

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3212

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

**MENDEZ ANNEXATION
APPROXIMATELY 6.566 ACRES
LOCATED AT 2765 U S HIGHWAY 50**

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

**PERIMETER BOUNDARY LEGAL DESCRIPTION
MENDEZ ANNEXATION**

A parcel of land situate in the NW 1/4 SE 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 of Section 25; thence S 44°37'23" E a distance of 1287.77 feet to a point on the southerly right of way line for U.S. Highway 50 and True Point of Beginning of the parcel described herein; thence leaving the southerly right of way line for said U.S. Highway 50 S 21°55'00" W a distance of 435.19 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 25; thence N 89°56'37" W along the south line of said NW 1/4 SE 1/4 a distance of 513.92 feet to a point on the easterly bank of the Orchard Mesa Irrigation Co. ditch; thence along the easterly bank of said Orchard Mesa Irrigation Co. ditch the following 2 courses:

N 45°30'00" W a distance of 17.67 feet to a point;

N 14°13'48" W a distance of 74.46 feet to a point;

thence leaving said easterly bank N 21°55'00" E a distance of 547.44 feet to a point on the southerly right of way line for said U.S. Highway 50; thence S 69°23'00" E along said southerly right of way line a distance of 537.34 feet to the point of beginning, containing 6.57 acres more or less

be and 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 1st day of December, 1999.

Attest:

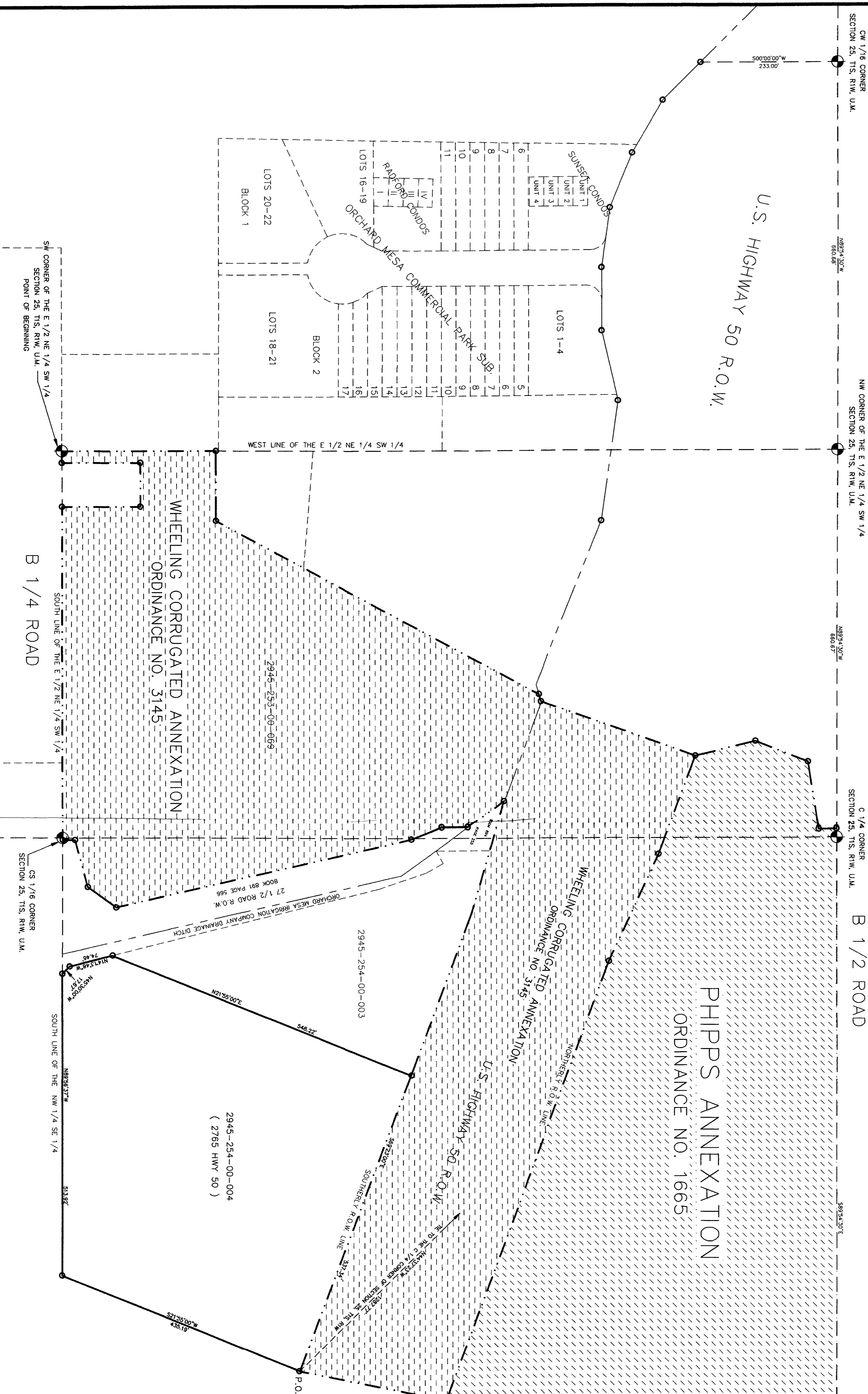
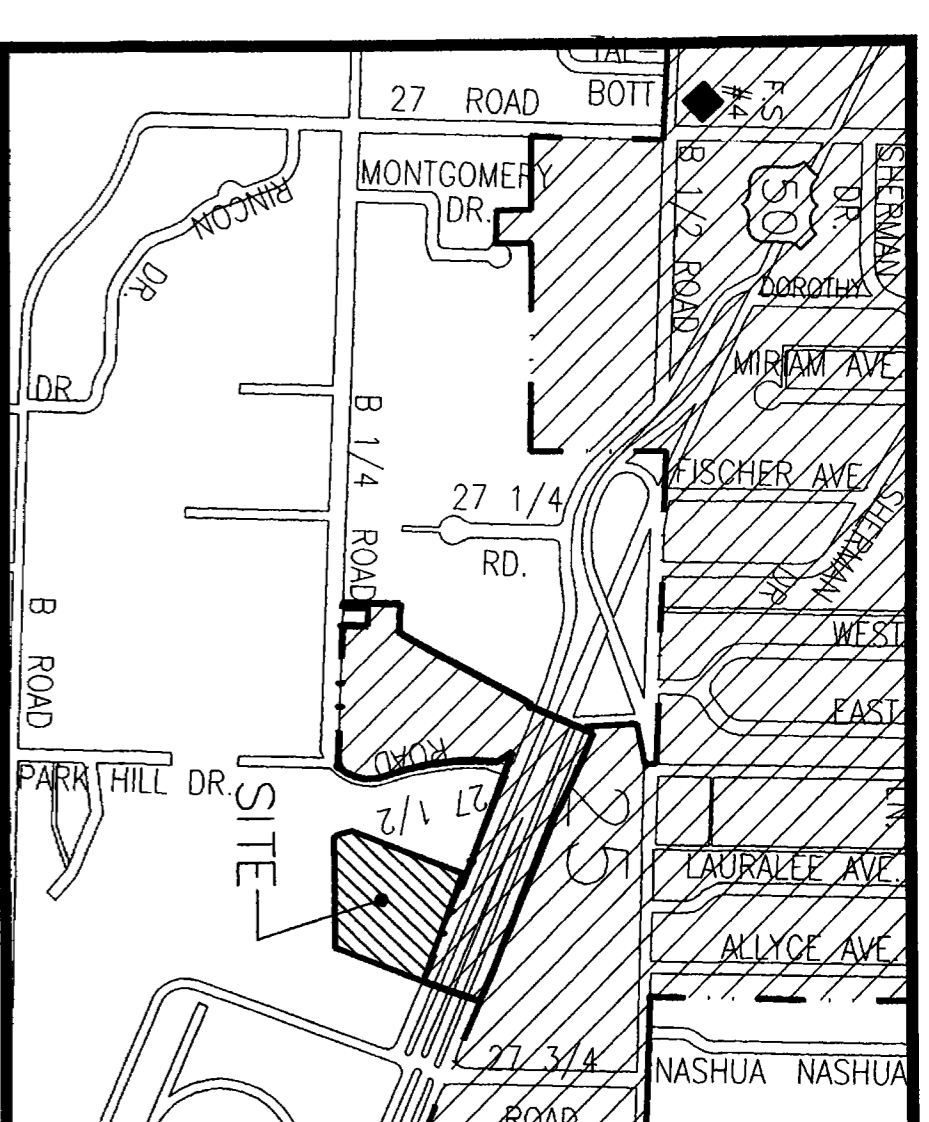
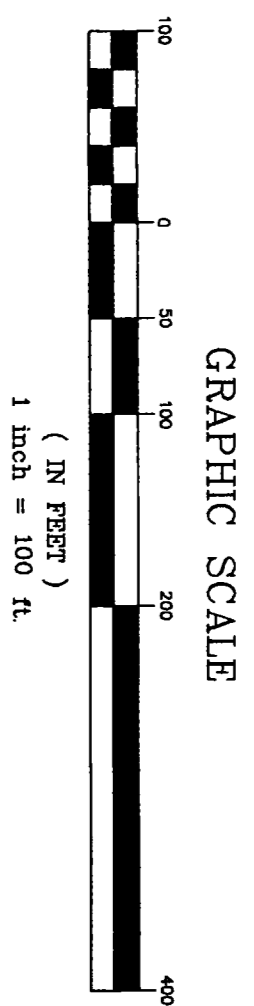
/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

