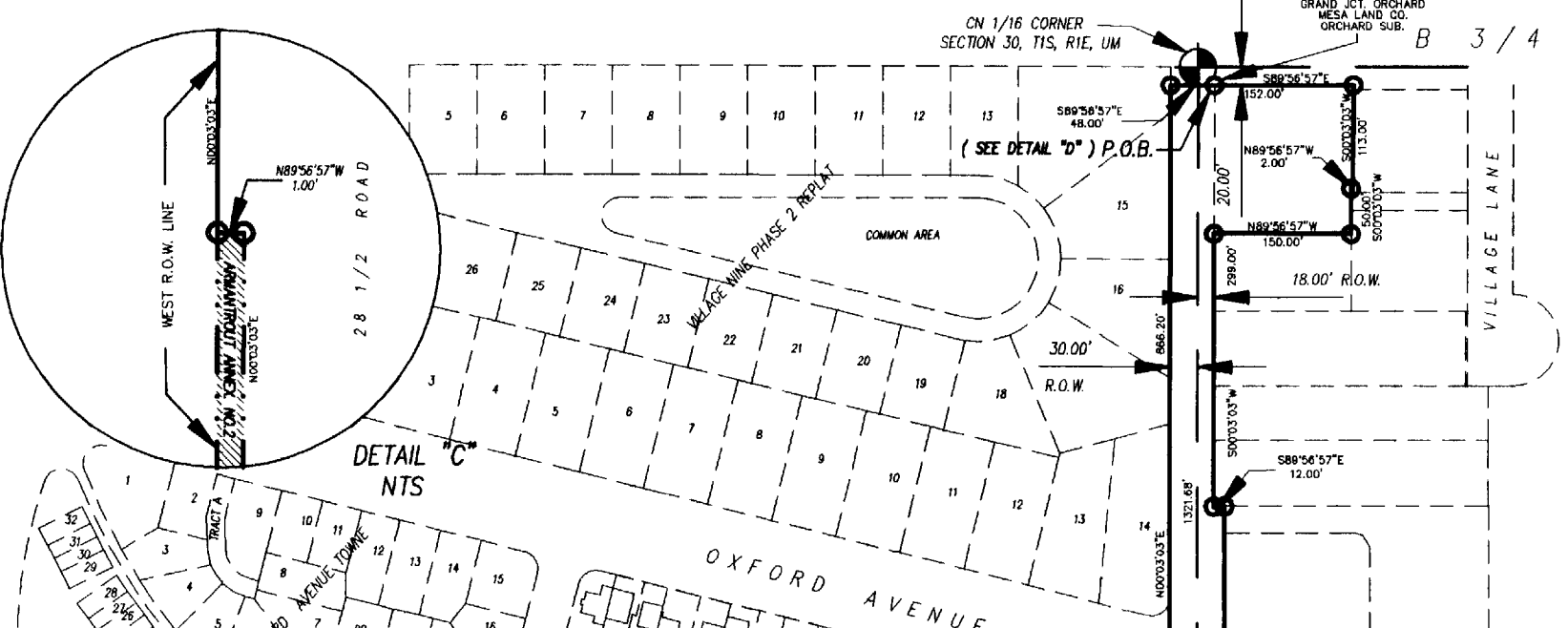
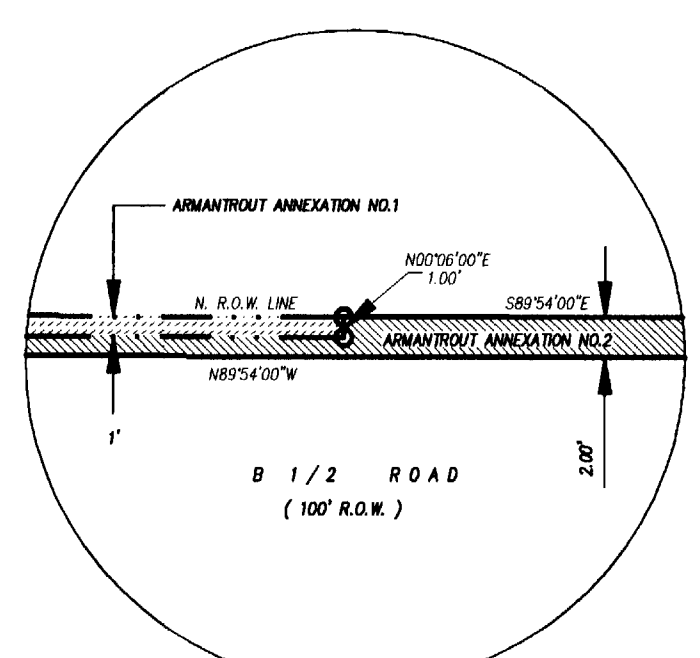
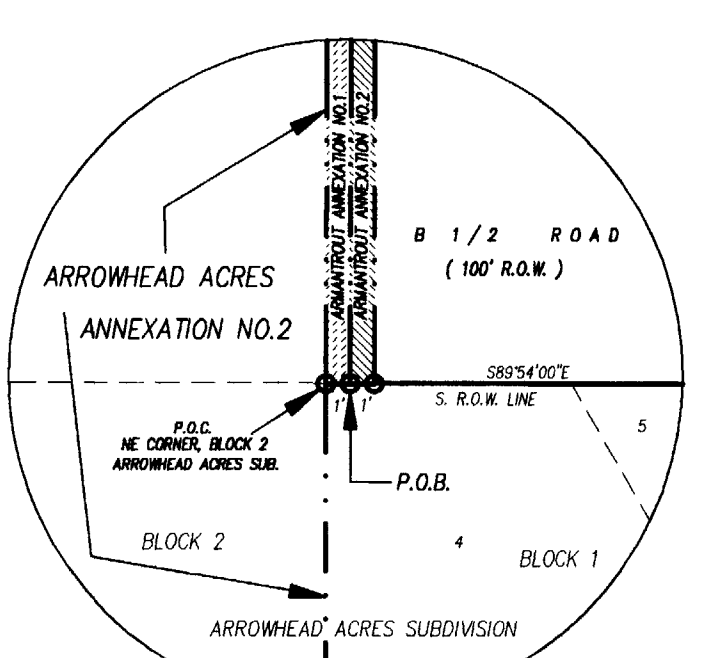
Attest:

/s/ Janet L. Terry
President of the Council

/s/ Stephanie Nye
City Clerk

ARMANTROUT ANNEXATION NO.3

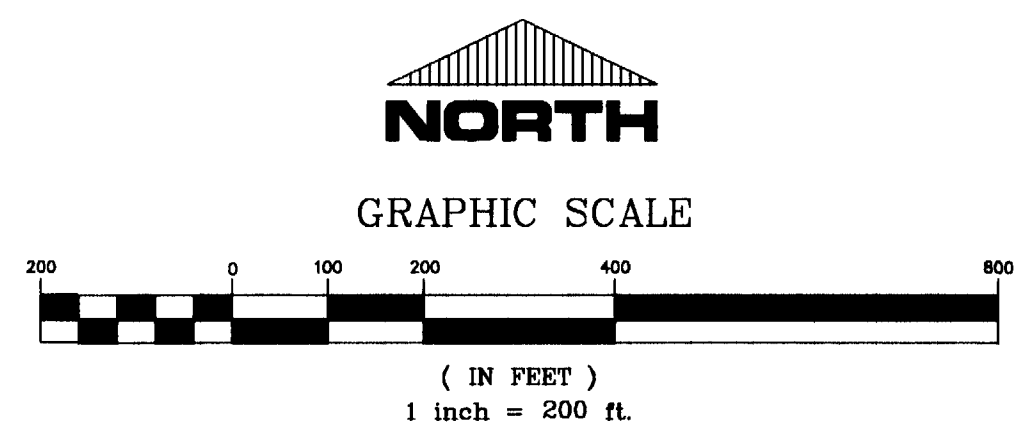
SITUATE IN THE SE 1/4 NW 1/4, NE 1/4 SW 1/4, SW 1/4 NE 1/4 & NW 1/4 SE 1/4 OF SECTION 30, T1S, R1E, U.M., COUNTY OF MESA, STATE OF COLORADO



SW 1/4 NE 1/4
NW 1/4 SE 1/4

LEGAL DESCRIPTION
A parcel of land situate in the NE 1/4 SW 1/4, SE 1/4 NW 1/4, SW 1/4 NE 1/4 & NW 1/4 SE 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 northwest corner of Lot 12 of the Grand Junction Orchard Mesa Land Company's Orchard Subdivision as found recorded in Plat Book 1 at Page 26 of the records of the Mesa County Clerk and Recorder, whence the CN 1/16 corner of said Section 30 bears N 89°56'57" W a distance of 18.00 feet & N 00°03'03" E a distance of 20.00 feet; thence S 89°56'57" E along the south right of way line for B 3/4 Road a distance of 152.00 feet to a point; thence leaving said south right of way line S 00°03'03" W a distance of 113.00 feet to a point; thence N 89°56'57" W a distance of 2.00 feet to a point; thence S 00°03'03" W a distance of 50.00 feet to a point; thence N 89°56'57" W a distance of 150.00 feet to a point on the east right of way line for 28 1/2 Road; thence along the east right of way line for said 28 1/2 Road the following 3 courses:
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2) S 89°56'57" E a distance of 12.00 feet to a point;
3) S 00°03'03" W a distance of 809.68 feet to the southwest corner of Lot 1 of Carns Subdivision as found recorded in Plat Book 8 at Page 64 of the records of said Mesa County Clerk and Recorder; thence crossing B 1/2 Road S 00°03'03" W a distance of 60.00 feet to a point on the south right of way line for said B 1/2 Road; thence N 89°56'57" W along the south right of way line for said B 1/2 Road a distance of 12.00 feet to the northwest corner of Lot 20 of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision; thence S 00°04'40" W along the east right of way line for said 28 1/2 Road a distance of 20.00 feet to a point; thence crossing said 28 1/2 Road and along the south right of way line for said B 1/2 Road N 89°54'00" W a distance of 475.00 feet to a point (whence the northeast corner of Block 2 of Arrowhead Acres Subdivision bears N 89°54'00" W a distance of 2.00 feet); thence leaving said south right of way line N 00°04'40" E a distance of 98.00 feet to a point; thence S 89°54'00" E 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 N 45°04'31" 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 44.65 feet to a point; thence N 00°03'03" E 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 N 89°56'57" W a distance of 1.00 feet to a point on the west right of way line for said 28 1/2 Road; thence N 00°03'03" E along said west right of way line a distance of 866.20 feet to a point; thence leaving said west right of way line and crossing said 28 1/2 Road S 89°56'57" E a distance of 48.00 feet to the point of beginning, containing 3.26 acres more or less.



AREA OF ANNEXATION

ANNEXATION PERIMETER	3964.80 FT.
CONTIGUOUS PERIMETER	865.91 FT.
AREA IN SQUARE FEET	141932.87
AREA IN ACRES	3.26

LEGEND

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

ORDINANCE NO.
3126

EFFECTIVE DATE
5-9-99

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
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.3
A TROUT3.DWG
1 OF 1

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 such. It means for establishing or verifying property boundaries only.

Stev R. Pace
SENIOR REAL ESTATE TECHNICIAN, PLS 22580