

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3185

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

**TIMM ANNEXATION NO. 1
APPROXIMATELY 1.95 ACRES
INCLUDING A PORTION OF THE 30 ROAD AND E ROAD RIGHT-OF-WAY
LOCATED AT 3121 E ROAD**

WHEREAS, on the 1st day of September, 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 20th day of October, 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:

TIMM ANNEXATION NO. 1

A parcel of land situate in the SW 1/4 of Section 9, the NW 1/4 of Section 16 & in the NE 1/4 of Section 17, all in 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 northwest corner of Section 16; thence S 00°00'00" W along the west line of the NW 1/4 of said Section 16 a distance of 30.00 feet to the True Point of Beginning of the parcel described herein; thence N 90°00'00" E along the south right of way line for I-70B a distance of 40.00 feet to a point; thence S 00°00'00" W along the east right of way line for 30 Road a distance of 533.40 feet to a point; thence S 45°01'59" E a distance of 42.40 feet to a point on the northerly right of way line for E Road; thence along the northerly right of way line for said E Road the following 10 courses:

- 1) N 89°56'01" E a distance of 196.77 feet;
- 2) N 88°56'07" E a distance of 74.90 feet;
- 3) N 82°50'15" E a distance of 68.11 feet;
- 4) 132.92 feet along the arc of a curve concave to the northwest, having a radius of 325.10 feet, a delta angle of 23°25'36" and a long chord bearing N 66°13'15" E a distance of 132.00 feet;
- 5) N 49°36'13" E a distance of 68.11 feet;
- 6) N 43°30'20" E a distance of 74.90 feet;
- 7) N 42°30'26" E a distance of 227.37 feet;
- 8) N 43°00'28" E a distance of 74.94 feet;
- 9) N 45°58'57" E a distance of 78.45 feet;
- 10) 235.49 feet along the arc of a curve concave to the southeast, having a radius of 749.09 feet, a delta angle of 18°00'43" and a long chord bearing N 57°30'43" E a distance of 234.52 feet; thence N 00°06'00" W a distance of 34.61 feet to a point; thence N 89°54'00" E along a line 4.00 feet north of and parallel with the south line of the SW 1/4 of Section 9 a distance of 1348.99 feet

to a point; thence S 00°06'00" E a distance of 2.00 feet to a point; thence S 89°54'00" W along a line 2.00 feet north of and parallel with the south line of the SW 1/4 of said Section 9 a distance of 1344.99 feet to a point; thence S 00°06'00" E a distance of 35.25 feet to a point; thence along a line 4.00 feet south of and parallel with the northerly right of way line for said E Road the following 10 courses:

- 1) 236.78 feet along the arc of a curve concave to the southeast, having a radius of 745.09 feet, a delta angle of 18°12'18" and a long chord bearing S 57°36'58" W a distance of 235.78 feet;
- 2) S 45°58'57" W a distance of 78.26 feet;
- 3) S 43°00'28" W a distance of 74.85 feet;
- 4) S 42°30'26" W a distance of 227.39 feet;
- 5) S 43°30'20" W a distance of 75.15 feet;
- 6) S 49°36'13" W a distance of 68.49 feet;
- 7) 134.90 feet along the arc of a curve concave to the northwest, having a radius of 329.10 feet, a delta angle of 23°29'11" and a long chord bearing S 66°13'15" W a distance of 133.96 feet;
- 8) S 82°50'15" W a distance of 68.49 feet;
- 9) S 88°56'07" W a distance of 75.15 feet;
- 10) S 89°56'01" W a distance of 216.80 feet;

thence S 00°00'00" W along the east right of way line for 30 Road a distance of 388.88 feet to a point; thence leaving said east right of way line N 89°57'20" W a distance of 86.00 feet to a point; thence N 00°00'00" E along a line 4.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 956.20 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 36.00 feet to the point of beginning, containing 1.95 acres more or less.

