

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3177

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

**HALL ANNEXATION NO. 3
APPROXIMATELY 22.94 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.3

A parcel of land situate in Sections 4 & 5, 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 SW 1/16 corner of said Section 4; thence N 00°09'11" W along the west line of the S 1/2 NE 1/4 SW 1/4 of said Section 4 a distance of 657.08 feet to the CNSW 1/64 corner of said Section 4; thence N 89°59'27" E along the north line of said S 1/2 NE 1/4 SW 1/4 a distance of 222.88 feet to a point on the southerly right of way line for the Price Ditch; thence along the southerly right of way line for said Price Ditch the following 8 courses:

- 1) S 64°55'38" E a distance of 33.74 feet;
- 2) S 51°05'09" E a distance of 208.72 feet;
- 3) S 62°20'43" E a distance of 381.18 feet;

- 4) S 51°45'56" E a distance of 184.27 feet;
- 5) S 61°52'14" E a distance of 137.88 feet;
- 6) S 70°45'34" E a distance of 235.35 feet;
- 7) S 66°38'23" E a distance of 46.98 feet;
- 8) S 67°14'04" E a distance of 39.88 feet to a point on the east line of said S 1/2 NE 1/4 SW 1/4;

thence S 00°09'00" E along the east line of the S 1/2 NE 1/4 SW 1/4 of said Section 4 a distance of 44.73 feet to the CS 1/16 corner of said Section 4; thence N 89°58'25" W along the south line of the NE 1/4 SW 1/4 of said Section 4 a distance of 660.52 feet to the CESW 1/64 corner of said Section 4; thence S 00°10'38" E along the west boundary line for Stonegate Subdivision a distance of 279.78 feet to a point on the north right of way line for Lancelot Place; thence crossing said Lancelot Place S 00°10'20" E a distance of 42.00 feet to a point on the south right of way line for said Lancelot Place; thence N 89°55'30" W along the south right of way line for said Lancelot Place a distance of 155.38 feet to a point; thence continuing along said south right of way line S 44°57'00" W a distance of 28.35 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 7 courses:

- 1) S 00°10'29" E a distance of 113.70 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 51.00 feet;

thence leaving said east right of way line S 89°49'31" W a distance of 22.00 feet to a point; thence S 00°10'29" E a distance of 416.38 feet to a point of curvature; 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 S 20°10'26" E a distance of 102.60 feet to a point of reverse curvature; thence 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 S 20°10'26" E a distance of 102.60 feet to a point tangency; thence S 00°10'29" E a distance of 74.03 feet to a point; thence N 89°55'23" W 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 on the west line of said SE 1/4 SW 1/4; thence N 89°55'25" W 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; thence N 00°09'28" W along a line 25.00 feet east of and parallel with the west line of said SW 1/4 SW 1/4 a distance of 300.15 feet to a point; thence S 89°50'32" W a distance of 65.00 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 (said west right of way line being 40.00 feet west of and parallel with the east line of the SE 1/4 SE 1/4 of Section 5) a distance of 25.00 feet to a point; thence crossing said 30 Road N 89°50'32" E a distance of 80.00 feet to a point on the east right of way line for said 30 Road; thence S 00°09'28" E along said east right of way line a distance of 275.21 feet

to a point; thence continuing along the east right of way line for said 30 Road S 45°02'49" E a distance of 35.43 feet to a point on the north right of way line for F Road (Patterson Road); thence S 89°55'25" E along the north right of way line for said F Road a distance of 1255.96 feet to a point on the east line of the SW 1/4 SW 1/4 of said Section 4; thence continuing along the north right of way line for said F Road S 89°55'23" E a distance of 485.81 feet to a point; thence along the west right of way line for Round Table Road the following 6 courses:

- 1) N 44°57'01" E a distance of 26.99 feet;
 - 2) N 00°10'29" W a distance of 29.78 feet;
 - 3) 56.00 feet along the arc of a curve to the left, having a radius of 120.00 feet and a long chord bearing N 13°32'36" W a distance of 55.49 feet;
 - 4) N 26°54'36" W a distance of 68.82 feet;
 - 5) 80.26 feet along the arc of a curve to the right, having a radius of 172.00 feet and a long chord bearing N 13°32'36" W a distance of 79.54 feet;
 - 6) N 00°10'29" W a distance of 235.46 feet;
- thence N 89°55'24" W a distance of 440.71 feet to a point on the west line of the SE 1/4 SW 1/4 of said Section 4; thence N 00°08'45" W along the west line of said SE 1/4 SW 1/4 a distance of 787.10 feet to the point of beginning, containing 22.96 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.

