

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3186

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

**TIMM ANNEXATION NO. 2
APPROXIMATELY 12.73 ACRES
INCLUDING A PORTION OF THE 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. 2

A parcel of land situate in Sections 9, 10, 15 & 16 all in 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 W 1/16 corner on the north line of Section 15; thence S 00°07'00" E along the east line of the NW 1/4 NW 1/4 of said Section 15 a distance of 1119.45 feet to a point; thence leaving the east line of said NW 1/4 NW 1/4 S 89°58'22" W a distance of 483.40 to a point on the west line of the E 3/8 of the NW 1/4 NW 1/4 of said Section 15; thence N 00°04'36" W along the west line of said E 3/8 a distance of 1119.68 feet to a point on the north line of the NW 1/4 NW 1/4 of said Section 15; thence N 90°00'00" W along the north line of said NW 1/4 NW 1/4 a distance of 825.38 feet to the NW corner of said Section 15; thence S 89°50'50" W along the north line of the NE 1/4 NE 1/4 of Section 16 a distance of 1321.94 feet to the E 1/16 corner on the north line of said Section 16; thence S 89°50'50" W along the north line of the NW 1/4 NE 1/4 of said Section 16 a distance of 1321.70 feet to the N 1/4 corner of said Section 16; thence S 89°54'00" W along the north line of the NW 1/4 of said Section 16 a distance of 1544.84 feet to a point; thence leaving said north line S 00°06'00" E a distance of 34.57 feet to a point; thence along a line 6.00 feet south of and parallel with the northerly right of way line for E Road the following 10 courses:

- 1) 237.42 feet along the arc of a curve concave to the southeast, having a radius of 743.20 feet, a delta angle of 18°18'12" and a long chord bearing S 57°40'07" W a distance of 236.41 feet;
- 2) S 45°58'57" W a distance of 78.16 feet;
- 3) S 43°00'28" W a distance of 74.79 feet;
- 4) S 42°30'26" W a distance of 227.40 feet;
- 5) S 43°30'20" W a distance of 75.27 feet;
- 6) S 49°36'13" W a distance of 68.69 feet;
- 7) 135.89 feet along the arc of a curve concave to the northwest, having a radius of 331.10 feet, a delta angle of 23°30'57" and a long chord bearing S 66°13'15" W a distance of 134.94 feet;

8) S 82°50'15" W a distance of 68.69 feet;
9) S 88°56'07" W a distance of 75.27 feet;
10) S 89°56'01" W a distance of 216.82 feet;
thence N 00°00'00" W along the east right of way line for 30 Road a distance of 2.00 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) N 89°56'01" E a distance of 216.80 feet;
2) N 88°56'07" E a distance of 75.15 feet;
3) N 82°50'15" E a distance of 68.49 feet;
4) 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 N 66°13'15" E a distance of 133.96 feet;
5) N 49°36'13" E a distance of 68.49 feet;
6) N 43°30'20" E a distance of 75.15 feet;
7) N 42°30'26" E a distance of 227.39 feet;
8) N 43°00'28" E a distance of 74.85 feet;
9) N 45°58'57" E a distance of 78.26 feet;
10) 236.78 feet along the arc of a curve concave to the southeast, having a radius of 745.20 feet, a delta angle of 18°12'18" and a long chord bearing N 57°36'58" E a distance of 235.78 feet;
thence N 00°06'00" W a distance of 35.25 feet to a point; thence N 89°54'00" E along a line 2.00 feet north of and parallel with the south line of the SW 1/4 of Section 9 a distance of 1546.84 feet to a point; thence N 89°50'50" E along a line 2.00 feet north of and parallel with the SE 1/4 of said Section 9 a distance of 2643.64 feet to a point; thence N 90°00'00" E along a line 2.00 feet north of and parallel with the south line of the SW 1/4 SW 1/4 of Section 10 a distance of 1308.00 feet to a point; thence S 00°20'30" E a distance of 2.00 feet to the W 1/16 corner on the south line of said Section 10 and point of beginning, containing 12.72 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

