

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3176

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

**HALL ANNEXATION NO. 2
APPROXIMATELY 3.23 ACRES
LOCATED AT ROUND TABLE ROAD AT 30 ¼ ROAD AND F ¼ 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:

HALL ANNEXATION NO. 2

A parcel of land situate in Sections 4, 5 & 9, 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 southwest corner of Section 4; thence N 00°09'28" W along the section line common with said Section 4 and Section 5 a distance of 300.05 feet to a point; thence S 89°50'32" W a distance of 40.00 feet to a point on the west right of way line for 30 Road; thence N 00°09'28" W along the west right of way line for said 30 Road a distance of 25.00 feet to a point; thence leaving said west right of way line N 89°50'32" E a distance of 65.00 feet to a point; thence S 00°09'28" E along a line 25.00 feet east of and parallel with the west line of the SW 1/4 SW 1/4 of said Section 4 a distance of 300.15 feet to a point; thence S 89°55'25" E along a line 25.00 feet north of and parallel with the south line of the SW 1/4 SW 1/4 of said Section 4 a distance of 1295.83 feet to a point on the east line of said SW 1/4 SW 1/4; thence S 89°55'23" E

along a line 25.00 feet north of and parallel with the south line of the SE 1/4 SW 1/4 of said Section 4 a distance of 535.04 feet to a point; thence N 00°10'29" W a distance of 74.03 feet to a point; thence 104.72 feet along the arc of a curve to the left, having a radius of 150.00 feet and a long chord bearing N 20°10'26" W a distance of 102.60 feet to a point of reverse curvature; thence 104.72 feet along the arc of a curve to the right having a radius of 150.00 feet and a long chord bearing N 20°10'26" W a distance of 102.60 feet to a point of tangency; thence N 00°10'29" W a distance of 416.38 feet to a point; thence N 89°49'31" E a distance of 22.00 feet to a point on the east right of way line for Round Table Road; thence along the east right of way line for said Round Table Road the following 17 courses:

- 1) S 00°10'29" E a distance of 51.00 feet;
- 2) S 45°03'00" E a distance of 26.93 feet;
- 3) S 89°55'30" E a distance of 13.64 feet;
- 4) 97.39 feet along the arc of a curve to the right having a radius of 31.00 feet and a long chord bearing S 00°04'30" W a distance of 62.00 feet;
- 5) N 89°55'30" W a distance of 13.37 feet;
- 6) S 44°57'00" W a distance of 26.81 feet;
- 7) S 00°10'29" E a distance of 102.00 feet;
- 8) S 45°03'00" E a distance of 26.93 feet;
- 9) S 89°55'30" E a distance of 13.64 feet;
- 10) 97.39 feet along the arc of a curve to the right having a radius of 31.00 feet and a long chord bearing S 00°04'30" W a distance of 62.00 feet;
- 11) N 89°55'30" W a distance of 13.37 feet;
- 12) S 44°57'00" W a distance of 26.81 feet;
- 13) S 00°10'29" E a distance of 63.38 feet;
- 14) 89.36 feet along the arc of a curve to the left, having a radius of 128.00 feet and a long chord bearing S 20°10'26" E a distance of 87.55 feet;
- 15) 120.07 feet along the arc of a curve to the left, having a radius of 172.00 feet and a long chord bearing S 20°10'26" E a distance of 117.65 feet;
- 16) S 00°10'29" E a distance of 30.18 feet;
- 17) S 45°02'59" E a distance of 26.86 feet to a point on the north right of way line for F Road (Patterson Road);

thence crossing said F Road S 00°04'29" E a distance of 100.00 feet to a point on the south right of way line for said F Road; thence N 89°55'23" W along said south right of way line a distance of 575.88 feet to a point on the west line of the NE 1/4 NW 1/4 of Section 9; thence continuing along the south right of way line for said F Road N 89°55'25" W a distance of 647.79 feet to a point; thence leaving said south right of way line N 00°04'35" E a distance of 50.00 feet to a point on the section line common with said Section 9 and said Section 4; thence N 89°55'25" W along said section line a distance of 673.22 feet to the point of beginning, containing 3.23 acres more or less.

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.