MENDEZ ANNEXATION

NW 1/4 SE 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.

COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land situate in the NW 1/4 SE 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 of Section 25; thence S 44° 37'23" E a distance of 1287.77 feet to a point on the southerly right of way line for U.S. Highway 50 and True Point of Beginning of the parcel described herein; thence leaving the southerly right of way line for said U.S. Highway 50 S 21°55'00" W a distance of 435.19 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 25; thence N 88°56'37" W along the south line of said NW 1/4 SE 1/4 a distance of 513.92 feet to a point on the easterly bank of the Orchard Mesa Irrigation Co. ditch; thence along the easterly bank of said Orchard Mesa Irrigation Co. ditch the following 2 courses:

- 1) N 45°30'00" W a distance of 17.67 feet to a point;
- 2) N 14°13'48" W a distance of 74.46 feet to a point;

thence leaving said easterly bank N 21°55'00" E a distance of 347.44 feet to a point on the southerly right of way line for said U.S. Highway 50; thence S 69° 25'00" E along said southerly right of way line a distance of 337.34 feet to the point of beginning, containing 6.57 acres more or less

AREA OF ANNEXATION

ANNEXATION PERMETER	2126.02 FT.
CONTIGUOUS PERMETER	437.34 FT.
AREA IN SQUARE FEET	285997.70
AREA IN ACRES	6.57

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

ORDINANCE NO. 3212 **EFFEKTIVE DATE**
JANUARY 2, 2000

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear on file in the office of the Mesa County Clerk and Recorder. This constitutes a legal survey, and is not intended to be construed as a means for establishing or verifying property boundaries.

Steve P. Rice
SENIOR REAL ESTATE TECHNICIAN, PLS 22580



Notice: Colorado law requires that this plat be recorded in the public records of the county in which the land is located. This plat is not a complete or final subdivision map and does not constitute a deed or any other instrument. It is intended only to show the location of the land to be annexed and is subject to change without notice.

DESIGNED BY: SRP DATE: 9-29-99
CHECKED BY: DATE: **SCALE** 1" = 100'
APPROVED BY: DATE: DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING AND TECHNICAL SERVICES DIVISIONS
CITY OF GRAND JUNCTION, COLORADO