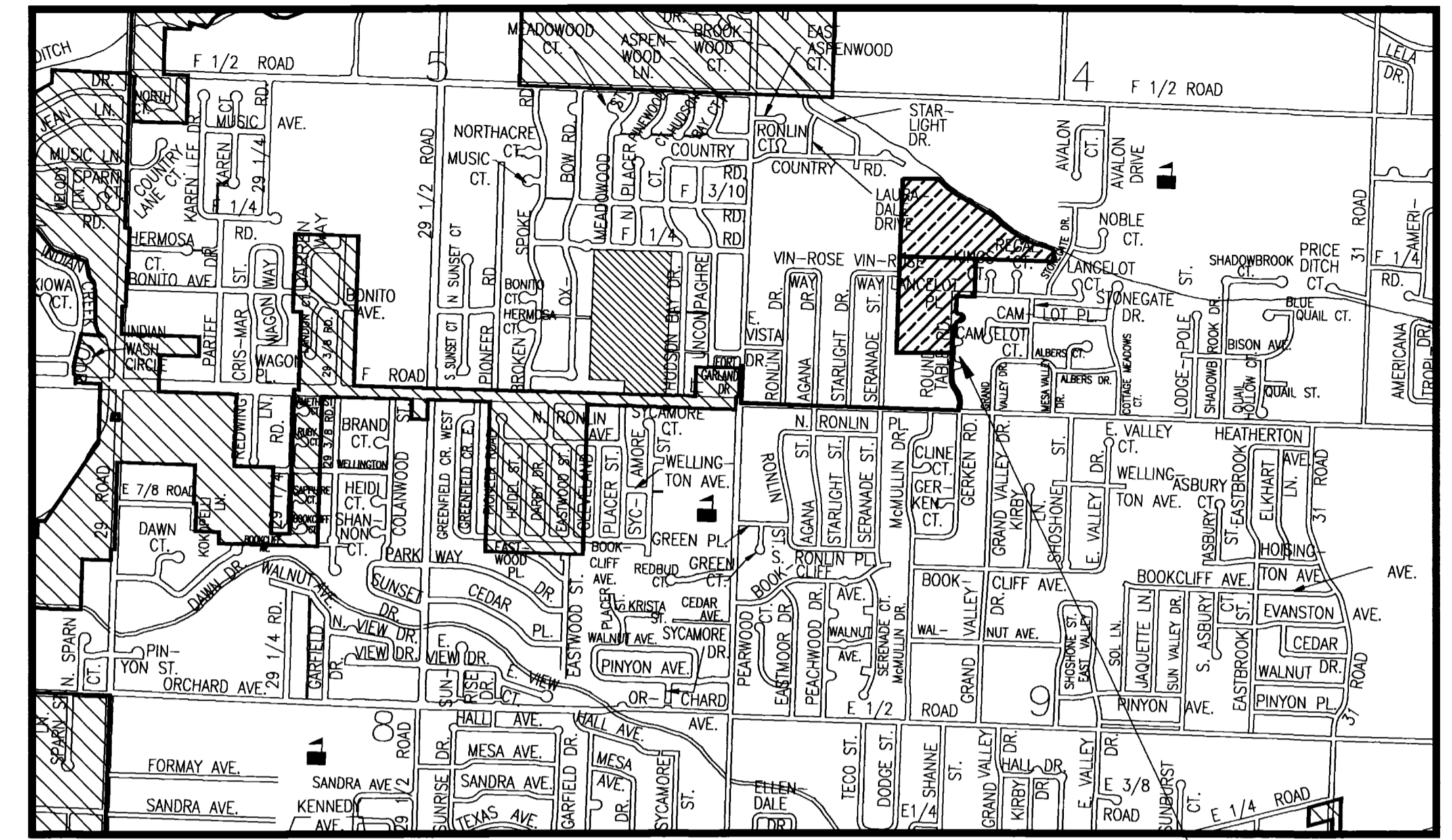
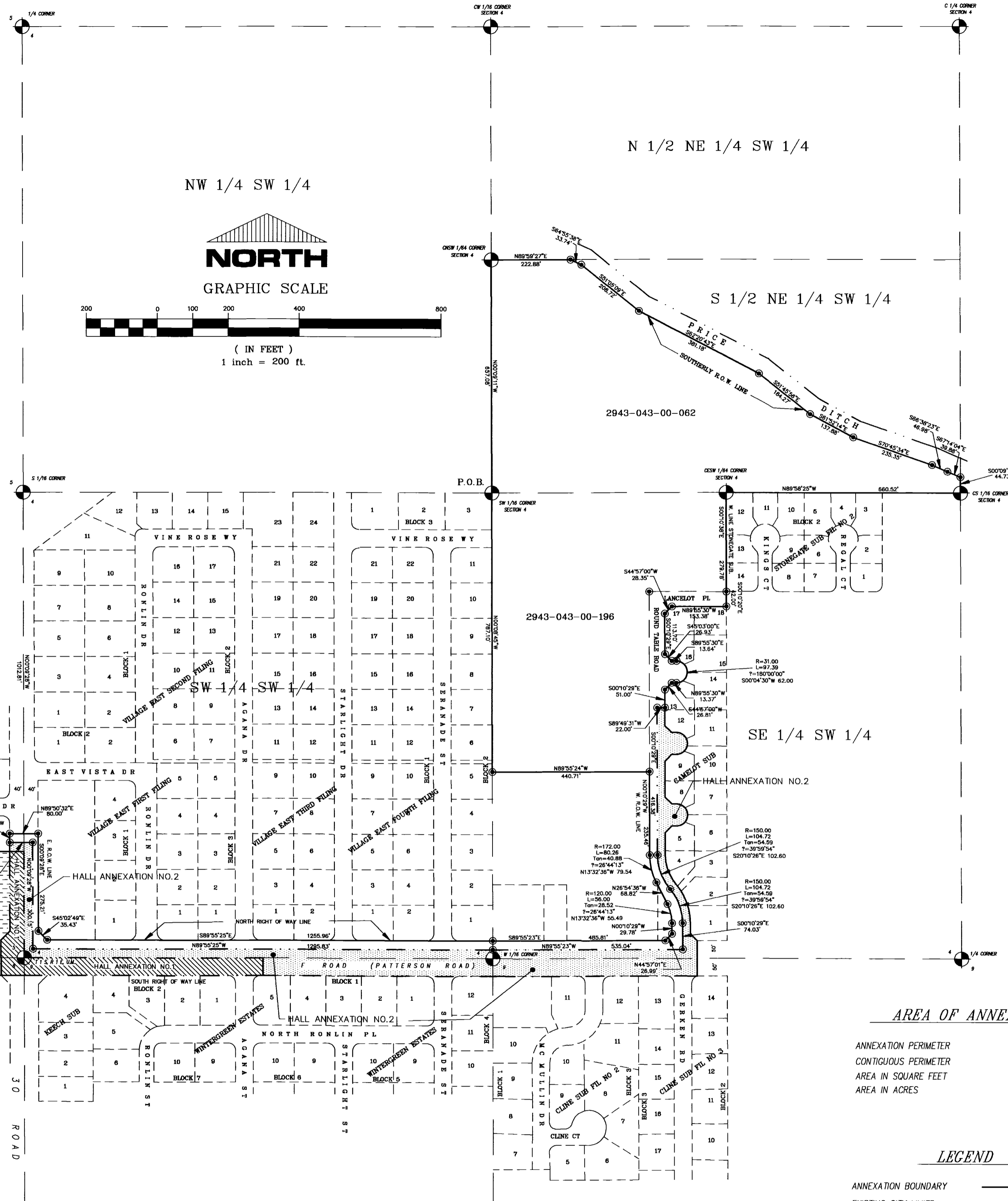
Attest:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of the Council