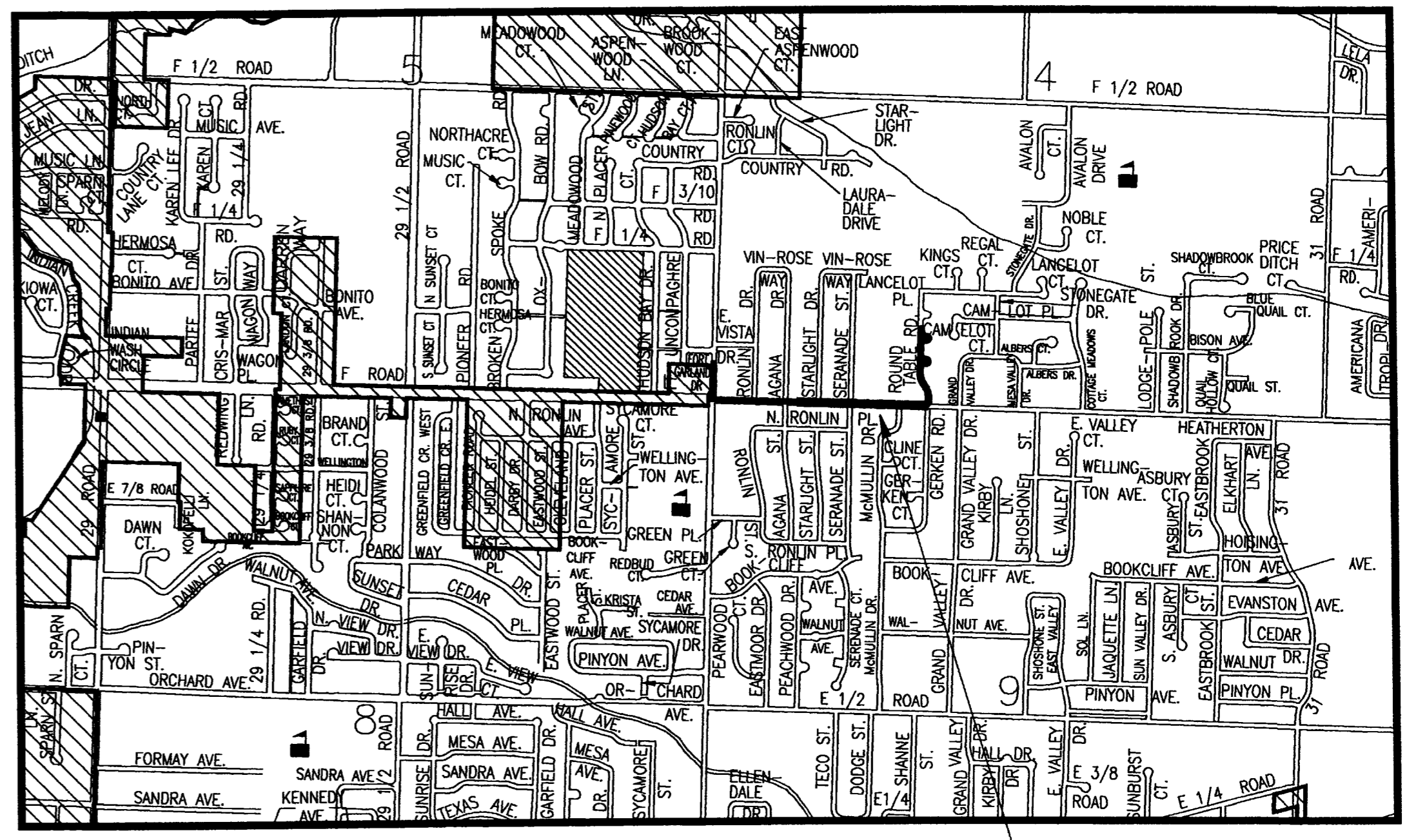
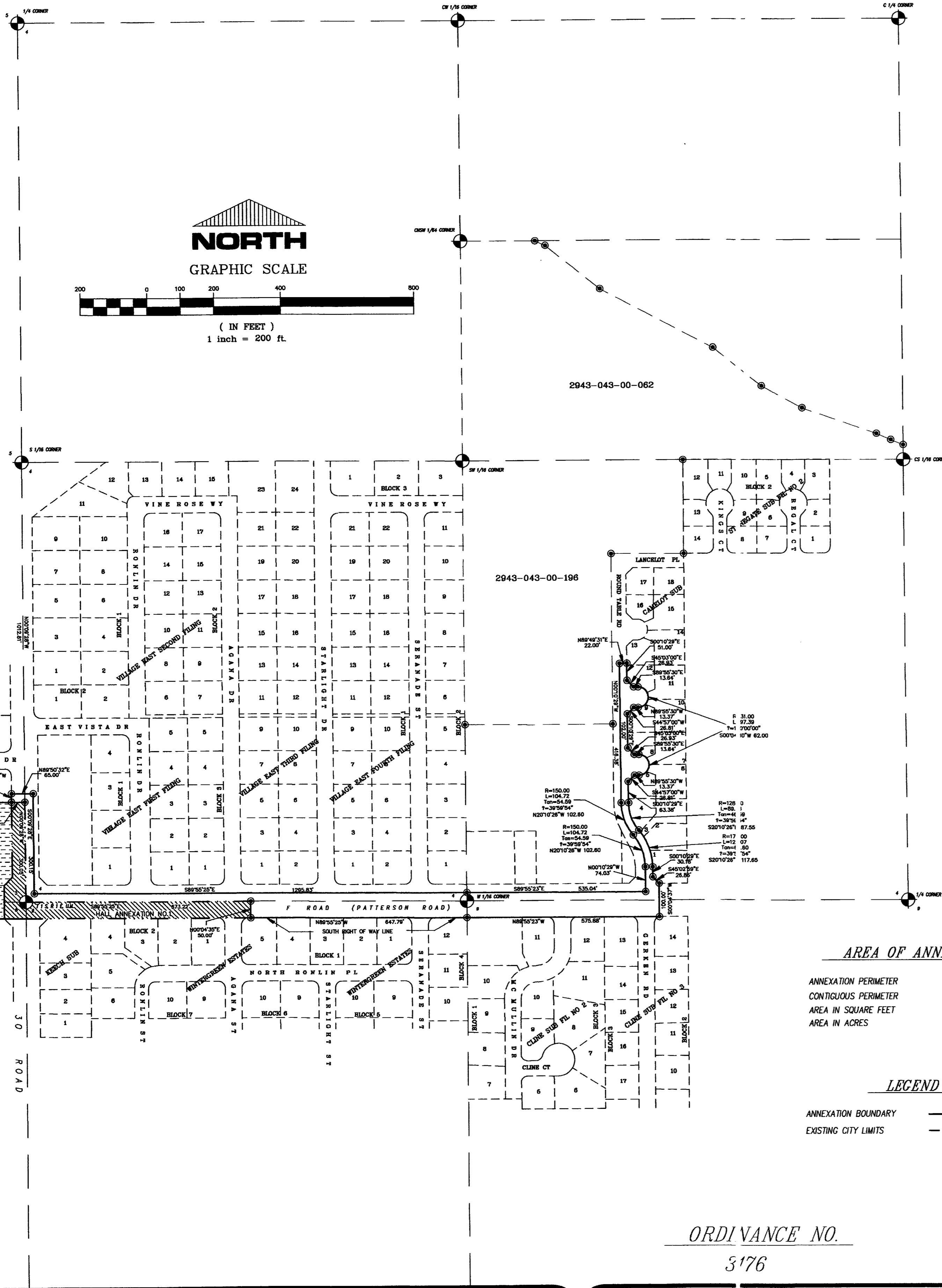
Attest:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of the Council

HALL ANNEXATION NO. 2

SITUATE IN SECTIONS 4, 5 & 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION SITE

A parcel of land situate in Sections 4, 5 & 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

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 - 12) S 44°57'00" W a distance of 26.81 feet;
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 - 15) 120.07 feet along the arc of a curve to the left, having a radius of 172.00 feet and a long chord bearing S 20°10'26" E a distance of 117.65 feet;
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 - 17) S 45°02'59" E a distance of 26.86 feet to a point on the north right of way line for F Road (Patterson Road);
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AREA OF ANNEXATION

ANNEXATION PERIMETER	6168.94 FT.
CONTIGUOUS PERIMETER	1063.27 FT.
AREA IN SQUARE FEET	140917.56
AREA IN ACRES	3.24

LEGEND

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

ORDINANCE NO.

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EFFECTIVE DATE

SEPT. 19, 1999

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 6-30-99
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

HALL ANNEXATION NO. 2
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