

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3199

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

THE NORTH GLENN/MATCHETT ENCLAVE

CONSISTING OF APPROXIMATELY 555.44 ACRES

located generally on both sides and between the 29 Rd. and 29 ½ Rd. area north of F ½ Road and including 29 Road, G Road, 29 ½ Road and the streets in the North Glenn Subdivision

WHEREAS, on the 15th 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 North Glenn/Matchett Enclave, and more particularly described as follows:

A parcel of land situate in Sections 5 & 6, Township 1 South, Range 1 East and in Sections 31 & 32, Township 1 North, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N 1/4 corner of Section 6, Township 1 South, Range 1 East; thence S 01°17'53" W along the west line of the NW 1/4 NE 1/4 of said Section 6 a distance of 899.18 feet to a point; thence S 71°02'48" W a distance of 81.10 feet to a point; thence S 22°35'08" E a distance of 67.50 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 67°24'52" E a distance of 154.31 feet;
- 2) 150.51 feet along the arc of a curve to the right, having a radius of 387.46 feet, a delta angle of 22°15'27" and a long chord bearing N 78°32'36" E a distance of 149.57 feet;
- 3) N 89°40'20" E a distance of 142.26 feet;
- 4) 129.13 feet along the arc of a curve to the right, having a radius of 482.96 feet, a delta angle of 15°19'09" and a long chord bearing S 82°40'05" E a distance of 128.75 feet;
- 5) S 75°00'32" E a distance of 842.80 feet to a point on the east line of the NW 1/4 NE 1/4 of said Section 6; thence S 00°37'02" W along the east line of said NW 1/4 NE 1/4 a distance of 190.20 feet to the NE 1/16 corner of said Section 6; thence S 00°35'44" E along the west line of the SE 1/4 NE 1/4 of said Section 6 a distance of 1317.48 feet to the CE 1/16 corner of said Section 6; thence S 00°01'16" E along the west line of the NE 1/4 SE 1/4 of said Section 6 a distance of 579.94 feet to a point; thence along the northwesterly boundary line of Darla Jean Subdivision the following 4 courses:

- 1) N 38°25'25" E a distance of 281.68 feet;
- 2) N 66°27'25" E a distance of 295.00 feet;
- 3) N 58°04'25" E a distance of 252.00 feet;
- 4) N 00°09'02" E a distance of 106.00 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 6; thence S 89°48'35" E along the south line of said SE 1/4 NE 1/4 a distance of 657.57 feet to the E 1/4 corner of said Section 6; thence N 00°01'26" E along the east line of said Section 6 a distance of 829.87 feet to a point; thence leaving the east line of said Section 6 N 89°54'20" E a

distance of 494.68 feet to a point; thence N 00°00'10" E a distance of 485.91 feet to a point on the south line of the NW 1/4 NW 1/4 of Section 5, Township 1 South, Range 1 East; thence S 89°49'24" E along the south line of said NW 1/4 NW 1/4 a distance of 495.06 feet to the southwest corner of the E 1/4 NW 1/4 NW 1/4 of said Section 5; thence N 00°01'01" W along the west line of said E 1/4 NW 1/4 NW 1/4 a distance of 1321.03 feet to the northwest corner of said E 1/4 NW 1/4 NW 1/4; thence S 89°56'50" E along the north line of the NW 1/4 of said Section 5 a distance of 989.67 feet to the northwest corner of the NE 1/4 NE 1/4 NW 1/4 of said Section 5; thence S 00°00'30" E along the west line of said NE 1/4 NE 1/4 NW 1/4 a distance of 661.58 feet to the southwest corner of said NE 1/4 NE 1/4 NW 1/4; thence S 89°53'07" E along the north line of the SE 1/4 NE 1/4 NW 1/4 of said Section 5 a distance of 659.68 feet to the northeast corner of said SE 1/4 NE 1/4 NW 1/4; thence S 00°00'00" E along the north-south centerline of said Section 5 a distance of 662.29 feet to the CN 1/16 corner of said Section 5; thence S 89°40'59" E along the south line of the NW 1/4 NE 1/4 of said Section 5 a distance of 1321.45 feet to the NE 1/16 corner of said Section 5; thence S 89°27'59" E along the south line of the NE 1/4 NE 1/4 of said Section 5 a distance of 661.38 feet to a point; thence N 00°01'51" W a distance of 70.00 feet to the southeast corner of Lot 2 of Hamlin Subdivision; thence N 00°01'51" W along the east boundary line of said Hamlin Subdivision a distance of 1234.34 feet to the northeast corner of Lot 1 of said Hamlin Subdivision; thence N 00°01'51" W a distance of 30.00 feet to a point on the south line of Section 32, Township 1 North, Range 1 East; thence N 89°54'03" W along the south line of said Section 32 a distance of 191.17 feet to a point; thence leaving said south line N 00°00'00" W a distance of 364.67 feet to a point on the southerly right of way line for the Highline Canal; thence crossing said Highline Canal and the right of way for Interstate 70 N 25°15'35" E a distance of 452.59 feet to a point on the northerly right of way line for said Interstate 70; thence along the northerly right of way line for said Interstate 70 the following 3 courses:

- 1) N 77°31'06" W a distance of 581.40 feet;
- 2) N 81°43'36" W a distance of 340.90 feet;
- 3) 722.14 feet along the arc of a curve concave to the south, having a radius of 5855.00 feet, a delta angle of 7°04'00" and a long chord bearing N 85°15'36" W a distance of 721.68 feet;

thence leaving said northerly right of way line N 54°48'26" W a distance of 2006.25 feet to a point on the east line of the NW 1/4 SW 1/4 of said Section 32; thence N 00°12'46" E along the east line of said NW 1/4 SW 1/4 a distance of 484.74 feet to the CW 1/16 corner of said Section 32; thence N 00°46'18" E along the east line of the SW 1/4 NW 1/4 of said Section 32 a distance of 156.55 feet to a point; thence leaving said east line N 46°18'30" W a distance of 1128.07 feet to a point; thence S 89°33'11" W a distance of 505.56 feet to a point on the east line of the SE 1/4 NE 1/4 of Section 31, Township 1 North, Range 1 East; thence N 00°07'30" W along the east line of said SE 1/4 NE 1/4 a distance of 189.01 feet to a point; thence leaving said east line S 55°35'00" W a distance of 1639.24 feet to a point on the west line of the SE 1/4 NE 1/4 of said Section 31; thence S 00°00'00" W along the west line of said SE 1/4 NE 1/4 a distance of 190.00 feet to the CE 1/16 corner of said Section 31; thence S 00°00'00" W along the west line of the NE 1/4 SE 1/4 of said Section 31 a distance of 1320.00 feet to the SE 1/16 corner of said Section 31; thence N 90°00'00" W along the north line of the SW 1/4 SE 1/4 of said Section 31 a distance of 1320.00 feet to the CS 1/16 corner of said Section 31; thence S 00°00'00" W along the west line of said SW 1/4 SE 1/4 a distance of 1320.00 feet to the S 1/4 corner of said Section 31 and point of beginning, containing 555.44 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 North Glenn/Matchett Enclave, is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 20th day of October, 1999.

ADOPTED and ordered published this 3rd day of November, 1999.

