

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3153**

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

**CIMMARRON EAST ANNEXATION NO. 1  
APPROXIMATELY 0.16 ACRES  
LOCATED IN A PORTION OF THE D ½ ROAD RIGHT-OF-WAY NEAR 30 ¾ ROAD**

**WHEREAS**, on the 5<sup>th</sup> day of May, 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 16<sup>th</sup> day of June, 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:

**CIMMARRON EAST ANNEXATION NO. 1**

A parcel of land situate in the SW ¼ NE ¼ of Section 16, 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 center ¼ corner of Said Section 16; thence N 89°54'23" E along the south line of the SW ¼ NE ¼ of said Section 16 a distance of 330.02 feet to the True Point of Beginning of the parcel described herein; thence leaving the south line of said SW ¼ NE ¼ N 00°00'30" E a distance of 33.00 feet to the southeast corner of Cherokee Village Subdivision as found recorded in Plat Book 12 at Page 362 of the records of the Mesa County Clerk and Recorder; thence N 89°54'23" E a distance of 10.00 feet to a point; thence S 00°00'30" W a distance of 23.00 feet to a point; thence N 89°54'23" E along a line 10.00 feet north of and parallel with the south line of said SW ¼ NE ¼ a distance of 145.00 feet to a point; thence N 00°00'30" W a distance of 495.00 feet to a point; thence N 89°54'23" E a distance of 10.00 feet to a point on the west boundary line of Topaz Subdivision as found recorded in Plat Book 13 at Page 131 of the records of said Mesa County Clerk and Recorder; thence S 00°00'30" E along the west boundary line of said Topaz Subdivision a distance of 472.00 feet to the southwest corner of said

Topaz Subdivision; thence S 00°00'30" E a distance of 33.00 feet to a point on the south line of the SW ¼ NE ¼ of Section 16; thence S 89°54'23" W along the south line of said SW ¼ NE ¼ a distance of 165.00 feet to the point of beginning, containing .16 acres more or less.

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

**INTRODUCED** on first reading on the 5<sup>th</sup> day of May, 1999.

**ADOPTED** and ordered published this 16<sup>th</sup> day of June, 1999

Attest:

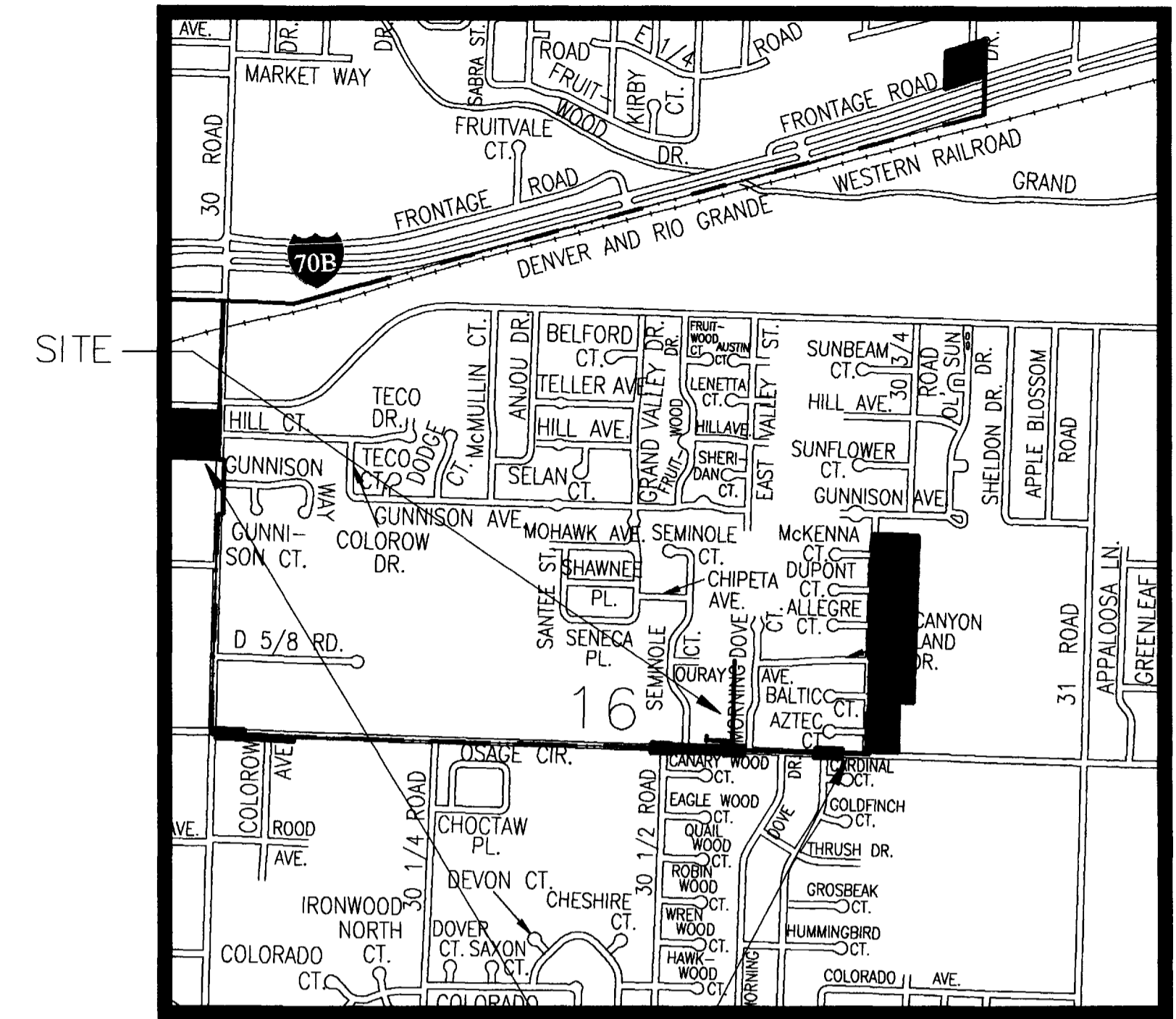
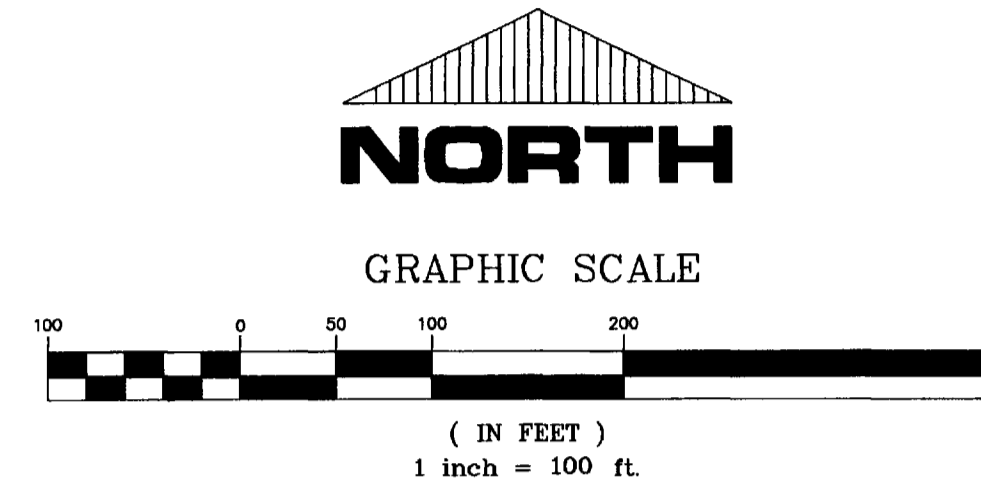
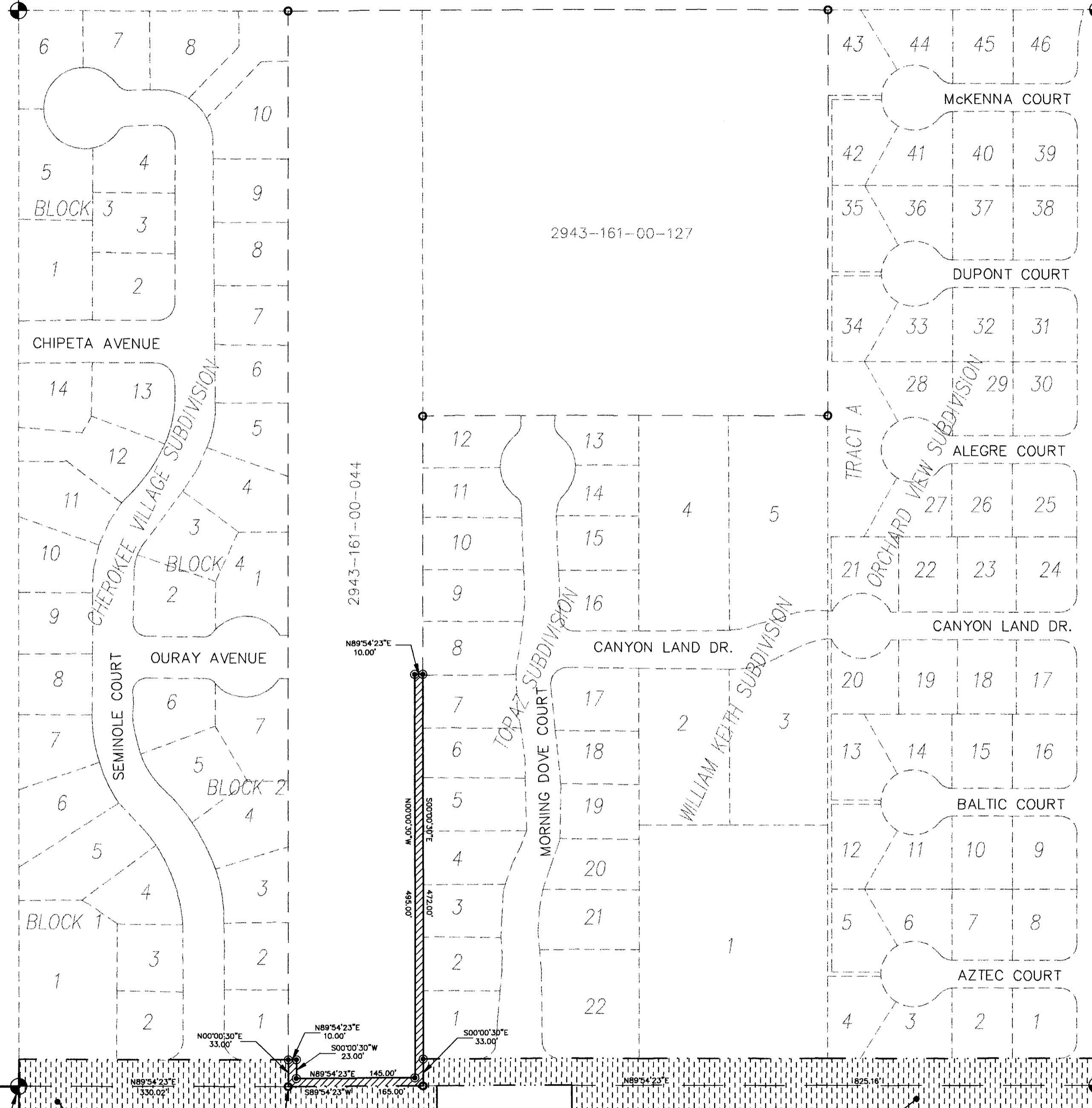
/s/ Gene Kinsey  
President of the Council