HALL ANNEXATION NO. 3

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



LEGAL DESCRIPTION

A parcel of land situate in Sections 4 & 5, 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 SW 1/16 corner of said Section 4; thence N 00°09'11" W along the west line of the S 1/2 NE 1/4 SW 1/4 of said Section 4 a distance of 657.08 feet to the CNSW 1/64 corner of said Section 4; thence N 89°59'27" E along the north line of said S 1/2 NE 1/4 SW 1/4 a distance of 222.88 feet to a point on the southerly right of way line for the Price Ditch; thence along the southerly right of way line for said Price Ditch the following 8 courses:

- 1) S 64°55'38" E a distance of 33.74 feet;
- 2) S 51°05'09" E a distance of 208.72 feet;
- 3) S 62°20'43" E a distance of 381.18 feet;
- 4) S 51°45'56" E a distance of 184.27 feet;
- 5) S 61°52'14" E a distance of 137.88 feet;
- 6) S 70°45'34" E a distance of 235.35 feet;
- 7) S 66°38'23" E a distance of 46.98 feet;
- 8) S 67°14'04" E a distance of 39.88 feet to a point on the east line of said S 1/2 NE 1/4 SW 1/4;

thence S 00°09'00" E along the east line of the S 1/2 NE 1/4 SW 1/4 of said Section 4 a distance of 44.73 feet to the CS 1/16 corner of said Section 4; thence N 89°58'25" W along the south line of the NE 1/4 SW 1/4 of said Section 4 a distance of 650.52 feet to the CNSW 1/64 corner of said Section 4; thence S 00°10'38" E along the west boundary line for Stonegate Subdivision a distance of 279.78 feet to a point on the north right of way line for Lancelot Place; thence crossing said Lancelot Place S 00°10'20" E a distance of 42.00 feet to a point on the south right of way line for said Lancelot Place; thence N 89°55'30" W along the south right of way line for said Lancelot Place a distance of 155.38 feet to a point; thence continuing along said south right of way line S 44°57'00" W a distance of 28.35 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 7 courses:

- 1) S 00°10'29" E a distance of 113.70 feet;
- 2) S 45°03'00" E a distance of 26.83 feet;
- 3) S 89°55'30" E a distance of 13.04 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 51.00 feet;

thence leaving said east right of way line S 89°49'31" W a distance of 22.00 feet to a point; thence S 00°10'29" E a distance of 416.38 feet to a point of curvature; 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 S 20°10'26" E 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 S 20°10'26" E a distance of 102.60 feet to a point of tangency; thence S 00°10'29" E a distance of 74.03 feet to a point; thence N 89°55'23" W 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 on the west line of said SE 1/4 SW 1/4; thence N 89°55'25" W 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 295.83 feet to a point; thence N 00°09'28" W along a line 25.00 feet east of and parallel with the west line of said SW 1/4 SW 1/4 a distance of 300.15 feet to a point; thence S 89°50'32" W a distance of 65.00 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 (said west right of way line being 40.00 feet west of and parallel with the east line of the SE 1/4 SW 1/4 of Section 5) a distance of 25.00 feet to a point; thence crossing said 30 Road N 89°50'32" E a distance of 80.00 feet to a point on the east right of way line for said 30 Road; thence S 00°09'28" E along said east right of way line a distance of 275.21 feet to a point; thence continuing along the east right of way line for said 30 Road S 45°02'49" E a distance of 35.43 feet to a point on the north right of way line for F Road (Patterson Road); thence S 89°55'25" E along the north right of way line for said F Road a distance of 1255.96 feet to a point on the east line of the SW 1/4 SW 1/4 of said Section 4; thence continuing along the north right of way line for said F Road S 89°55'23" E a distance of 485.81 feet to a point; thence along the west right of way line for Round Table Road the following 6 courses:

- 1) N 44°57'01" E a distance of 26.99 feet;
- 2) N 00°10'29" W a distance of 29.78 feet;
- 3) 58.00 feet along the arc of a curve to the left, having a radius of 120.00 feet and a long chord bearing N 13°32'36" W a distance of 55.49 feet;
- 4) N 26°54'36" W a distance of 68.82 feet;
- 5) 80.26 feet along the arc of a curve to the right, having a radius of 172.00 feet and a long chord bearing N 13°32'36" W a distance of 79.54 feet;
- 6) N 00°10'29" W a distance of 235.46 feet;

thence N 89°55'24" W a distance of 440.71 feet to a point on the west line of the SE 1/4 SW 1/4 of said Section 4; thence N 00°08'45" W along the west line of said SE 1/4 SW 1/4 a distance of 787.10 feet to the point of beginning, containing 22.94 acres more or less.

AREA OF ANNEXATION

ANNEXATION PERIMETER	10502.00 FT.
CONTIGUOUS PERIMETER	2917.87 FT.
AREA IN SQUARE FEET	999116.10
AREA IN ACRES	22.94

LEGEND

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

ORDINANCE NO.
3177

EFFECTIVE DATE
SEPT. 19, 1999

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

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. They constitute a legal survey, and is not intended to be a means for establishing or verifying property boundaries.

Stuart R. Papp
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'