

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3217

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

**DESERT HILLS ESTATES ANNEXATION NO. 1
APPROXIMATELY 78.21 ACRES
LOCATED AT 2114 DESERT HILLS ROAD AND INCLUDING A PORTION
OF SOUTH BROADWAY RIGHT-OF-WAY**

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:

DESERT HILLS ESTATES ANNEXATION NO.1

A parcel of land situate in the SE 1/4 SW 1/4 of Section 23 and in the NW 1/4 & NE 1/4 of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the NW 1/16 corner of Section 26; thence N 00°25'58" W along the west line of the NE 1/4 NW 1/4 of said Section 26 a distance of 1329.64 feet to the W 1/16 corner on the north line of said Section 26; thence N 00°00'13" E along the west line of the SE 1/4 SW 1/4 of Section 23 a distance of 1302.70' to the SW 1/16 corner of said Section 23; thence S 89°37'56" E along the north line of the SE 1/4 SW 1/4 of said Section 23 a distance of 1333.33 feet to the CS 1/16 corner of said Section 23; thence S 00°05'24" E along the east line of said SE 1/4 SW 1/4 a distance of 1305.47 feet to the S 1/4 corner of said Section 23; thence S 00°00'12" E along the east line of the NE 1/4 NW 1/4 of said Section 26 a distance of 1325.03 feet to the northwest corner of G.L.O. Lot 2 of said Section 26; thence S 89°48'54" E along the north line of said G.L.O. Lot 2 a distance of 1435.33 feet to the northeast corner of said G.L.O. Lot 2; thence S 00°04'56" W along the east line of said Section 26 a distance of 477.62 feet to a point on the north right of way line for South Broadway; thence N 89°22'04" W along the north right of way line for said South Broadway a distance of 457.77 feet to a point; thence leaving said north right of way line N 00°04'56" E a distance of 469.04 feet to a point; thence N 89°48'54" W along a line 5.00 feet south of and parallel with the north line of G.L.O. Lot 2 of Section 26 a distance of 982.58 feet to a point; thence N 00°00'12" W along a line 5.00 feet west of and parallel with the east line of the NE 1/4 NW 1/4 of said Section 26 a distance of 307.39 feet to a point; thence N 89°40'11" W a distance of 681.57 feet to a

point; thence N 24°25'18" W a distance of 222.64 feet to a point; thence N 57°19'15" W a distance of 121.84 feet to a point; thence S 35°00'29" W a distance of 332.76 feet to a point; thence S 05°56'49" W a distance of 354.33 feet to a point; thence S 19°50'19" W a distance of 312.85 feet to a point on the north right of way line for South Broadway; thence crossing said South Broadway S 19°50'19" W a distance of 59.27 feet to a point; thence N 75°35'04" W along a line 1.00 feet north of and parallel with the south right of way line for said South Broadway a distance of 86.96 feet to a point on the west line of the SE 1/4 NW 1/4 of said Section 26; thence N 00°55'00" W along the west line of said SE 1/4 NW 1/4 a distance of 385.33 feet to the NW 1/16 corner of said Section 26 and point of beginning, containing 78.21 acres more or less.

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.