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

INTRODUCED on first reading on the 1st day of September, 1999.

ADOPTED and ordered published this 20th day of October, 1999.

Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

TIMM ANNEXATION NO. 1

SITUATE IN SECTION 9, 16 & 17, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO

LEGAL DESCRIPTION

A parcel of land situate in the SW 1/4 of Section 9, the NW 1/4 of Section 16 & in the NE 1/4 of Section 17, all in Township 1 South, Range 1 East of the True Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

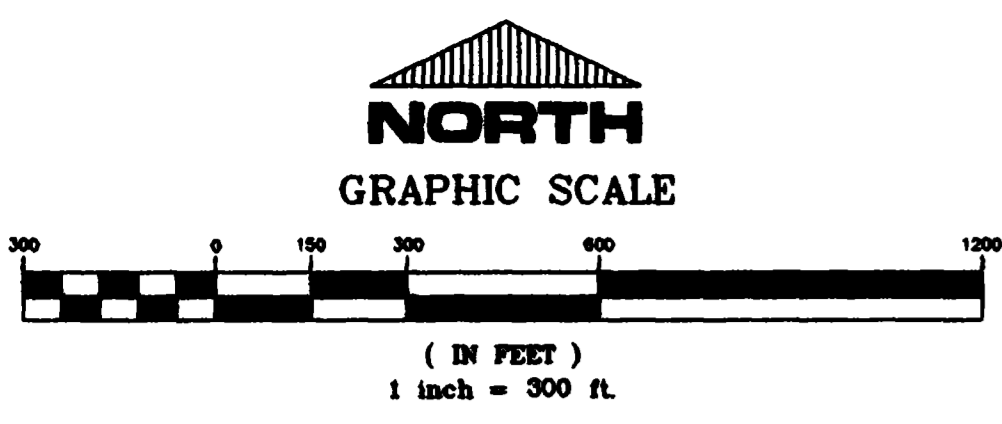
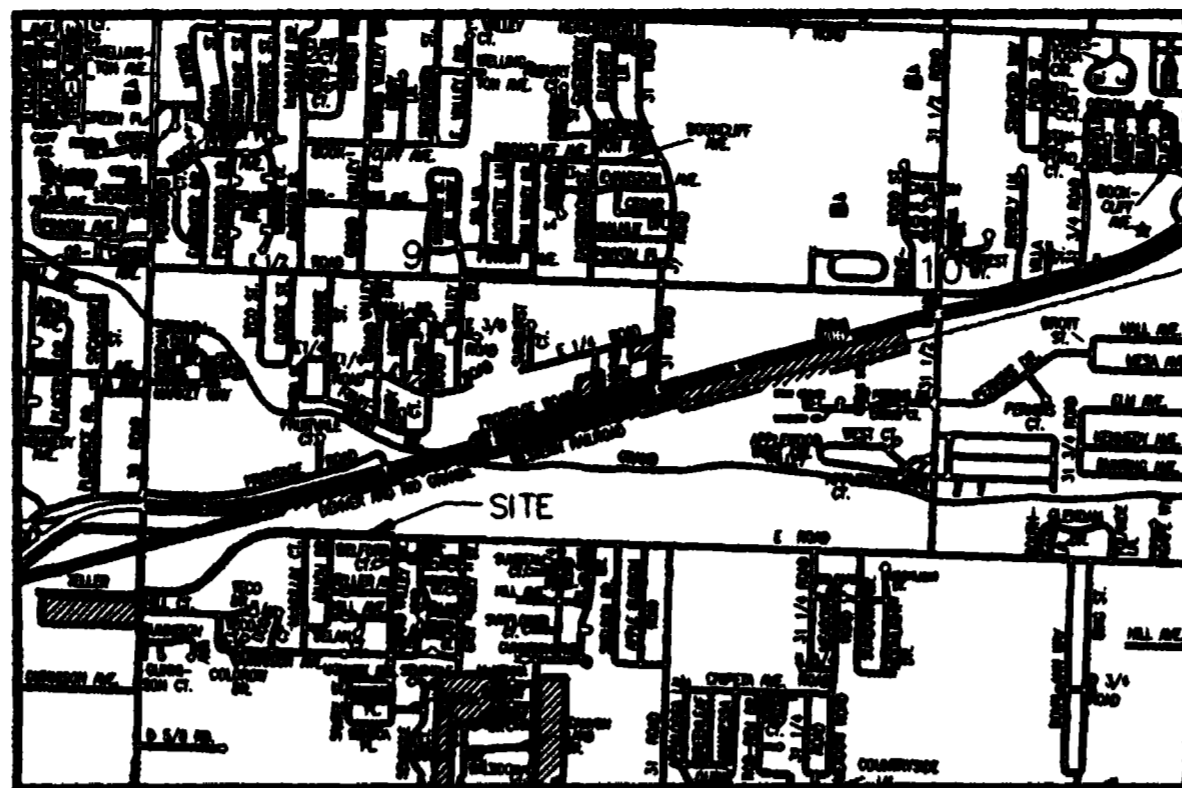
Commencing at the northwest corner of Section 16; thence S 00°00'00" W along the west line of the NW 1/4 of said Section 16 a distance of 30.00 feet to the True Point of Beginning of the parcel described herein; thence N 90°00'00" E along the south right of way line for I-70B a distance of 40.00 feet to a point; thence S 00°00'00" W along the east right of way line for I-70B a distance of 533.40 feet to a point; thence S 45°30'28" E a distance of 42.40 feet to a point on the northerly right of way line for E Road; thence along the northerly right of way line for said E Road the following 10 courses:

