

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3134**

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

**KRAUSE ANNEXATION NO. 2  
APPROXIMATELY 8.05 ACRES  
LOCATED AT 506 BLEVINS ROAD  
SOUTH OF HIGHWAY 340 AND EAST OF 22 ¼ ROAD**

**WHEREAS**, on the 17<sup>th</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 21<sup>st</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:

**KRAUSE ANNEXATION NO.2**

A parcel of land situate in the SE 1/4 SW 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the SE 1/4 SW 1/4 of said Section 7; thence N 00°33'28" W along the west line of said SE 1/4 SW 1/4 a distance of 575.11 feet to a point; thence N 89°26'32" E a distance of 453.71 feet to a point; thence S 64°18'28" E a distance of 27.00 feet to the southwest corner of Lot 1, Block 2 of Standifird Subdivision as found recorded in Plat Book 9 at Page 113 of the records of the Mesa County Clerk and Recorder; thence S 64°18'28" E along the southerly line of said Lot 1, Block 2 a distance of 116.50 feet to a point; thence continuing along the southerly line of said Lot 1 and the southerly line of Lot 2, Block 2 and extending to the easterly right of way line for the Redlands Power Company Canal S 43°52'28" E a distance of 238.83 feet; thence along the easterly right of way line of said Redlands Power Company Canal the following 7 courses:

- 1) S 25°43'00" W a distance of 25.98 feet to the southwest corner of Lot 1, Iris Court Subdivision ( Plat Book 9, Page 77 )
- 2) S 19°06'00" W a distance of 65.00 feet to a point;
- 3) S 33°10'00" W a distance of 125.50 feet to a point;
- 4) S 56°06'00" W a distance of 116.00 feet to a point;
- 5) S 70°02'00" W a distance of 95.00 feet to a point;
- 6) S 85°19'00" W a distance of 154.20 feet to a point;
- 7) S 46°39'00" W a distance of 66.30 feet to a point on the south line of the SE 1/4 SW 1/4 of said Section 7; thence S 90°00'00" W along the south line of said SE 1/4 SW 1/4 a distance of 254.27 to the point of beginning, containing 8.05 acres more or less.

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

**INTRODUCED** on first reading on the 17<sup>th</sup> day of March, 1999.

**ADOPTED** and ordered published this 21st day of April, 1999.

Attest:

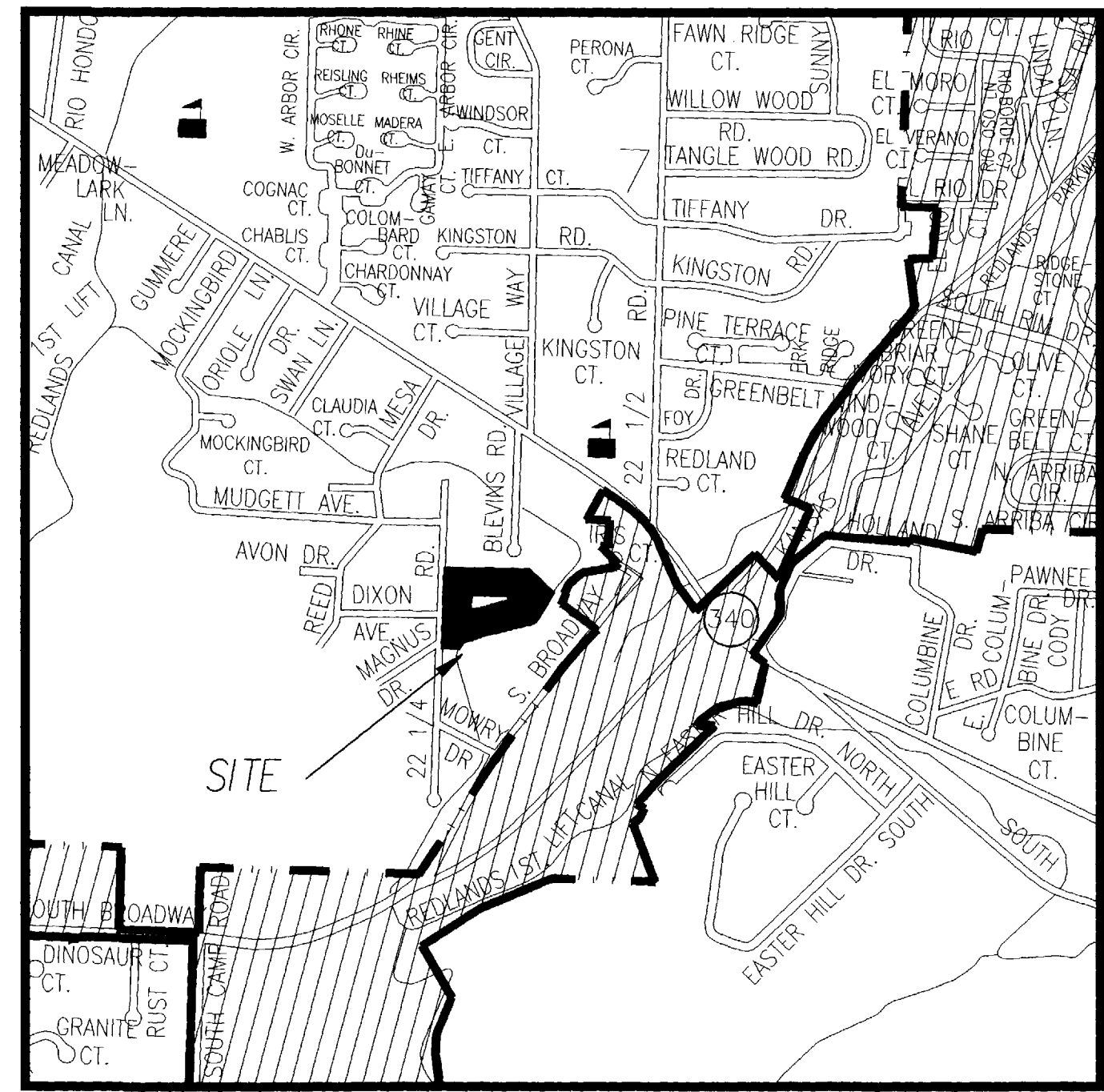
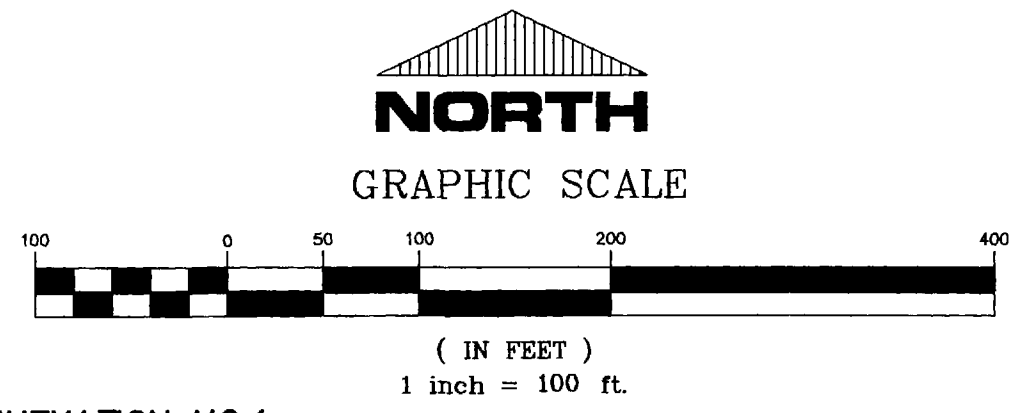
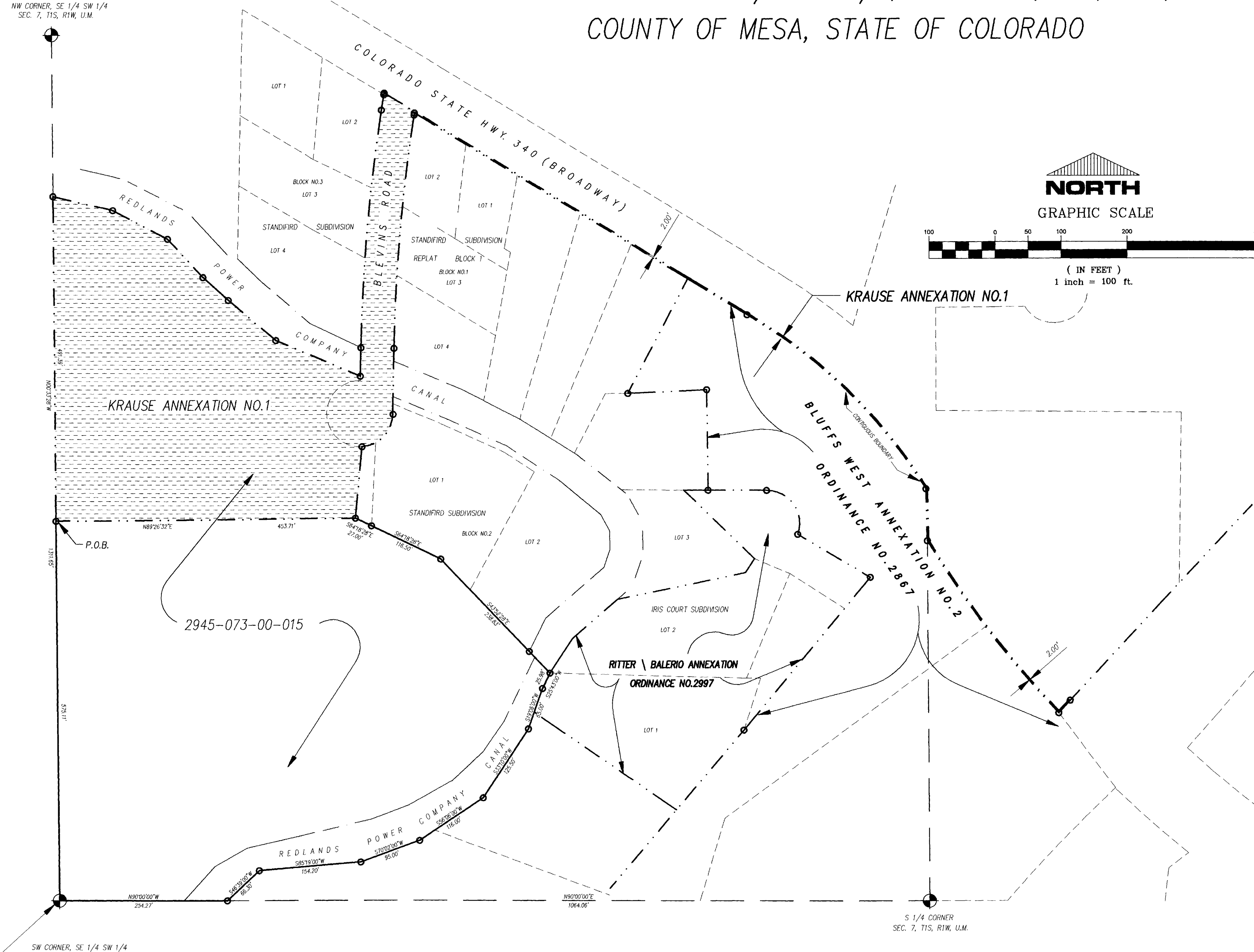
/s/ Janet L. Terry  
President of the Council

/s/ Stephanie Nye  
City Clerk

# KRAUSE ANNEXATION NO.2

SITUATE IN THE SE 1/4 SW 1/4, SECTION 7, T1S, R1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO

NW CORNER, SE 1/4 SW 1/4  
SEC. 7, T1S, R1W, U.M.



### LEGAL DESCRIPTION

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### AREA OF ANNEXATION

ANNEXATION PERIMETER	5427.48 FT.
CONTIGUOUS PERIMETER	517.88 FT.
AREA IN SQUARE FEET	195069.87
AREA IN ACRES	4.48

### LEGEND

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

**ORDINANCE NO.**  
**3134**

**EFFECTIVE DATE**  
**5-23-99**

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 3-10-99
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

SCALE  
1" = 100'

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

KRAUSE ANNEXATION NO.2

KRAUSE1.DWG