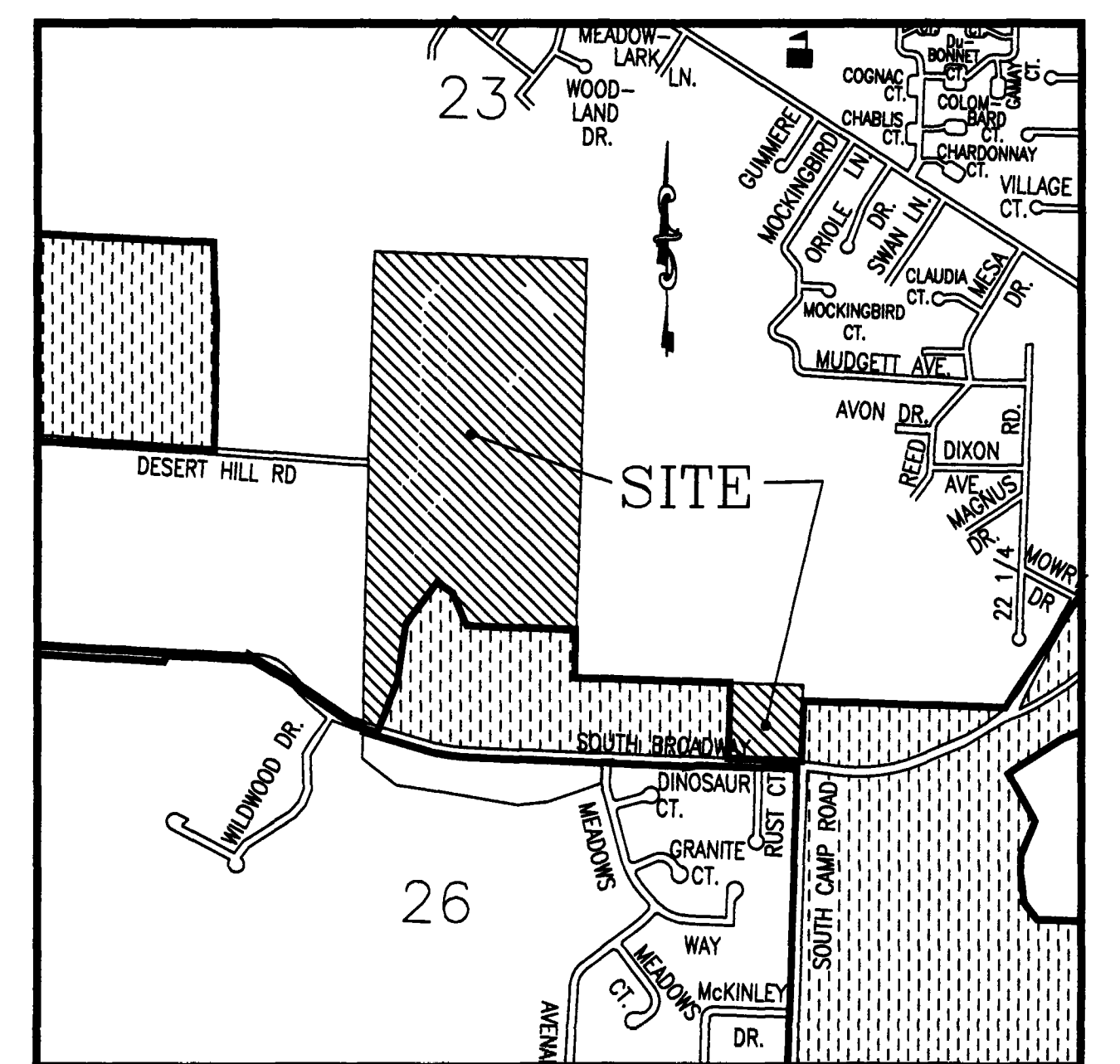
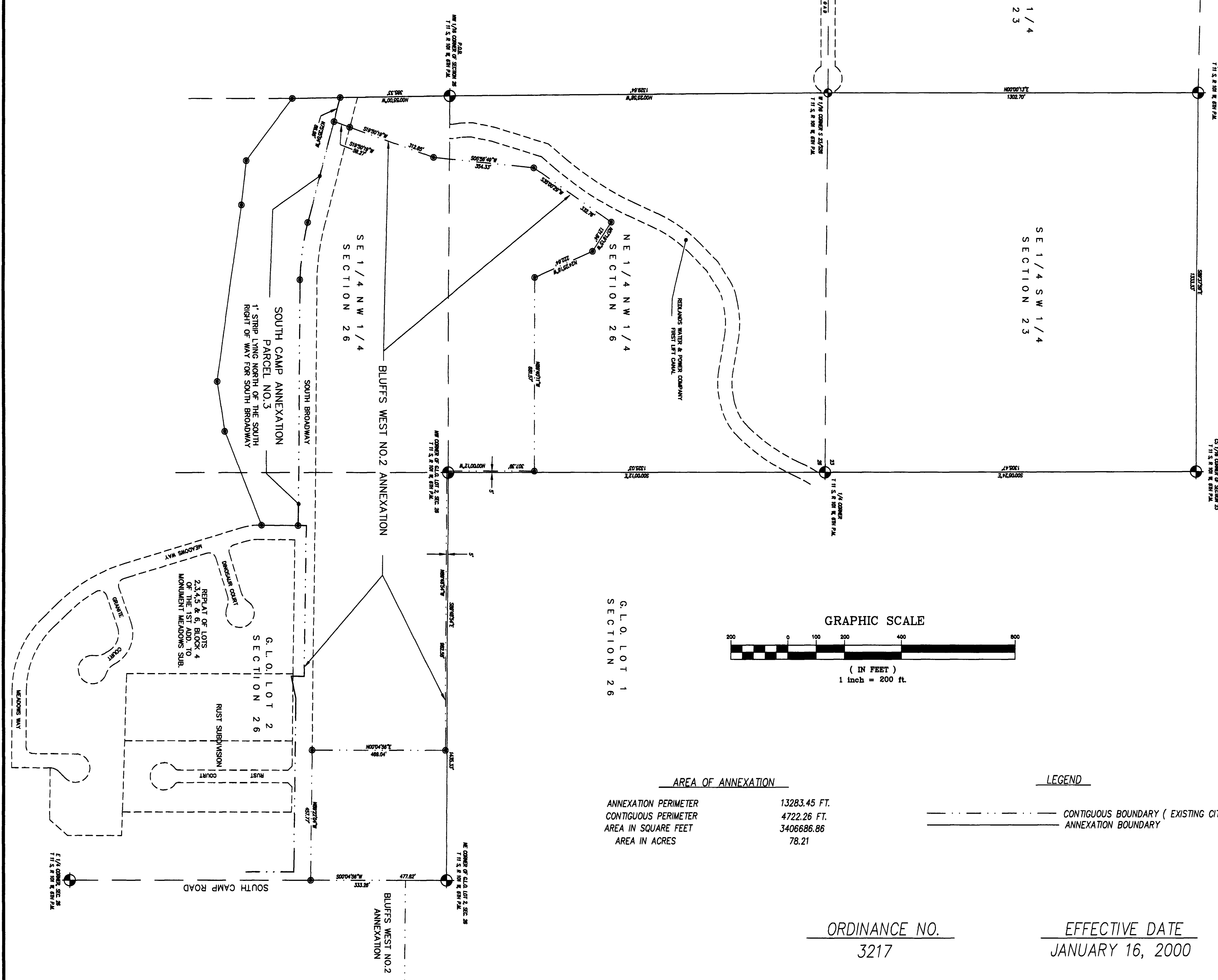
Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

