

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3171

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

**FRUITVALE TEXACO ANNEXATION
APPROXIMATELY 6.40 ACRES
LOCATED AT THE NORTHWEST CORNER OF 30 ROAD AND D ROAD**

WHEREAS, on the 7th day of July, 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 18th day of August, 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:

FRUITVALE TEXACO ANNEXATION

A parcel of land situate in Section 16 and 17, 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 said Section 17; thence S 00°00'00" W along the east line of the NE 1/4 NE 1/4 of said Section 17 a distance of 30.07 feet to a point on the south right of way line for I-70B; thence N 90°00'00" W along said south right of way line a distance of 36.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" W along a line 4.00 feet east of and parallel with the west right of way line for 30 Road a distance of 956.20 feet to a point; thence S 89°57'20" E a distance of 86.00 feet to a point on the east right of way line for said 30 Road; thence S 00°00'00" W along said east right of way line a distance of 333.32 feet to a point on the south line of the NW 1/4 NW 1/4 of Section 16; thence S 89°57'19" W along the south line of said NW 1/4 NW 1/4 a distance of 48.00 feet to a point; thence S 00°00'59" E along a line 2.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 16 a distance of 2.00 feet to a point; thence N 89°59'25" W a

distance of 29.00 feet to a point; thence S 00°00'59" E along a line 3.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 1316.19 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 17; thence N 90°00'00" E along the south line of said SE 1/4 NE 1/4 a distance of 27.00 feet to the East 1/4 corner of said Section 17; thence S 00°00'33" W along the west line of the NW 1/4 SW 1/4 of said Section 16 a distance of 30.00 feet to a point; thence S 89°59'27" E a distance of 30.00 feet to the northwest corner of Block 6 of Farley-Swehla-Mead Amended Subdivision; S 00°00'33" W along the east right of way line for said 30 Road a distance of 872.11 feet to the southwest corner of Lot 3, Block 1 of said Farley-Swehla-Mead Amended Subdivision; thence continuing along said east right of way line S 00°00'33" W a distance of 417.98 feet to a point on the south line of the NW 1/4 SW 1/4 of said Section 16; thence continuing along the east right of way line for said 30 Road the following 13 courses:

- 1) S 00°01'05" W a distance of 110.01 feet;
- 2) S 89°58'55" E a distance of 20.00 feet to the northwest corner of Lot 1 of Tierra Amarilla Subdivision;
- 3) S 00°01'05" W a distance of 265.16 feet to the southwest corner of Lot 4 of said Tierra Amarilla Subdivision;
- 4) S 23°09'56" W a distance of 50.88 feet;
- 5) S 00°01'05" W a distance of 114.91 feet;
- 6) S 89°58'56" E a distance of 20.00 feet;
- 7) S 00°01'05" W a distance of 50.84 feet;
- 8) N 89°58'53" W a distance of 10.00 feet;
- 9) S 00°01'05" W a distance of 224.00 feet;
- 10) N 89°58'55" W a distance of 10.00 feet;
- 11) S 00°01'05" W a distance of 254.00 feet;
- 12) N 89°58'55" E a distance of 30.00 feet;
- 13) S 00°01'05" W a distance of 253.98 feet to a point on the south line of the SW 1/4 SW 1/4 of said Section 16;

thence N 90°00'00" W along the south line of said SW 1/4 SW 1/4 a distance of 60.00 feet to the southwest corner of said Section 16; thence S 89°57'32" W along the south line of the SE 1/4 SE 1/4 of Section 17 a distance of 165.00 feet to a point; thence N 00°01'05" E a distance of 41.00 feet to a point on the north right of way line for D Road; thence S 89°57'32" W along said north right of way line a distance of 165.00 feet to a point; thence N 00°01'05" E a distance of 223.00 feet to a point; thence N 89°57'32" E a distance of 280.00 feet to the southeast corner of Lot 1 of Wilkinson Subdivision; thence along the west right of way line for said 30 Road the following 5 courses:

- 1) N 00°01'05" E a distance of 656.13 feet to the northeast corner of Lot 5 of said Wilkinson Subdivision;
- 2) N 19°19'22" E a distance of 63.34 feet;
- 3) N 00°01'05" E a distance of 290.80 feet;
- 4) N 00°40'04" W a distance of 79.03' feet to the southeast corner of Lot 8, Block 2 of Central Village Subdivision Re-plat;
- 5) N 00°00'33" E a distance of 1290.10 feet to a point on the south line of the SE 1/4 NE 1/4 of Section 17;

thence N 90°00'00" E along the south line of said SE 1/4 NE 1/4 a distance of 1.00 feet to a point; thence N 00°00'59" W along a line 1.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 30.00 feet to a point; thence S 89°59'27" E a distance of 1.00 feet to a point; thence N 00°00'59" W along a line 2.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 1287.19 feet to a point; thence S 89°59'25" E a distance of 29.00 feet to a point; thence N 00°00'59" W a distance of 1.00 feet to a point on the south line of the NW 1/4 NW 1/4 of Section 16; thence N 00°00'00" E along a line 1.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 332.40 feet to a point; thence N 89°57'20" W a distance of 38.00 feet to a point; thence N 00°00'00" W along a line 3.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 957.20 feet to a point on the south right of way line for I-70B; thence N 90°00'00" E along said south right of way line a distance of 1.00 feet to the point of beginning, containing 6.40 acres more or less.

Except that parcel of land annexed by the Fruitvale Annexation No. 2 (Ordinance No. 3098) situate in the SE 1/4 NE 1/4 of Section 17, 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 East 1/4 corner of said Section 17; thence S 90°00'00" W along the south line of the SE 1/4 NE 1/4 of said Section 17 a distance of 27.00 feet to the True point of Beginning of the parcel described herein; thence S 90°00'00" W along the south line of said SE 1/4 NE 1/4 a distance of 2.00 feet to a point; thence N 00°00'59" W along a line 1.00 feet east of and parallel with the west right of way line for 30 Road a distance of 30.00 feet to a point; thence S 89°59'27" E a distance of 2.00 feet to a point; thence S 00°00'59" E along a line 3.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 30.00 feet to the point of beginning, containing 60.00 square feet.

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

INTRODUCED on first reading on the 7th day of July, 1999.

ADOPTED and ordered published this 18th day of August, 1999.

