

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3215**

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

**HILL ANNEXATION  
APPROXIMATELY 14.41 ACRES  
LOCATED AT 323, 323 ½ AND 325 SOUTH REDLANDS ROAD**

**WHEREAS**, on the 3rd day of November, 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 15th 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:

**HILL ANNEXATION**

A parcel of land situate in the NE 1/4, SE 1/4 and SW 1/4 of Section 22, 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 SW 1/16 corner of said Section 22; thence S 89°38'28" E along the north line of the SE 1/4 SW 1/4 of said Section 22 a distance of 608.16 feet to a point; thence along a line 1.00 feet northeast of and parallel with the southwesterly right of way line for South Redlands Road the following 7 courses:

- 1) S 37°14'28" E a distance of 114.02 feet;
- 2) S 41°18'28" E a distance of 68.33 feet;
- 3) S 46°03'28" E a distance of 84.94 feet;
- 4) S 48°09'14" E a distance of 96.92 feet;
- 5) S 49°34'53" E a distance of 74.99 feet;
- 6) S 55°44'53" E a distance of 146.96 feet;
- 7) S 77°15'53" E a distance of 254.81 feet to a point on the west right of way line for 25 1/2 Road

(Rosevale Road ); thence crossing the west 1/2 of said 25 1/2 Road ( Rosevale Road ) S 89°58'10" E a distance of 28.89 feet to a point; thence N 00°01'50" E along a line 1.00 feet west of and parallel with the east line of the SE 1/4 SW 1/4 of said Section 22 a distance of 448.78 feet to a point on the north line of said SE 1/4 SW 1/4; thence N 00°00'00" W along a line 1.00 feet west of and parallel with the east line of the NE 1/4 SW 1/4 of said Section 22 a distance of 1319.27 feet to a point on the north line of said NE 1/4 SW 1/4; thence N 00°00'00" E along a line 1.00 feet west of and parallel with the east line of the SE 1/4 NW 1/4 of said Section 22 a distance of 30.00 feet to a point; thence N 89°22'31" E a distance of 31.00 feet to a point on the east right of way line for 25 1/2 Road ( Rosevale Road ); thence leaving the east right of way line for said 25 1/2 Road ( Rosevale Road ) N 89°22'31" E along the north right of way line for C 1/2 Road a distance of 1262.90 feet to a point on the west right of way line for 25 3/4 Road; thence

crossing the west 1/2 of said 25 3/4 Road N 89°22'31" E a distance of 25.00 feet to a point on the east line of the SW 1/4 NE 1/4 of said Section 22; thence crossing the east 1/2 of said 25 3/4 Road N 89°20'46" E a distance of 25.00 feet to a point on the east right of way line for said 25 3/4 Road; thence crossing the north 1/2 of C 1/2 Road S 00°05'29" E a distance of 30.00 feet to a point on the south line of said SE 1/4 NE 1/4 ; thence crossing the south 1/2 of said C 1/2 Road S 00°05'31" E a distance of 30.00 feet to a point on the south right of way line for said C 1/2 Road; thence leaving the south right of way line for said C 1/2 Road S 00°05'31" E along the east right of way line for said 25 3/4 Road a distance of 1264.99 feet to a point on the north right of way line for C 1/4 Road; thence crossing the north 1/2 of said C 1/4 Road S 00°05'31" E a distance of 25.00 feet to a point on the south line of the NE 1/4 SE 1/4 of said Section 22; thence crossing the south 1/2 of said C 1/4 Road S 00°05'54" E a distance of 25.00 feet to a point on the south right of way line for said C 1/4 Road; thence S 00°05'54" E along the east right of way line for said 25 3/4 Road a distance of 300.00 feet to a point; thence crossing said 25 3/4 Road S 89°54'06" W a distance of 50.00 feet to a point on the west right of way line for said 25 3/4 Road; thence N 00°05'54" W along the west right of way line for said 25 3/4 Road a distance of 324.55 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 22; thence N 00°05'31" W along the west right of way line for said 25 3/4 Road a distance of 1289.97 feet to a point on the south right of way line for said C 1/2 Road; thence S 89°22'31" W along said south right of way line a distance of 1263.00 feet to a point on the east right of way line for 25 1/2 Road ( Rosevale Road ); thence S 00°00'00" E along said east right of way line a distance of 75.82 feet to a point; thence leaving said east right of way line S 90°00'00" W a distance of 30.00 feet to a point on the west line of the NW 1/4 SE 1/4 of said Section 22; thence S 00°00'00" E along the west line of said NW 1/4 SE 1/4 a distance of 1214.00 feet to the CS 1/16 corner of said Section 22; thence S 00°01'50" W along the west line of the SW 1/4 SE 1/4 of said Section 22 a distance of 449.54 feet to a point; thence crossing the west 1/2 of 25 1/2 Road ( Rosevale Road ) N 89°58'10" W a distance of 30.00 feet to a point on the southwesterly right of way line for South Redlands Road; thence along the southwesterly right of way line for said South Redlands Road the following 4 courses:

- 1) N 77°15'53" W a distance of 255.11 feet;
- 2) N 55°44'53" W a distance of 147.20 feet;
- 3) N 49°34'53" W a distance of 75.00 feet;
- 4) N 48°09'14" W a distance of 96.95 feet;

thence leaving said southwesterly right of way line S 43°44'22" W a distance of 193.53 feet to a point; thence S 31°16'28" E a distance of 188.40 feet to a point; thence S 07°47'28" E a distance of 59.19 feet to a point; thence S 61°41'28" E a distance of 110.18 feet to a point; thence S 42°39'28" E a distance of 64.93 feet to a point on the south line of the N 1/2 SE 1/4 SW 1/4 of said Section 22; thence N 89°38'53" W along the south line of said N 1/2 SE 1/4 SW 1/4 a distance of 895.63 feet to the southwest corner of said N 1/2 SE 1/4 SW 1/4; thence N 00°00'50" W along the west line of said N 1/2 SE 1/4 SW 1/4 a distance of 659.58 feet to the SW 1/16 corner of said Section 22 and point of beginning, containing 14.41 acres more or less.

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

**INTRODUCED** on first reading on the 3rd day of November 1999.

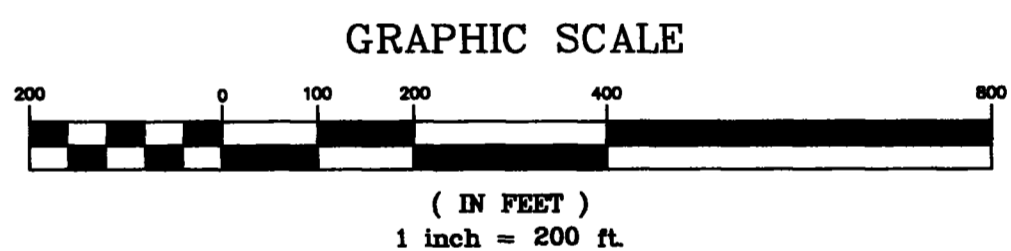
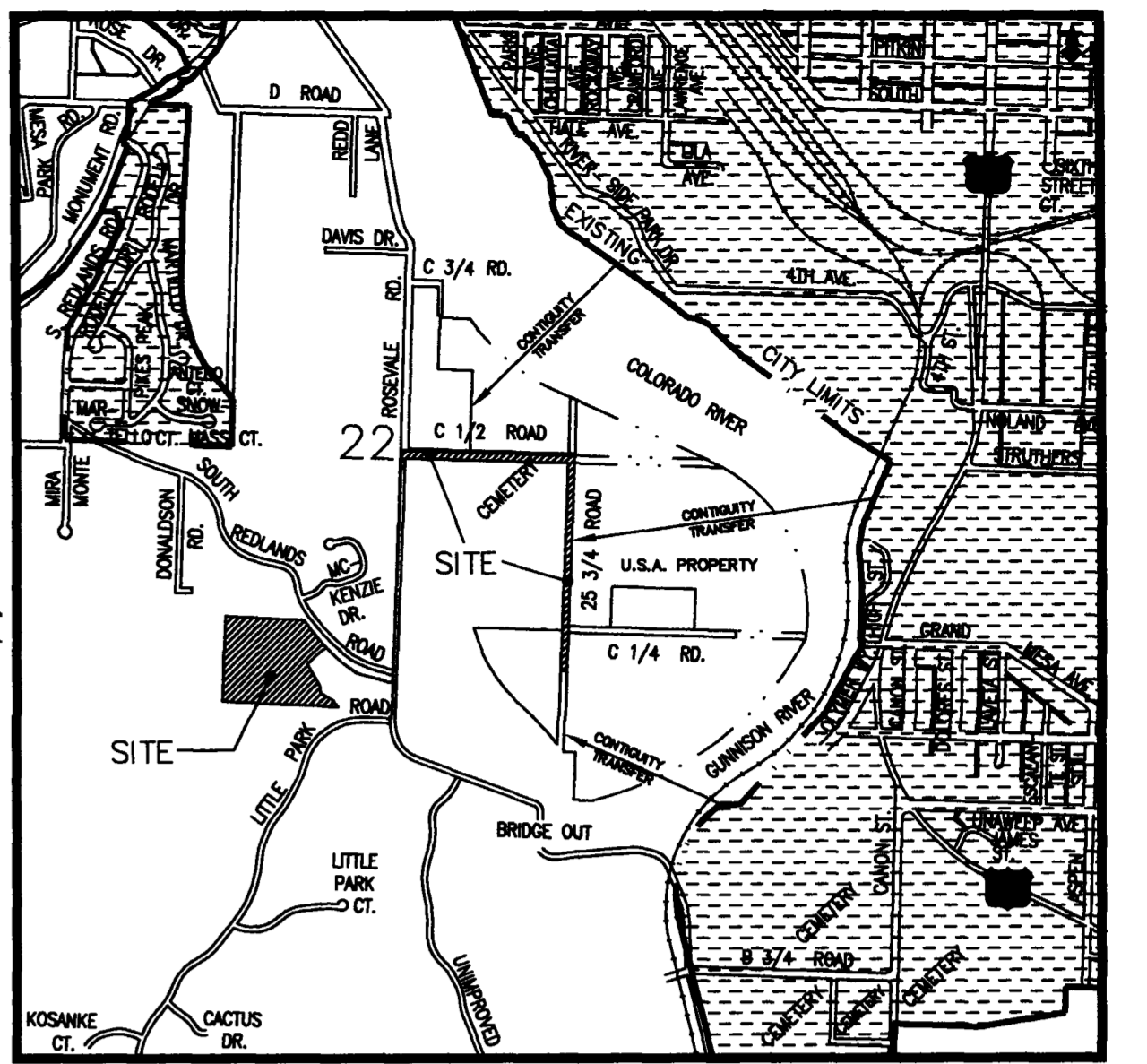
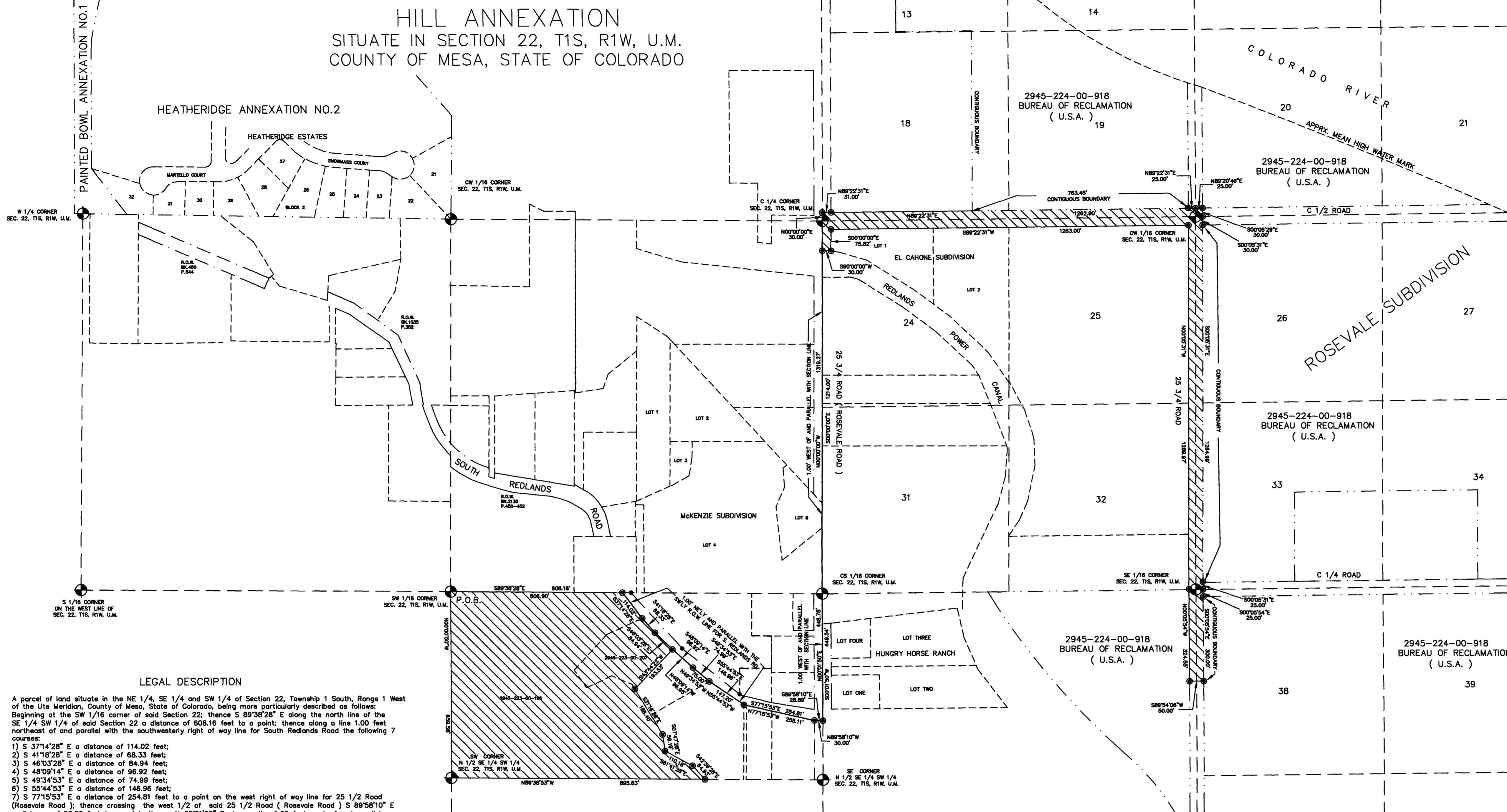
**ADOPTED** and ordered published this 15th day of December, 1999.