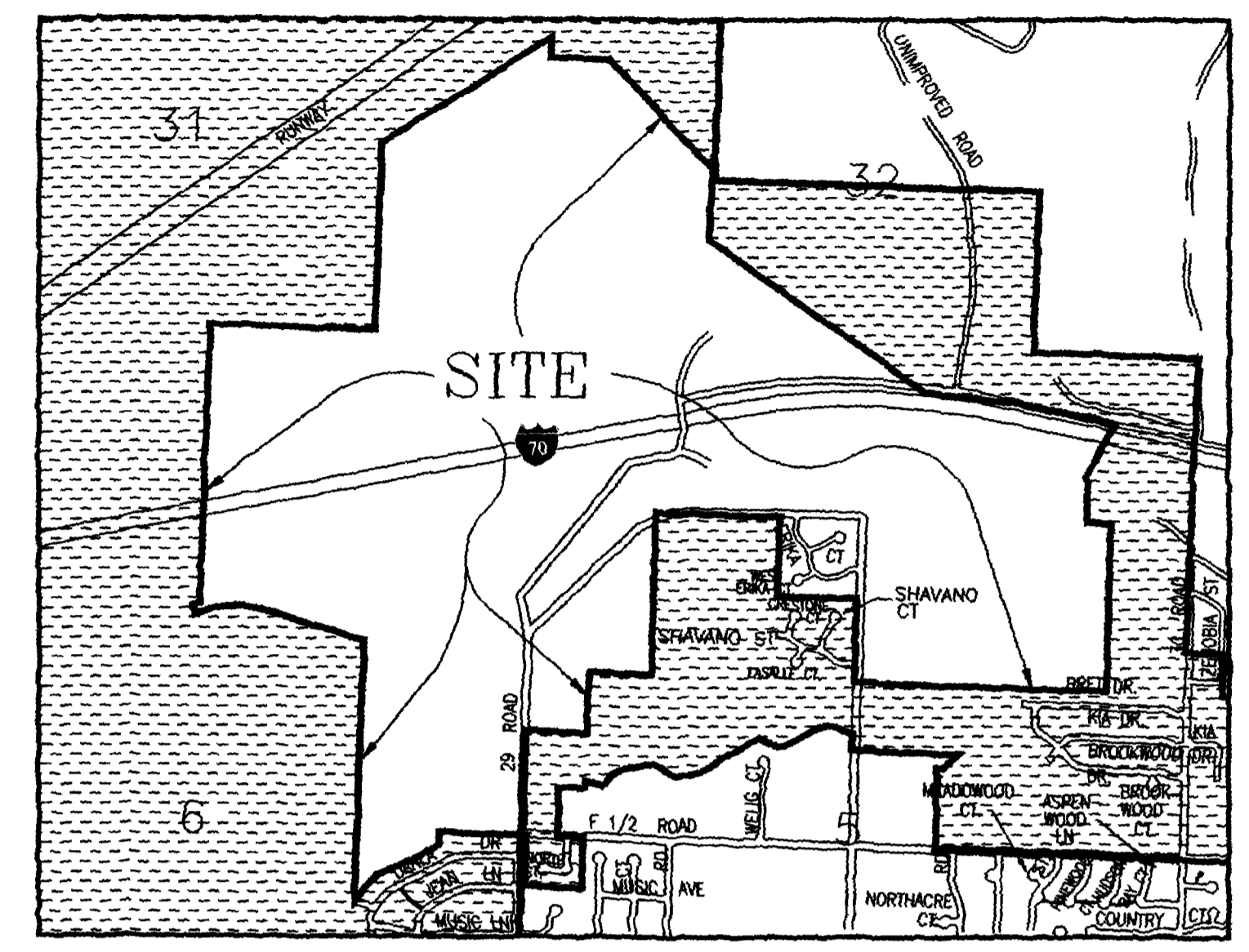
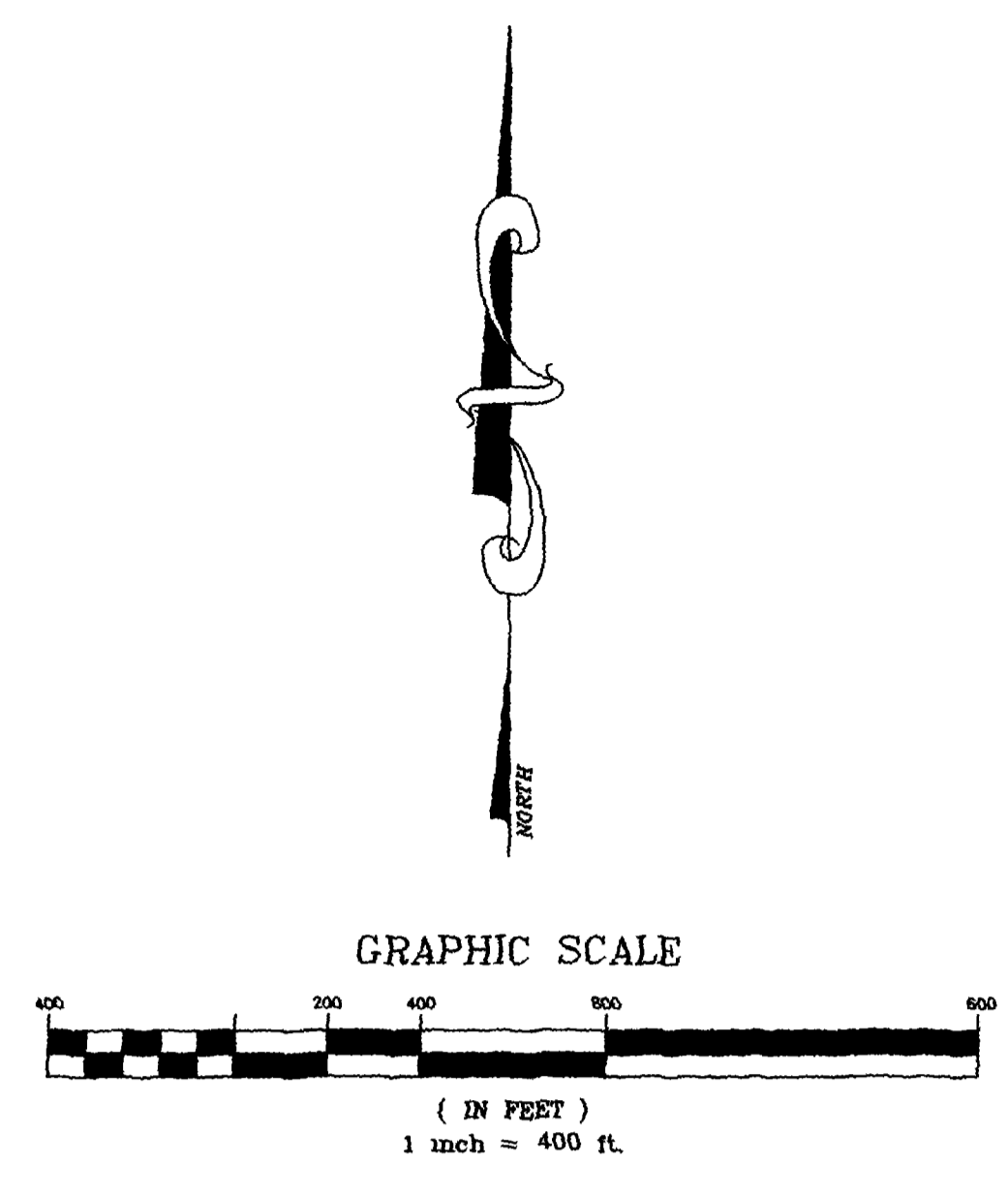
Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