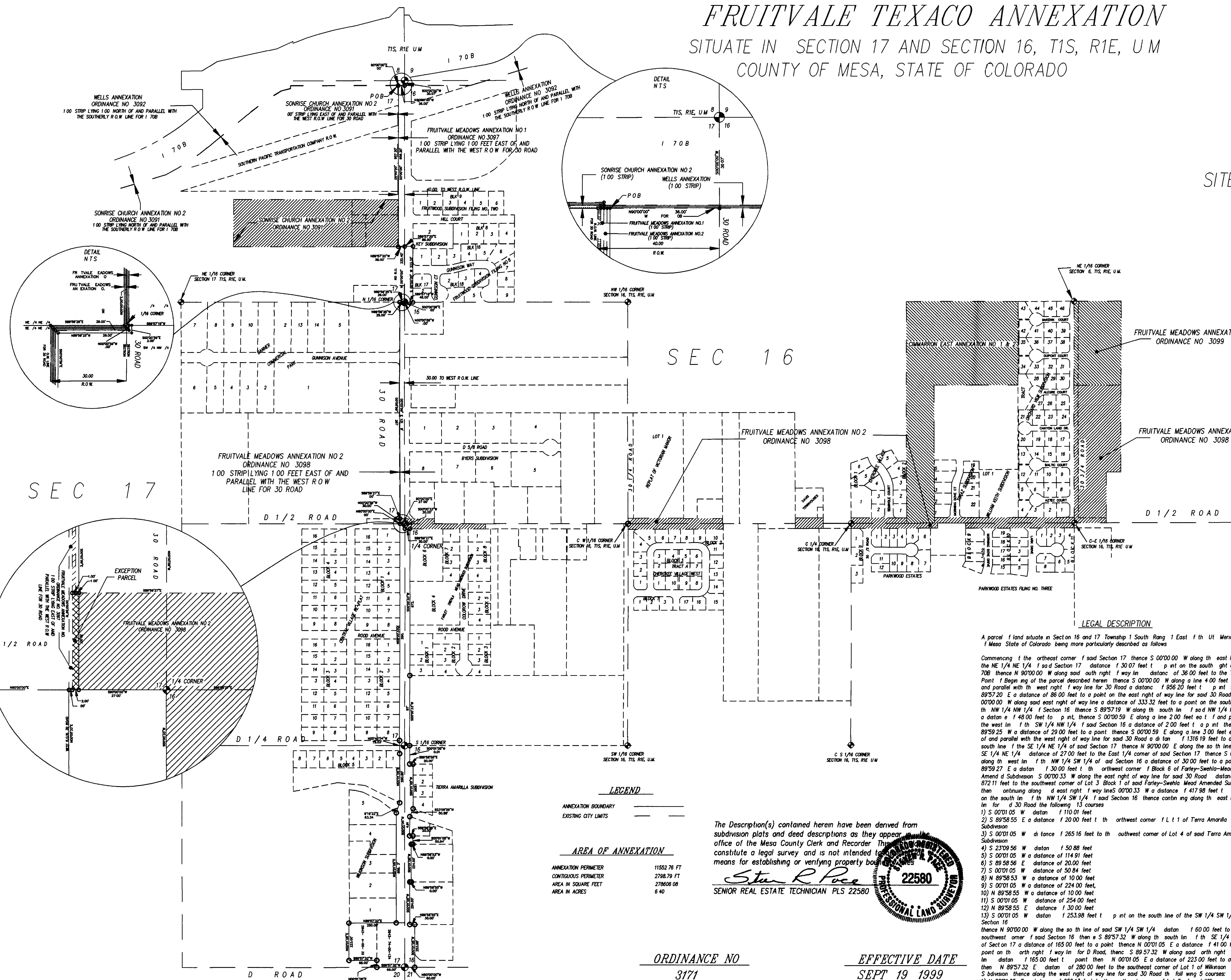
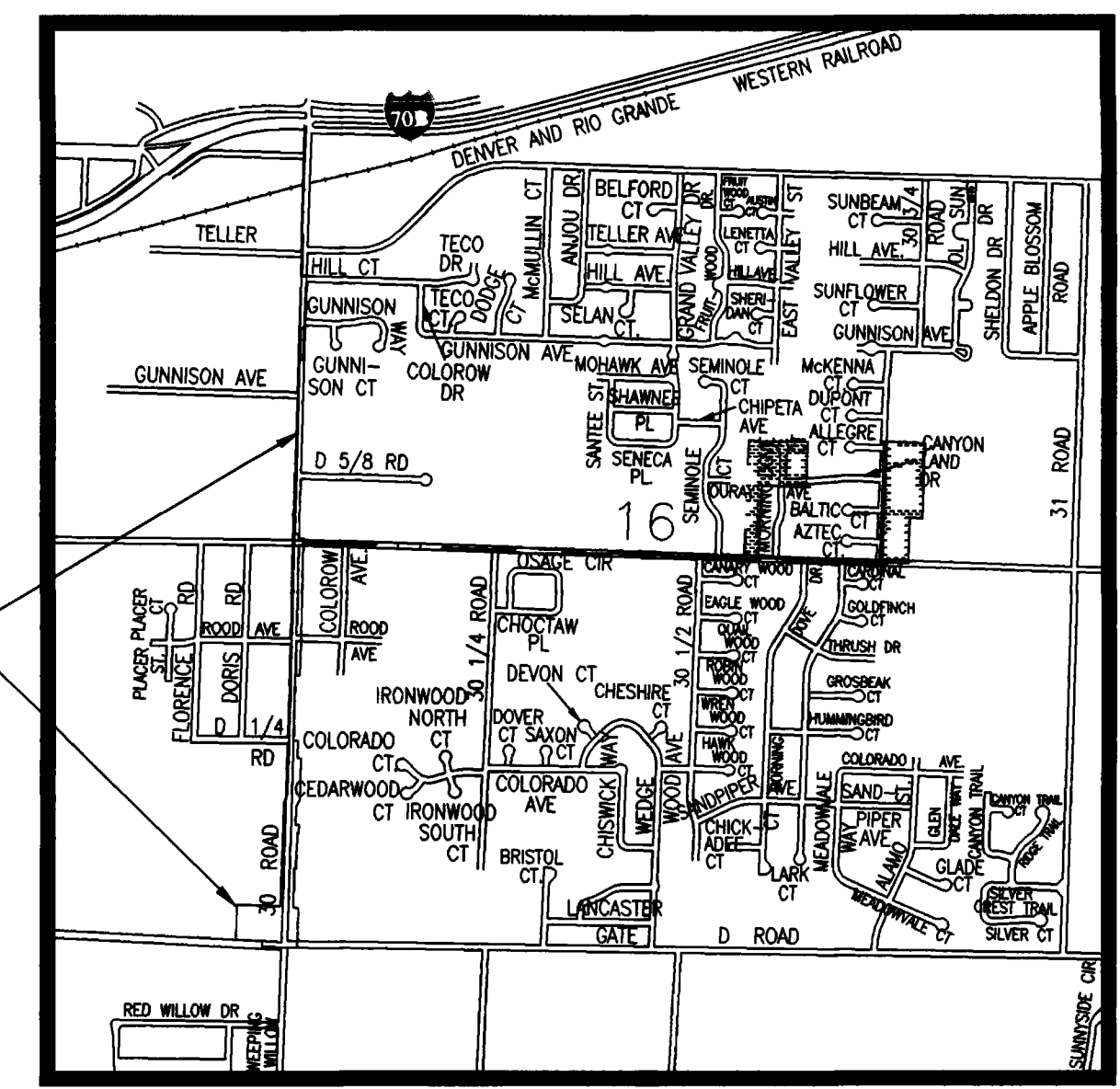
Attest:

/s/ Stephanie Nye _____
City Clerk

/s/ Gene Kinsey _____
President of the Council

FRUITVALE TEXACO ANNEXATION

SITUATE IN SECTION 17 AND SECTION 16, T1S, R1E, U M
COUNTY OF MESA, STATE OF COLORADO



SITE



(IN FEET)
1 inch = 300 ft.

LEGAL DESCRIPTION
A parcel of land situate in Section 16 and 17 Township 1 South Range 1 East of the 1st Meridian County of Mesa State of Colorado being more particularly described as follows:

Commencing at the northeast corner of said Section 17 thence S 00°00'00" W along the east line of the NE 1/4 NE 1/4 of said Section 17 distance 130.07 feet to a point on the south right of way line for 708 thence N 90°00'00" W along said right of way line distance of 36.00 feet to the True Point of Beginning of the parcel described herein thence S 00°00'00" W along a line 4.00 feet east of and parallel with the west right of way line for 30 Road a distance of 956.20 feet to a point then S 89°57'20" E a distance of 86.00 feet to a point on the east right of way line for said 30 Road thence S 00°00'00" W along said east right of way line a distance of 333.32 feet to a point on the south line of the NW 1/4 NW 1/4 of Section 16 thence S 89°57'19" W along the south line of said NW 1/4 NW 1/4 a distance of 48.00 feet to a point then S 00°00'59" E along a line 2.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 16 a distance of 2.00 feet to a point thence N 89°59'25" W a distance of 29.00 feet to a point thence S 00°00'59" E along a line 3.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 1316.19 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 17 thence N 90°00'00" E along the south line of said SE 1/4 NE 1/4 a distance of 27.00 feet to the East 1/4 corner of said Section 17 thence S 00°00'33" W along the west line of the NW 1/4 SW 1/4 of said Section 16 a distance of 30.00 feet to a point thence S 89°59'27" E a distance of 130.00 feet to the northwest corner of Block 6 of Farley-Swallow-Mead Amend a Subdivision S 00°00'33" W along the east right of way line for said 30 Road a distance of 872.11 feet to the southwest corner of Lot 3 Block 1 of said Farley-Swallow-Mead Amend a Subdivision then continuing along the east right of way line S 00°00'33" W a distance of 417.98 feet to a point on the south line of the NW 1/4 SW 1/4 of said Section 16 thence continuing along the east right of way line for a 30 Road the following 13 courses:
 1) S 00°01'05" W distance of 110.01 feet
 2) S 89°58'55" E a distance of 120.00 feet to the northwest corner of Lot 1 of Terra Amarilla Subdivision
 3) S 00°01'05" W distance of 265.16 feet to the southwest corner of Lot 4 of said Terra Amarilla Subdivision
 4) S 23°09'56" W distance of 150.88 feet
 5) S 00°01'05" W a distance of 114.91 feet
 6) S 89°58'56" E a distance of 20.00 feet
 7) S 00°01'05" W a distance of 50.84 feet
 8) N 89°58'53" W a distance of 10.00 feet
 9) S 00°01'05" W a distance of 224.00 feet
 10) N 89°58'55" W a distance of 10.00 feet
 11) S 00°01'05" W a distance of 254.00 feet
 12) N 89°58'55" E a distance of 130.00 feet
 13) S 00°01'05" W distance of 253.98 feet to a point on the south line of the SW 1/4 SW 1/4 of said Section 16 thence N 90°00'00" W along the south line of said SW 1/4 SW 1/4 a distance of 160.00 feet to the southwest corner of said Section 16 then S 89°57'32" W along the south line of the SE 1/4 SE 1/4 of Section 17 a distance of 165.00 feet to a point thence N 00°01'05" E a distance of 141.00 feet to a point on the east right of way line for D Road, thence S 89°57'32" W along said east right of way line a distance of 165.00 feet to a point then N 00°01'05" E a distance of 223.00 feet to a point then N 89°57'32" E a distance of 280.00 feet to the southeast corner of Lot 1 of Wilkerson Subdivision thence along the west right of way line for said 30 Road the following 5 courses:
 1) N 00°01'05" E a distance of 656.15 feet to the northeast corner of Lot 5 of said Wilkerson