Attest:

/s/ Gene Kinsey  
President of the Council

/s/ Stephanie Nye  
City Clerk

HILL ANNEXATION  
SITUATE IN SECTION 22, T1S, R1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO



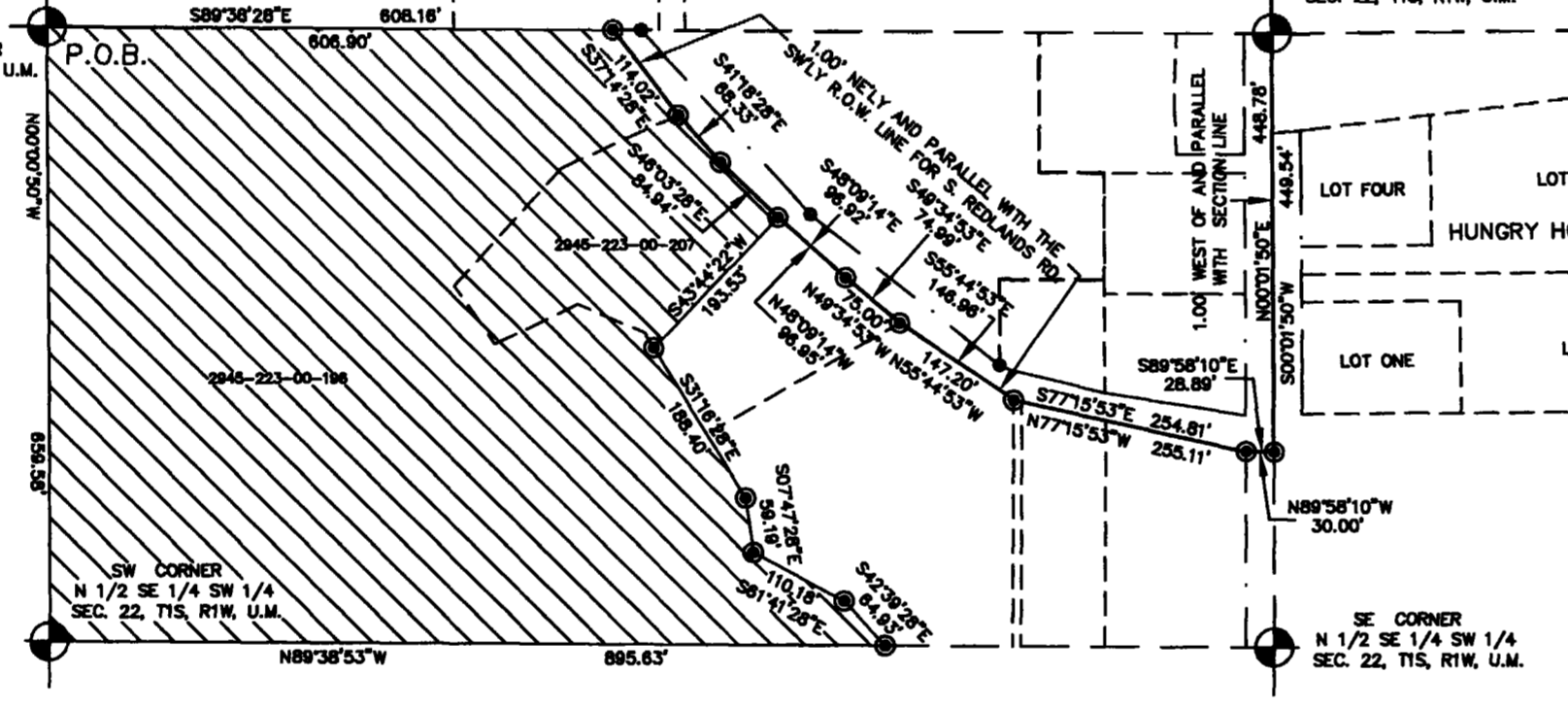
**LEGAL DESCRIPTION**

A parcel of land situate in the NE 1/4, SE 1/4 and SW 1/4 of Section 22, 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 SW 1/16 corner of said Section 22; thence S 89°38'28" E along the north line of the SE 1/4 SW 1/4 of said Section 22 a distance of 608.16 feet to a point; thence along a line 1.00 feet northeast of and parallel with the southwesterly right of way line for South Redlands Road the following 7 courses:

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- 7) S 77°15'53" E a distance of 254.81 feet to a point on the west right of way line for 25 1/2 Road (Rosevale Road); thence crossing the west 1/2 of said 25 1/2 Road (Rosevale Road) S 89°58'10" E a distance of 28.89 feet to a point; thence N 00°01'50" E along a line 1.00 feet west of and parallel with the east line of the SE 1/4 SW 1/4 of said Section 22 a distance of 448.78 feet to a point on the north line of said SE 1/4 SW 1/4; thence N 00°00'00" W along a line 1.00 feet west of and parallel with the east line of the NE 1/4 SW 1/4 of said Section 22 a distance of 1319.27 feet to a point on the north line of said NE 1/4 SW 1/4; thence N 00°00'00" E along a line 1.00 feet west of and parallel with the east line of the SE 1/4 NW 1/4 of said Section 22 a distance of 30.00 feet to a point; thence N 89°22'31" E a distance of 31.00 feet to a point on the east right of way line for 25 1/2 Road (Rosevale Road); thence leaving the east right of way line for said 25 1/2 Road (Rosevale Road) N 89°22'31" E along the north right of way line for C 1/2 Road a distance of 1262.90 feet to a point on the west right of way line for 25 3/4 Road; thence crossing the west 1/2 of said 25 3/4 Road N 89°22'31" E a distance of 25.00 feet to a point on the east line of the SW 1/4 NE 1/4 of said Section 22; thence crossing the east 1/2 of said 25 3/4 Road N 89°20'46" E a distance of 25.00 feet to a point on the east right of way line for said 25 3/4 Road; thence crossing the north 1/2 of C 1/2 Road S 00°05'29" E a distance of 30.00 feet to a point on the south line of said SE 1/4 NE 1/4; thence crossing the south 1/2 of said C 1/2 Road S 00°05'31" E a distance of 30.00 feet to a point on the south right of way line for said C 1/4 Road; thence leaving the south right of way line for said C 1/2 Road S 00°05'31" E along the east right of way line for said 25 3/4 Road a distance of 1264.99 feet to a point on the north right of way line for C 1/4 Road; thence crossing the north 1/2 of said C 1/4 Road S 00°05'31" E a distance of 25.00 feet to a point on the south line of the NE 1/4 SE 1/4 of said Section 22; thence crossing the south 1/2 of said C 1/4 Road S 00°05'54" E a distance of 25.00 feet to a point on the south right of way line for said C 1/4 Road; thence S 00°05'54" E along the east right of way line for said 25 3/4 Road a distance of 300.00 feet to a point; thence crossing said 25 3/4 Road S 89°54'06" W a distance of 50.00 feet to a point on the west right of way line for said 25 3/4 Road; thence N 00°05'54" W along the west right of way line for said 25 3/4 Road a distance of 324.55 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 22; thence N 00°05'31" W along the west right of way line for said 25 3/4 Road a distance of 1289.97 feet to a point on the south right of way line for said C 1/2 Road; thence S 89°22'31" W along said south right of way line a distance of 1263.00 feet to a point on the east right of way line for 25 1/2 Road (Rosevale Road); thence S 00°00'00" E along said east right of way line a distance of 75.82 feet to a point; thence leaving said east right of way line S 90°00'00" W a distance of 30.00 feet to a point on the west line of the NW 1/4 SE 1/4 of said Section 22; thence S 00°00'00" E along the west line of said NW 1/4 SE 1/4 a distance of 1214.00 feet to the CS 1/16 corner of said Section 22; thence S 00°01'50" W along the west line of the SW 1/4 SE 1/4 of said Section 22 a distance of 449.54 feet to a point; thence crossing the west 1/2 of 25 1/2 Road (Rosevale Road) N 89°58'10" W a distance of 30.00 feet to a point on the southwesterly right of way line for South Redlands Road; thence along the southwesterly right of way line for said South Redlands Road the following 4 courses:
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**AREA OF ANNEXATION**

ANNEXATION PERIMETER	13767.54 FT.
CONTIGUOUS PERIMETER	2328.44 FT.
AREA IN SQUARE FEET	643973.22
AREA IN ACRES	14.78

**LEGEND**

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

**ORDINANCE NO.** 3215      **EFFECTIVE DATE** JANUARY 16, 2000

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 constitutes a legal survey, and is not intended to constitute any means for establishing or verifying property boundaries.

Steve R. Papp  
SENIOR REAL ESTATE TECHNICIAN, PLS 22580

Notice: All records are to be kept for 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 all defects and or errors.

DRAWN BY SRP	DATE 10-27-99	SCALE
CHECKED BY _____	DATE _____	1" = 200'
APPROVED BY _____	DATE _____	
FIELD BOOK NO. _____	PAGE _____	

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

HILL ANNEXATION

SHEET NO. 1  
OF 1  
FILE NO. HILL.DWG