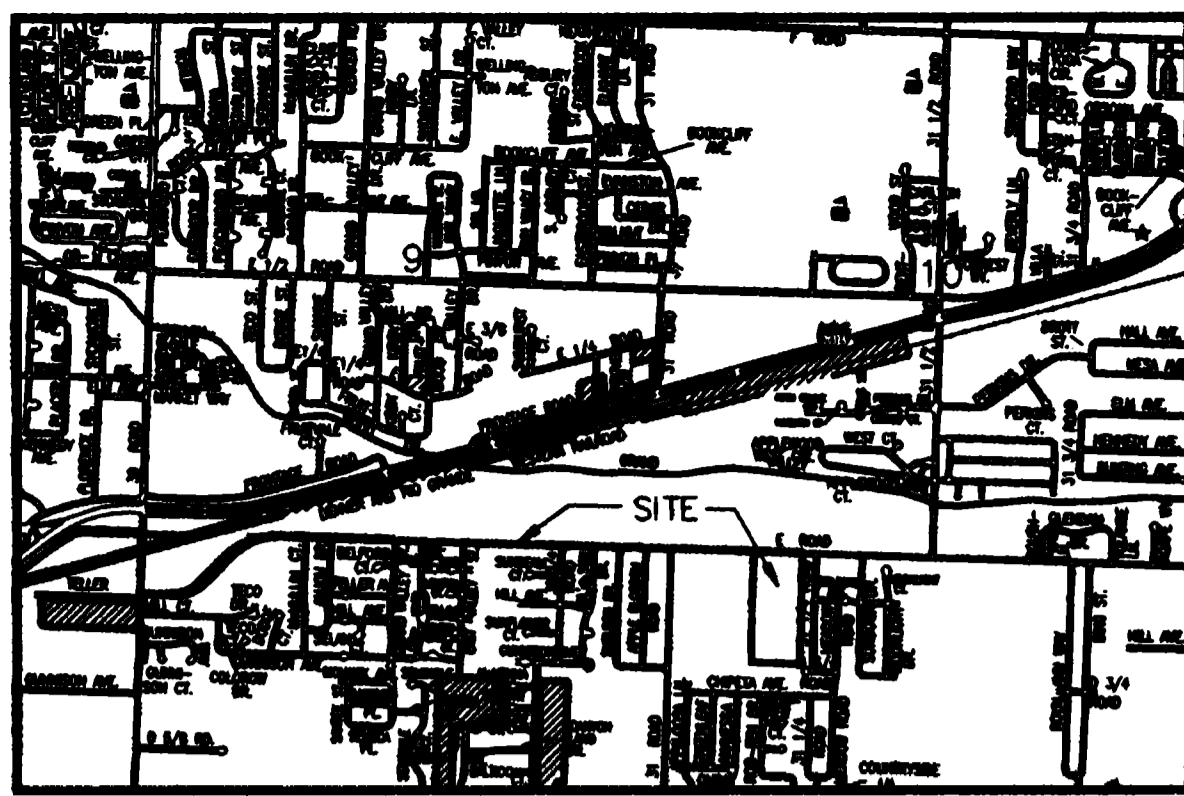
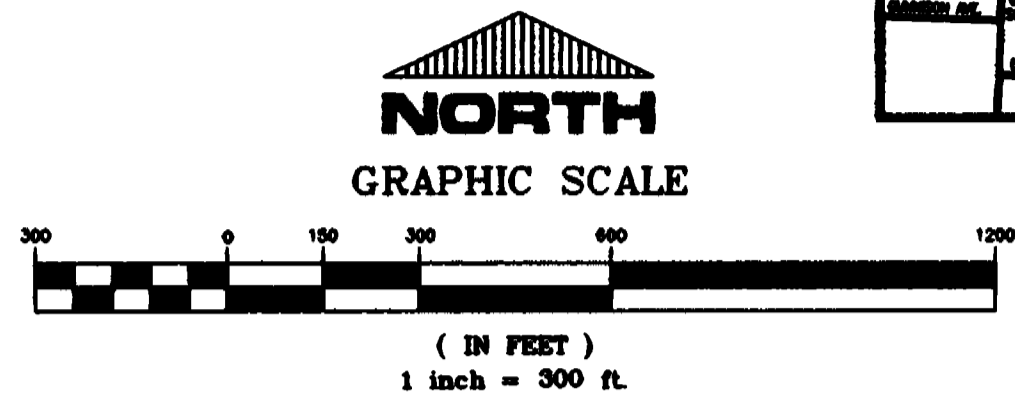
/s/ Stephanie Nye
City Clerk

