

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3242**

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

**WHITE WILLOWS ANNEXATION**

**APPROXIMATELY 40.41 ACRES**

**LOCATED AT 2856 C ½ ROAD, 2851 AND 2863 D ROAD AND INCLUDING  
PORTIONS OF D ROAD AND FLORIDA STREET RIGHTS-OF-WAY**

**WHEREAS**, on the 1st day of March 2000, 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 5th day of April, 2000; 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:

A parcel of land situate in the SE 1/4 of Section 18 and in the NE 1/4 of Section 19, all in Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the S 1/4 corner of Section 18; thence N 00°00'32" W along the west line of the SW 1/4 SE 1/4 of said Section 18 a distance of 28.00 feet to a point; thence N 90°00'00" E along a line 28.00 feet north of and parallel with the south line of said SW 1/4 SE 1/4 a distance of 989.27 feet to a point; thence leaving said line S 00°05'25" E a distance of 28.00 feet to a point on the south line of the SW 1/4 SE 1/4 of said Section 18; thence leaving said south line S 00°05'25" E a distance of 1328.45 feet to a point on the south line of the NW 1/4 NE 1/4 of Section 19; thence N 89°52'58" W along the south line of said NW 1/4 NE 1/4 a distance of 331.40 feet to a point; thence crossing Florida Street S 00°00'00" W a distance of 40.00 feet to the northeast corner of Lot 7 of Bevier Subdivision; thence S 00°00'00" W along the east line of

said Lot 7 a distance of 525.43 feet to the approximate centerline of a Drain; thence along said approximate centerline the following 2 courses:

- 1) S 76°29'02" W a distance of 336.14 feet;
- 2) S 79°07'28" W a distance of 185.34 feet to a point on the south line of the N 1/2 of Lot 8 of Bevier Subdivision;

thence N 89°52'58" W along the south line of the N 1/2 of said Lot 8 a distance of 128.66 feet to a point; thence leaving said south line N 00°00'00" W a distance of 137.00 feet to a point; thence N 89°52'58" W a distance of 22.50 feet to a point on the west line of the SW 1/4 NE 1/4 of said Section 19; thence N 00°00'00" W along the west line of said SW 1/4 NE 1/4 a distance of 543.00 feet to the CN 1/16 corner of said Section 19 ( said CN 1/16 corner also being the southeast corner of Lot 6, Block 1 of Pine Estates Filing No.2 ); thence N 00°00'00" W along the west line of the NW 1/4 NE 1/4 of said Section 19 a distance of 1326.42 feet to the N 1/4 corner of said Section 19 and point of beginning, containing 40.41 acres more or less.

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

**INTRODUCED** on first reading on the 1st day of March, 2000.

**ADOPTED** and ordered published this 5th day of April, 2000.

Attest:

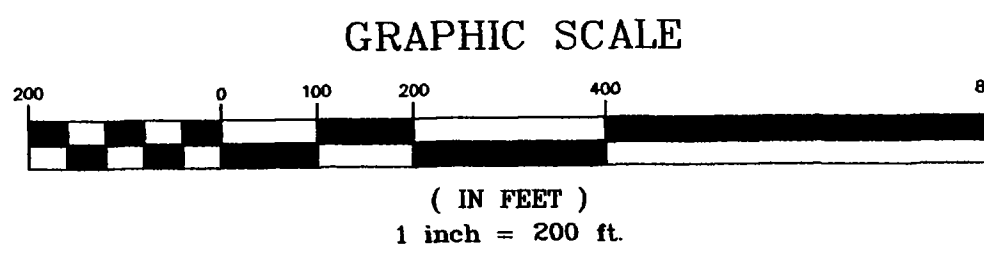
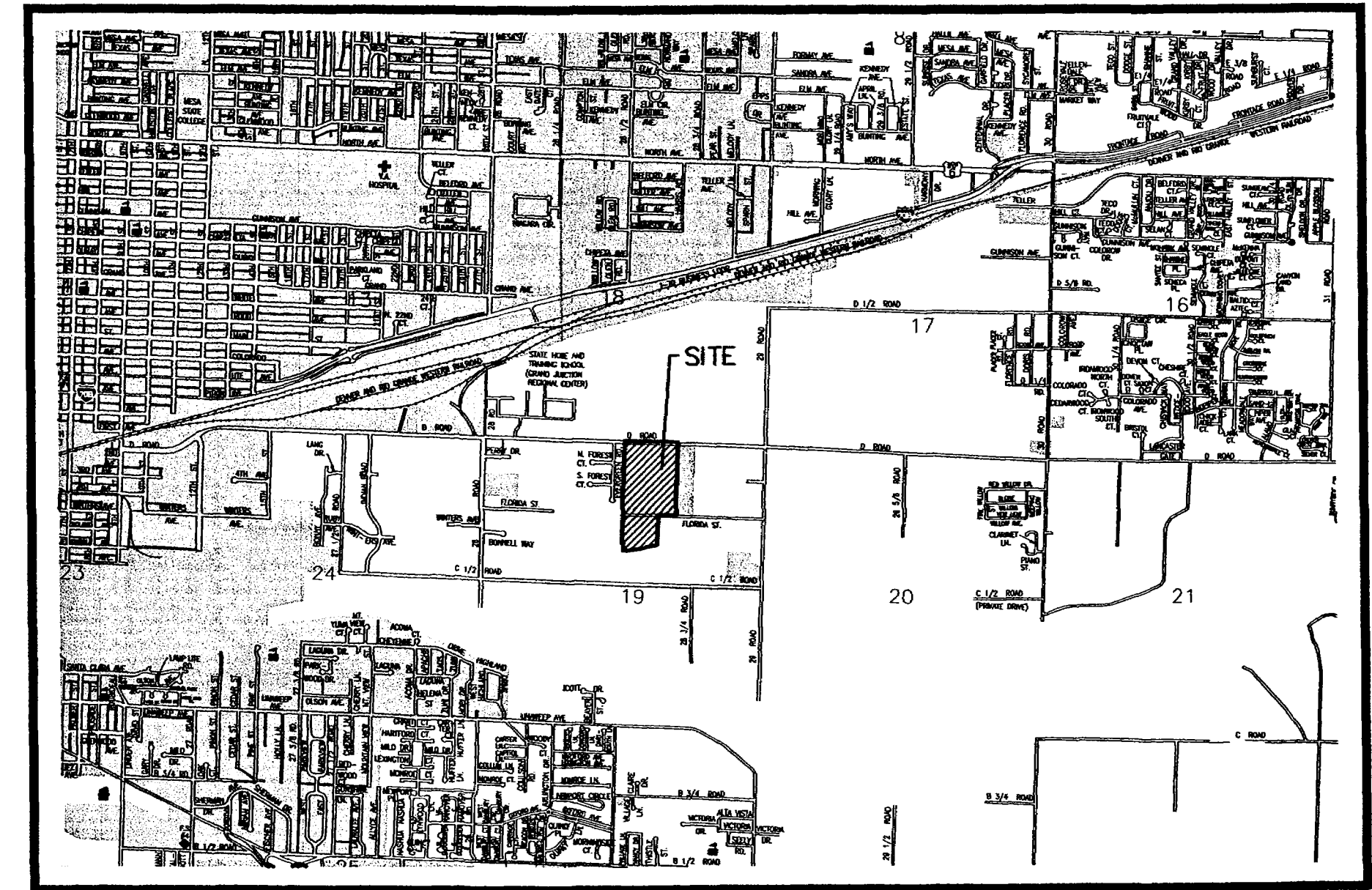
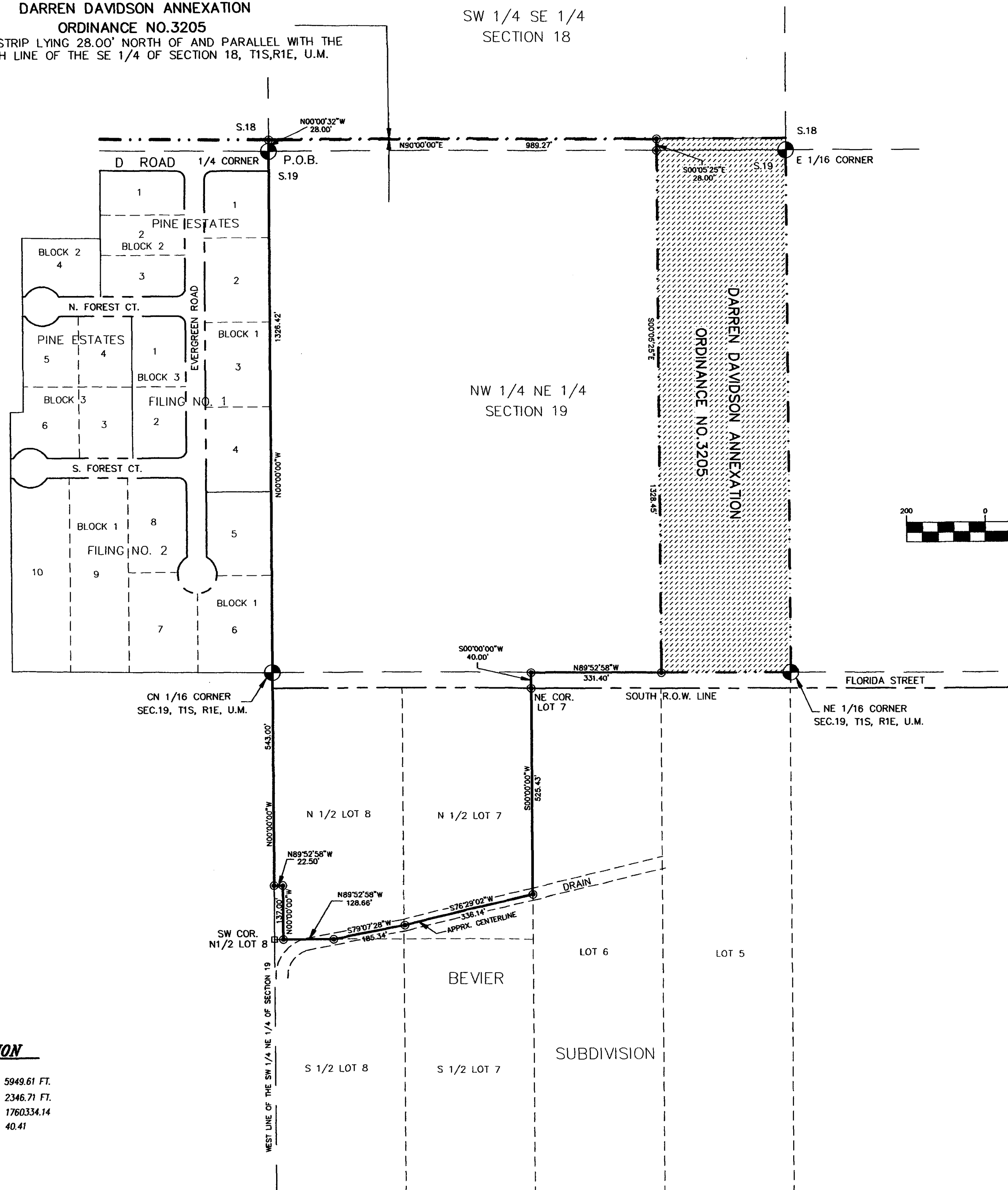
/s/ Gene Kinsey  
President of the Council