NORTH GLENN / MATCHETT ENCLAVE ANNEXATION

SITUATE IN SECTIONS 5 & 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST AND IN
SECTIONS 31 & 32, TOWNSHIP 1 NORTH, RANGE 1 EAST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

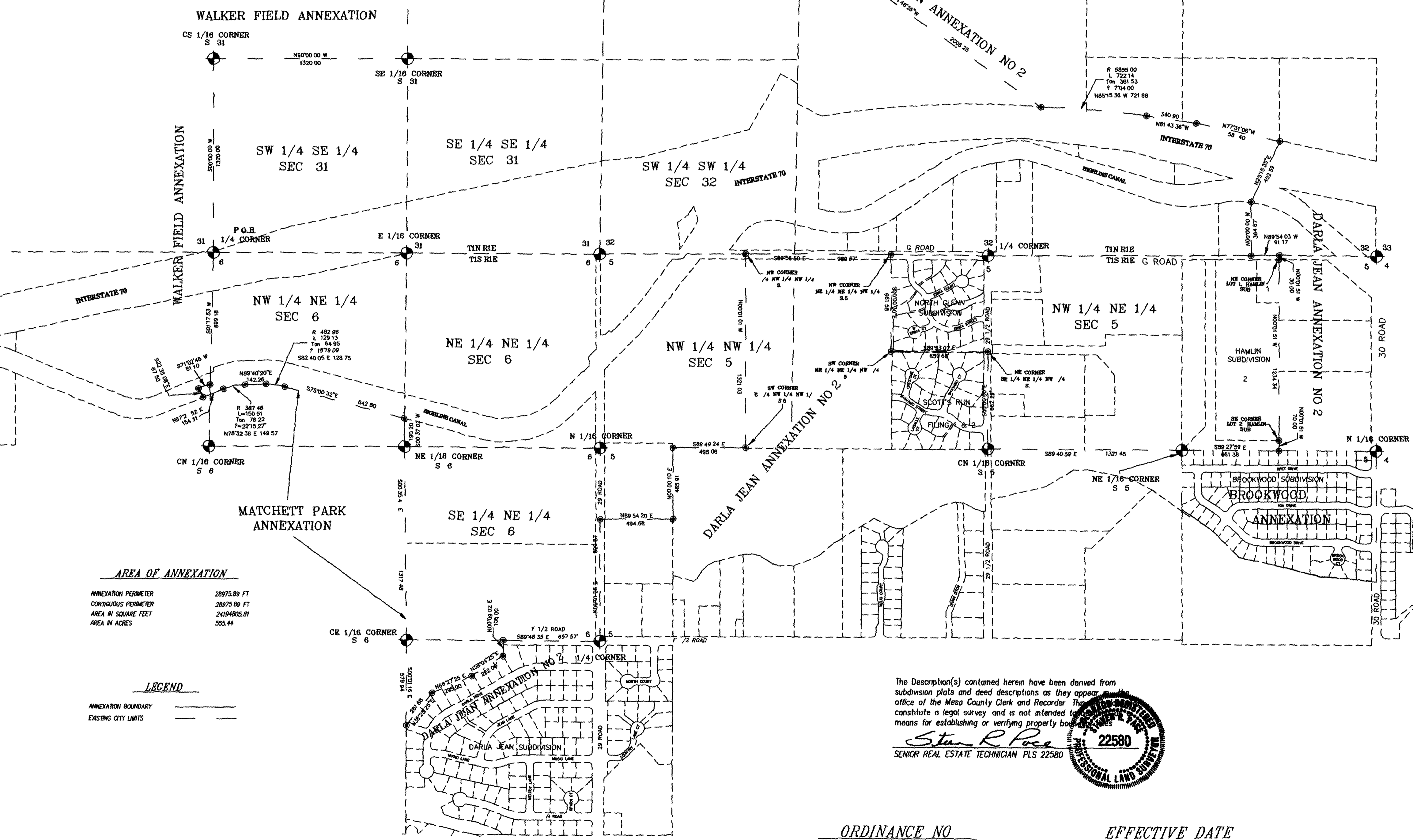


LEGAL DESCRIPTION

A parcel of land situate in Sections 5 & 6 Township 1 South Range 1 East and in Sections 31 & 32 Township 1 North Range 1 East of the Ute Meridian County of Mesa State of Colorado being more particularly described as follows

Beginning at the N 1/4 corner of Section 6 Township 1 South Range 1 East thence S 011753 W along the west line of the NW 1/4 NE 1/4 of said Section 6 a distance of 899.18 feet to a point thence S 71 02 48 W a distance of 81.10 feet to a point thence S 22 35 08 E a distance of 67.50 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 67 24 52 E a distance of 154.31 feet
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- 1) N 38 25 25 E a distance of 281.68 feet
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AREA OF ANNEXATION

ANNEXATION PERIMETER	28675.89 FT
CONTIGUOUS PERIMETER	28675.89 FT
AREA IN SQUARE FEET	24194805.81
AREA IN ACRES	555.44

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 are not intended to be a means for establishing or verifying property boundaries.

Stan R. Papp
SENIOR REAL ESTATE TECHNICIAN PLS 22580

ORDINANCE NO
3199

EFFECTIVE DATE
12-05-99

DRAWN BY SRP	DATE 9-8-99
CHECKED BY _____	DATE _____
APPROVED BY _____	DATE _____
FIELD BOOK NO. _____	PAGE _____

SCALE
1" = 400'

**DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION
CITY OF GRAND JUNCTION, COLORADO**

NORTH GLENN / MATCHETT ENCLAVE ANNEXATION

SHEET NO	1
OF	1
FILE NO	NMENCLAVE.DWG

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