/s/ Stephanie Nye  
City Clerk

*CIMMARRON EAST ANNEXATION NO. 1*  
 SITUATE IN THE SW 1/4 NE 1/4 OF SECTION 16, T1S, R1E, U.M.  
 COUNTY OF MESA, STATE OF COLORADO

NW CORNER, SW 1/4 NE 1/4  
 SECTION 16, T1S, R1E, U.M.

NE CORNER, SW 1/4 NE 1/4  
 SECTION 16, T1S, R1E, U.M.



EXISTING CITY LIMITS

LEGAL DESCRIPTION

A parcel of land situate in the SW 1/4 NE 1/4 of Section 16, 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 C 1/4 corner of said Section 16; thence N 89°54'23" E along the south line of the SW 1/4 NE 1/4 of said Section 16 a distance of 330.02 feet to the True Point of Beginning of the parcel described herein; thence leaving the south line of said SW 1/4 NE 1/4 N 00°00'30" E a distance of 33.00 feet to the southeast corner of Cherokee Village Subdivision as found recorded in Plat Book 12 at Page 362 of the records of the Mesa County Clerk and Recorder; thence N 89°54'23" E a distance of 10.00 feet to a point; thence S 00°00'30" W a distance of 23.00 feet to a point; thence N 89°54'23" E along a line 10.00 feet north and parallel with the south line of said SW 1/4 NE 1/4 a distance of 145.00 feet to a point; thence N 00°00'30" W a distance of 495.00 feet to a point; thence N 89°54'23" E a distance of 10.00 feet to a point on the west boundary line of Topaz Subdivision as found recorded in Plat Book 13 at Page 131 of the records of said Mesa County Clerk and Recorder; thence S 00°00'30" E along the west boundary line of said Topaz Subdivision a distance of 472.00 feet to the southwest corner of said Topaz Subdivision; thence S 00°00'30" E a distance of 33.00 feet to a point on the south line of the SW 1/4 NE 1/4 of said Section 16; thence S 89°54'23" W along the south line of said SW 1/4 NE 1/4 a distance of 165.00 feet to the point of beginning, containing .16 acres more or less.

LEGEND

ANNEXATION BOUNDARY ————  
 EXISTING CITY LIMITS — · — · —

AREA OF ANNEXATION

ANNEXATION PERIMETER	1386.00 FT.
CONTIGUOUS PERIMETER	231.00 FT.
AREA IN SQUARE FEET	6830.00
AREA IN ACRES	.16

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. Poca*  
 SENIOR REAL ESTATE TECHNICIAN, PLS 22580



C 1/4 CORNER  
 SECTION 16, T1S, R1E, U.M.

FRUITVALE MEADOWS ANNEXATION NO. 2

SE CORNER, SW 1/4 NE 1/4  
 SECTION 16, T1S, R1E, U.M.

ORDINANCE NO.  
 3153

EFFECTIVE DATE  
 7-19-99

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 4-28-99  
 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

CIMMARRON EAST ANNEXATION NO.1