LEGAL DESCRIPTION

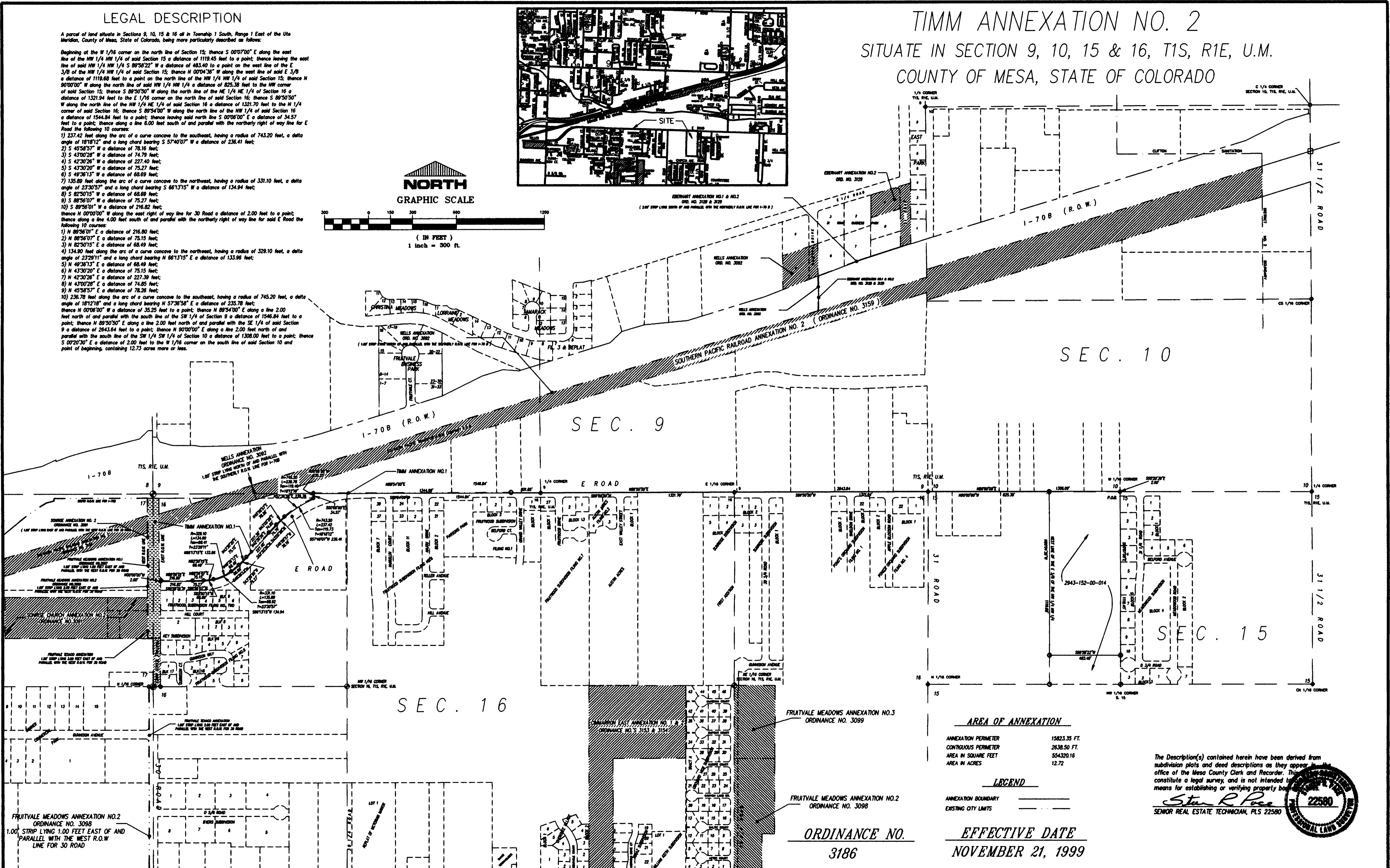
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TIMM ANNEXATION NO. 2 SITUATE IN SECTION 9, 10, 15 & 16, T1S, R1E, U.M. COUNTY OF MESA, STATE OF COLORADO



AREA OF ANNEXATION

ANNEXATION PERIMETER	15823.35 FT.
CONTIGUOUS PERIMETER	2638.50 FT.
AREA IN SQUARE FEET	554320.16
AREA IN ACRES	12.72

LEGEND

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

ORDINANCE NO. 3186
EFFECTIVE DATE NOVEMBER 21, 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 plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundaries.

Stan R. Rose
SENIOR REAL ESTATE TECHNICIAN, PLS 22580

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 despite of defects and or 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