

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3193

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

NORTHSTAR ENCLAVE ANNEXATION

APPROXIMATELY 39.68 ACRES

**LOCATED at 28 Road and Cortland Avenue,
including Northstar Drive and Windstar Drive**

WHEREAS, on the 1st day of September, 1999 the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction, a tract of land in the County of Mesa, State of Colorado, commonly known as the Northstar Enclave, and more particularly described as follows:

A parcel of land situate in the NW 1/4 of Section 6, Township 1 South, Range 1 East and in the NE 1/4 of Section 1, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the northwest corner of Section 6, Township 1 South, Range 1 East ; thence S 89°49'44" E along the north line of said Section 6 a distance of 660.00 feet to a point; thence leaving said north line S 00°00'00" W a distance of 920.41 feet to a point on the southerly right of way line for the Highline Canal; thence along the southerly right of way line for said Highline Canal the following 5 courses:

- 1) N 66°00'16" E a distance of 165.02 feet;
- 2) 97.38 feet along the arc of a curve concave to the south, having a radius of 383.61 feet and a long chord bearing N 70°34'43" E a distance of 97.12 feet;
- 3) N 76°09'03" E a distance of 67.94 feet;
- 4) 179.39 feet along the arc of a curve concave to the south, having a radius of 277.63 feet and a long chord bearing S 86°07'23" E a distance of 176.28 feet;
- 5) S 68°58'44" E a distance of 128.57 feet to a point on the west line of G.L.O. Lot 4; thence S 00°36'18" E along the east line of G.L.O. Lot 4 a distance of 460.92 feet to the NW 1/16 corner of said Section 6; thence N 89°51'09" W along the south line of said G.L.O. Lot 4 a distance of 634.87 feet to a point; thence leaving said south line S 00°02'45" W a distance of 660.55 feet to the southeast corner of Northstar Subdivision; thence N 89°53'35" W along the south boundary line of said Northstar Subdivision a distance of 605.35 feet to the southwest corner of Outlot B of said Northstar Subdivision; thence N 89°53'35" W a distance of 30.00 feet to a point on the section line common with said Section 6 and Section 1, Township 1 South, Range 1 West; thence N 89°53'35" W a distance of 30.00 feet to a point on the west right of way line for 28 Road; thence N 00°03'23" E along the west right of way line for said 28 Road a distance of 660.96 feet to a point on the south line of the NE 1/4 NE 1/4 of said Section 1; thence N 89°53'01" W along the south line of said NE 1/4 NE 1/4 a distance of 339.99 feet to a point; thence N 00°01'44" E a distance of 136.60 feet to the northwest corner of Lot 1 of Joyner Minor Subdivision; thence N 89°53'01" E along the north line of

Lot 1 of said Joyner Minor Subdivision a distance of 31.63 feet to a point; thence along the westerly and northerly boundary of Lot 1 of REA Minor Subdivision the following 5 courses:

- 1) N 39°30'44" E a distance of 114.92 feet;
- 2) N 30°26'39" E a distance of 93.20 feet;
- 3) N 23°16'06" E a distance of 70.83 feet;
- 4) N 19°03'20" E a distance of 96.37 feet;
- 5) S 67°38'13" E a distance of 139.18 feet to a point on the west right of way line for 28 Road; thence S 67°38'13" E a distance of 32.82 feet to a point on the section line common with said Section 1 and Section 6, Township 1 South, Range 1 East; thence N 00°01'44" E along said common section line a distance of 925.40 feet to the northeast corner of said Section 1 and point of beginning, containing 39.68 acres more or less.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three years, pursuant to 31-12-106(1), C.R.S.

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 commonly known as the Northstar Enclave, is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 6th day of October, 1999.