Subdivision
 2) N 19°19'22" E a distance of 63.34 feet,
 3) N 00°01'05" E a distance of 290.80 feet
 4) N 00°40'04" W a distance of 79.03 feet to the northeast corner of Lot 8, Block 2 of Central Village Subdivision Re plat
 5) N 02°00'33" E a distance of 1280.10 feet to a point on the south line of the SE 1/4 NE 1/4 of Section 17 thence N 90°00'00" E along the south line of said SE 1/4 NE 1/4 a distance of 1.00 feet to a point thence N 00°00'59" W along a line 1.00 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of Section 16 thence N 00°00'00" E along a line 1.00 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of Section 16 a distance of 332.40 feet to a point, thence N 89°57'20" W a distance of 38.00 feet to a point thence N 00°00'00" W along a line 3.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 357.20 feet to a point on the south right of way line for 708 thence N 90°00'00" E along said south right of way line a distance of 1.00 foot to the point of beginning containing 6.40 acres more or less

Except that parcel of land annexed by the Fruitvale Annexation No. 2 (Ordinance No. 3098) situate in the SE 1/4 NE 1/4 of Section 17 Township 1 South Range 1 East of the 1st Meridian County of Mesa State of Colorado, being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 17 thence S 90°00'00" W along the south line of the SE 1/4 NE 1/4 of said Section 17 a distance of 27.00 feet to the True Point of Beginning of the parcel described herein thence S 90°00'00" W along the south line of said SE 1/4 NE 1/4 a distance of 2.00 feet to a point thence N 00°00'59" W along a line 1.00 feet east of and parallel with the west right of way line for 30 Road a distance of 30.00 feet to a point thence S 89°59'27" E a distance of 2.00 feet to a point thence S 00°00'59" E along a line 3.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 30.00 feet to the point of beginning containing 60.00 square feet.

LEGEND

ANNEXATION BOUNDARY
 EXISTING CITY LIMITS

AREA OF ANNEXATION

ANNEXATION PERIMETER	11552.76 FT
CONTIGUOUS PERIMETER	2798.79 FT
AREA IN SQUARE FEET	278608.08
AREA IN ACRES	6.40

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear on file in the office of the Mesa County Clerk and Recorder. This constitutes a legal survey and is not intended to constitute a legal description for establishing or verifying property boundaries.

Stan R. Pace
 SENIOR REAL ESTATE TECHNICIAN PLS 22580

ORDINANCE NO
3171

EFFECTIVE DATE
SEPT 19 1999

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 plan. If no complaint is filed within said 60 days then said plat stands despite all defects and or errors.

DRAWN BY SRP **DATE** 6-02-99

DESIGNED BY _____ **DATE** _____

CHECKED BY _____ **DATE** _____

APPROVED BY _____ **DATE** _____

SCALE
1" = 300'

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

FRUITVALE TEXACO ANNEXATION

TEXACO DWG