- 1) N 89°56'01" E a distance of 196.77 feet;
- 2) N 89°56'07" E a distance of 74.90 feet;
- 3) N 82°50'15" E a distance of 68.11 feet;
- 4) 132.62 feet along the arc of a curve concave to the northwest, having a radius of 325.10 feet, a delta angle of 23°25'36" and a long chord bearing N 69°13'15" E a distance of 132.00 feet;
- 5) N 49°36'13" E a distance of 68.11 feet;
- 6) N 43°30'20" E a distance of 74.90 feet;
- 7) N 42°30'28" E a distance of 227.37 feet;
- 8) N 43°00'28" E a distance of 74.94 feet;
- 9) N 45°58'57" E a distance of 76.45 feet;
- 10) 235.48 feet along the arc of a curve concave to the southeast, having a radius of 749.08 feet, a delta angle of 18°00'43" and a long chord bearing N 57°30'43" E a distance of 234.52 feet;

thence W 00°00'00" W a distance of 34.61 feet to a point; thence N 89°54'00" E along a line 4.00 feet north of and parallel with the south line of the SW 1/4 of Section 9 a distance of 1348.99 feet to a point; thence S 00°00'00" E a distance of 2.00 feet to a point; thence S 89°54'00" W along a line 2.00 feet north of and parallel with the south line of the SW 1/4 of said Section 9 a distance of 1344.99 feet to a point; thence S 00°00'00" E a distance of 35.25 feet to a point; thence along a line 4.00 feet south of and parallel with the northerly right of way line for said E Road the following 10 courses:

- 1) 236.78 feet along the arc of a curve concave to the southeast, having a radius of 749.08 feet, a delta angle of 18°12'18" and a long chord bearing S 57°38'58" W a distance of 235.78 feet;
- 2) S 45°58'57" W a distance of 76.28 feet;
- 3) S 43°30'28" W a distance of 74.85 feet;
- 4) S 42°30'28" W a distance of 227.39 feet;
- 5) S 43°30'20" W a distance of 75.15 feet;
- 6) S 49°36'13" W a distance of 68.49 feet;
- 7) 134.90 feet along the arc of a curve concave to the northwest, having a radius of 325.10 feet, a delta angle of 23°25'11" and a long chord bearing S 69°13'15" W a distance of 133.88 feet;
- 8) S 82°50'15" W a distance of 68.40 feet;
- 9) S 89°56'07" W a distance of 75.15 feet;
- 10) S 89°56'01" W a distance of 216.80 feet;