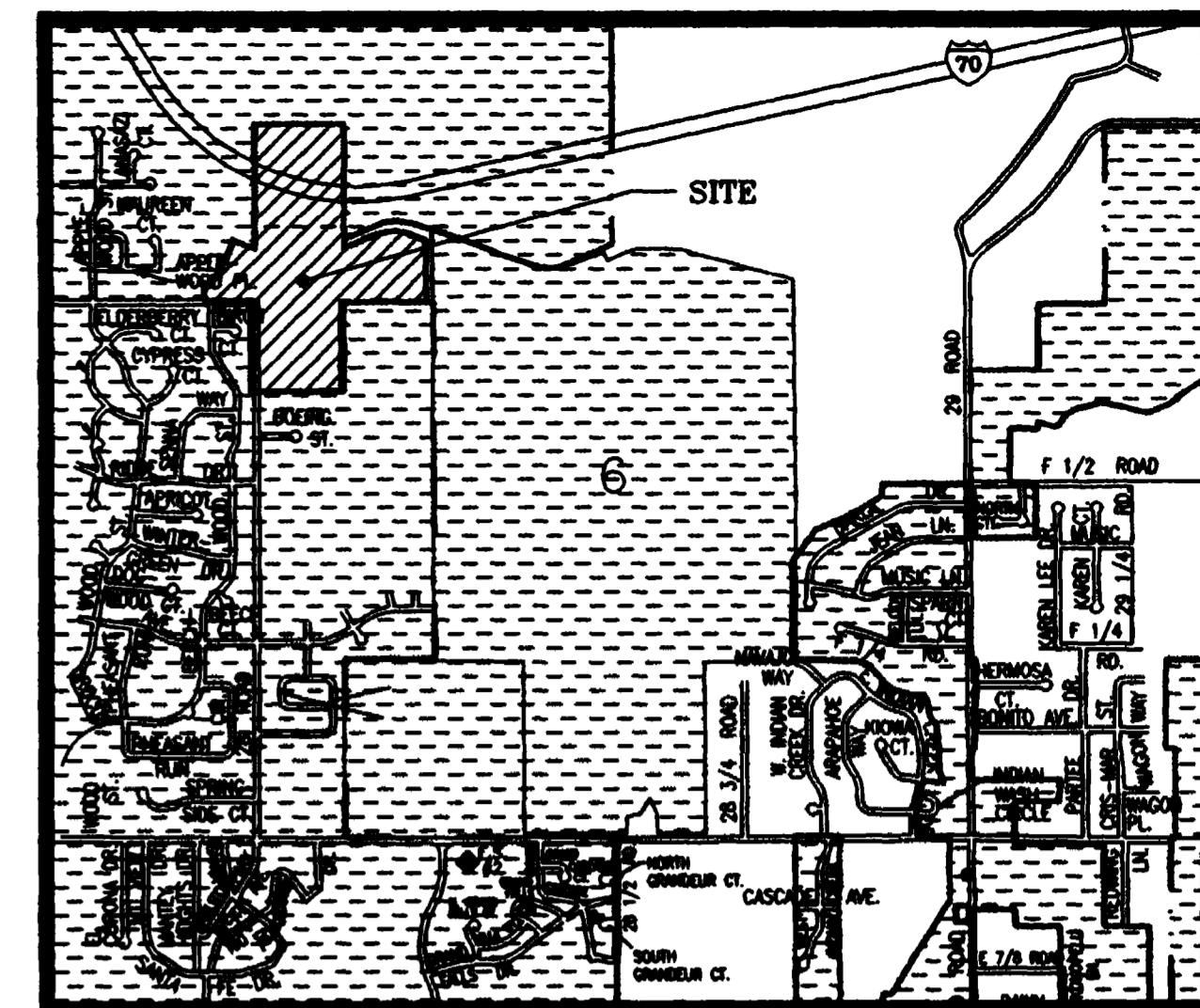
ADOPTED and ordered published this 20th day of October, 1999.

Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

NORTHSTAR ENCLAVE ANNEXATION



VICINITY MAP

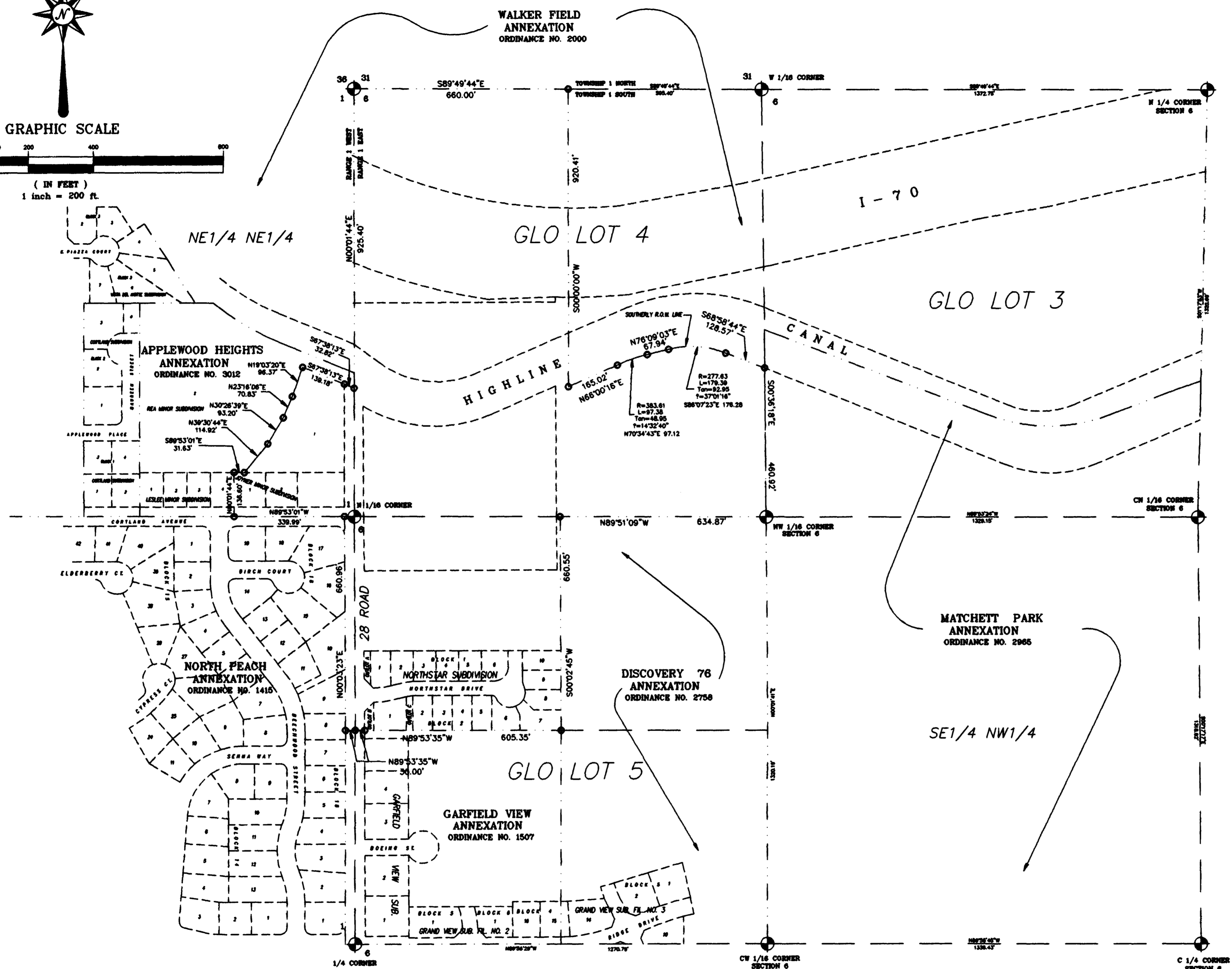
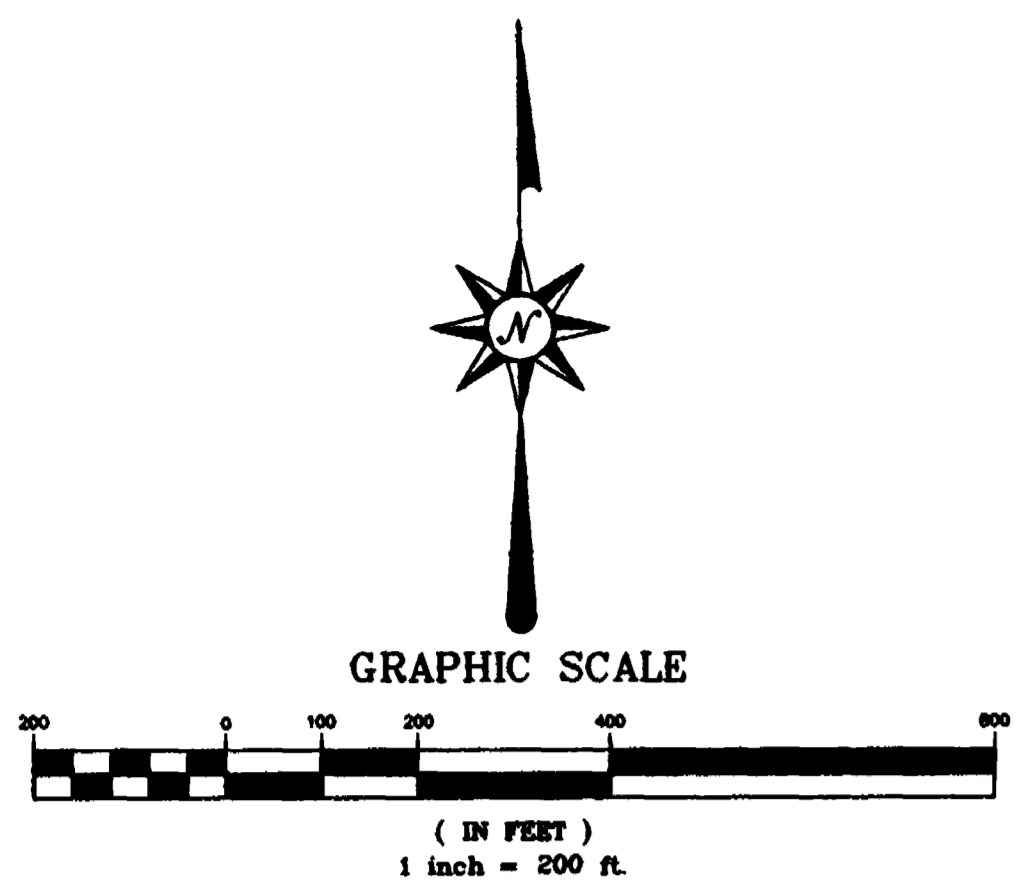
LEGAL DESCRIPTION

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AREA OF ANNEXATION

ANNEXATION PERIMETER	7282.30 FT.
CONTIGUOUS PERIMETER	7282.30 FT.
AREA IN SQUARE FEET	1728697.84
AREA IN ACRES	39.68

LEGEND

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

ORDINANCE NO.
3193

EFFECTIVE DATE
NOVEMBER 21, 1999

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

NORTHSTAR ENCLAVE ANNEXATION

The Description(s) contained herein have been derived from subdivision plots and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. They do 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 hereon to file a complaint based upon any defect on this plot. If no complaint is filed within said 60 days then said plot stands despite all defects and or errors.

DRAWN BY	SRP	DATE	8-25-99
DESIGNED BY	_____	DATE	_____
CHECKED BY	_____	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE
1" = 200'