DESERT HILLS ESTATES ANNEXATION NO.1

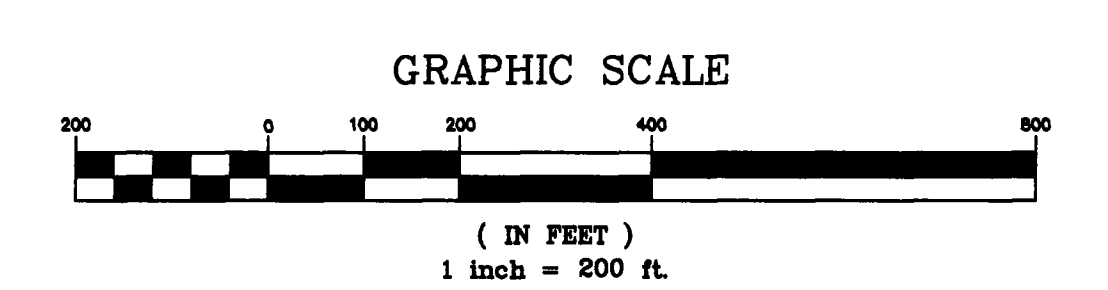
SITUATE IN THE SE 1/4 SW 1/4, SECTION 23 AND IN G.L.O. LOT 2 & THE NW 1/4, SECTION 26
TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH P.M.
MESA COUNTY, COLORADO



LEGAL DESCRIPTION

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AREA OF ANNEXATION	
ANNEXATION PERIMETER	13283.45 FT.
CONTIGUOUS PERIMETER	4722.26 FT.
AREA IN SQUARE FEET	3406686.86
AREA IN ACRES	78.21

LEGEND	
	CONTIGUOUS BOUNDARY (EXISTING CITY LIMITS)
	ANNEXATION BOUNDARY

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 a means for establishing or verifying property boundaries.

Stan R. Pace
SENIOR REAL ESTATE TECHNICIAN, PLS 22580

ORDINANCE NO. 3217
EFFECTIVE DATE JANUARY 16, 2000

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 plat. If no complaint is filed within said 60 days then said plat stands despite all defects and or errors.

DRAWN BY SRP	DATE 9-14-99	SCALE
DESIGNED BY	DATE	1" = 200'
CHECKED BY	DATE	
APPROVED BY	DATE	

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

DESERT HILLS ESTATES ANNEXATION
NO.1
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