thence S 00°00'00" W along the east right of way line for I-70B a distance of 388.88 feet to a point; thence along the east right of way line for I-70B a distance of 85.00 feet to a point; thence N 00°00'00" E along a line 4.00 feet east of and parallel with the east right of way line for said I-70B a distance of 856.20 feet to a point on the south right of way line for I-70B; thence N 90°00'00" E along the south right of way line a distance of 36.00 feet to the point of beginning, containing 1.95 acres more or less.

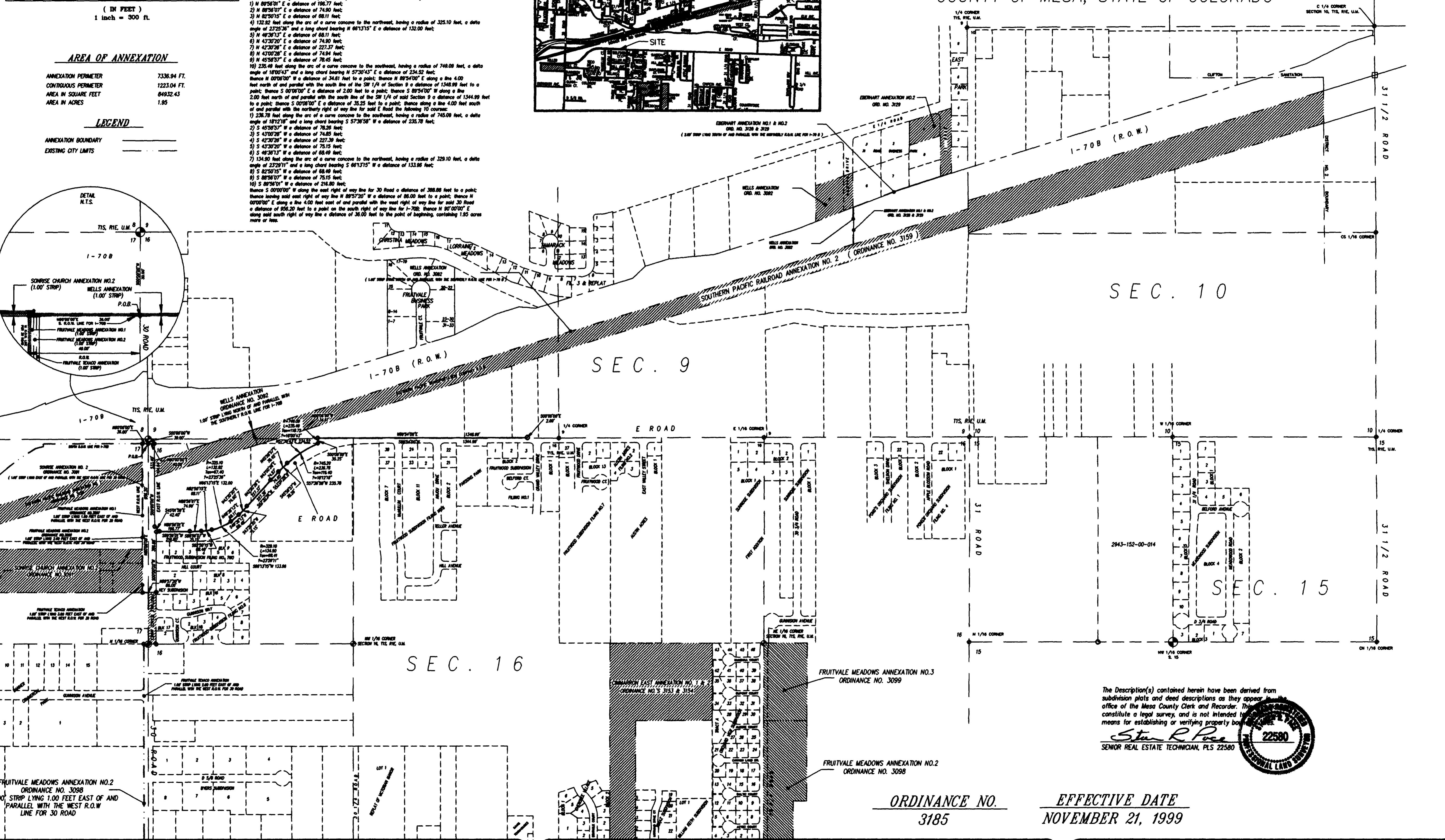
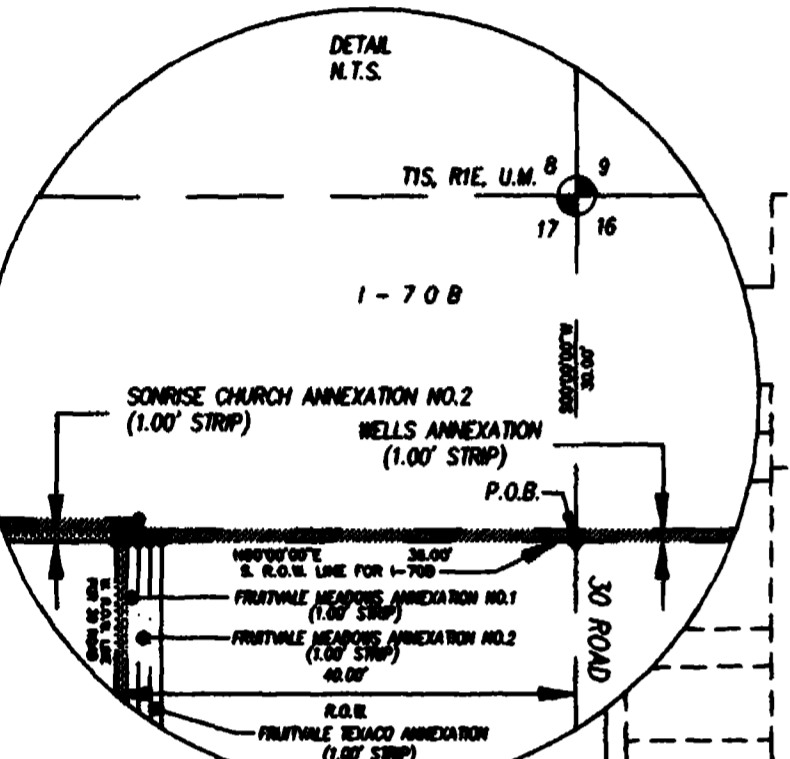


AREA OF ANNEXATION

ANNEXATION PERIMETER	7336.94 FT.
CONTIGUOUS PERIMETER	1223.04 FT.
AREA IN SQUARE FEET	64932.43
AREA IN ACRES	1.95

LEGEND

ANNEXATION BOUNDARY	—
EXISTING CITY LIMITS	---



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 mean for establishing or verifying property boundaries.

Steve R. Pace
SENIOR REAL ESTATE TECHNICIAN, PLS 22580

ORDINANCE NO.
3185

EFFECTIVE DATE
NOVEMBER 21, 1999

Notice: According to Colorado law you have 60 days from the effective date shown herein to file a complaint based upon any defect on this plat. If no complaint is filed within said 60 days then said plat stands complete of defects and errors.	DRAWN BY SRP DATE 8-12-99	SCALE 1" = 300'
	DESIGNED BY _____ DATE _____	
	CHECKED BY _____ DATE _____	
	APPROVED BY _____ DATE _____	

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

TIMM ANNEXATION NO. 1
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