/s/ Stephanie Nye  
City Clerk

# WHITE WILLOWS ANNEXATION

SITUATE IN THE SE 1/4 OF SECTION 18 AND IN THE NE 1/4 OF SECTION 19  
 ALL IN TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN  
 COUNTY OF MESA, STATE OF COLORADO

DARREN DAVIDSON ANNEXATION  
 ORDINANCE NO. 3205  
 2.00' STRIP LYING 28.00' NORTH OF AND PARALLEL WITH THE  
 SOUTH LINE OF THE SE 1/4 OF SECTION 18, T1S, R1E, U.M.



### LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 of Section 18 and in the NE 1/4 of Section 19, all in Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the S 1/4 corner of Section 18; thence N 00°00'32" W along the west line of the SW 1/4 SE 1/4 of said Section 18 a distance of 28.00 feet to a point; thence N 90°00'00" E along a line 28.00 feet north of and parallel with the south line of said SW 1/4 SE 1/4 a distance of 989.27 feet to a point; thence leaving said line S 00°05'25" E a distance of 28.00 feet to a point on the south line of the SW 1/4 SE 1/4 of said Section 18; thence leaving said south line S 00°05'25" E a distance of 1328.45 feet to a point on the south line of the NW 1/4 NE 1/4 of Section 19; thence N 89°52'58" W along the south line of said NW 1/4 NE 1/4 a distance of 331.40 feet to a point; thence crossing Florida Street S 00°00'00" W a distance of 40.00 feet to the northeast corner of Lot 7 of Bever Subdivision; thence S 00°00'00" W along the east line of said Lot 7 a distance of 525.43 feet to the approximate centerline of a Drain; thence along said approximate centerline the following 2 courses:  
 1) S 76°29'02" W a distance of 336.14 feet;  
 2) S 79°07'28" W a distance of 185.34 feet to a point on the south line of the N 1/2 of Lot 8 of Bever Subdivision;  
 thence N 89°52'58" W along the south line of the N 1/2 of said Lot 8 a distance of 128.66 feet to a point; thence leaving said south line N 00°00'00" W a distance of 137.00 feet to a point; thence N 89°52'58" W a distance of 22.50 feet to a point on the west line of the SW 1/4 NE 1/4 of said Section 19; thence N 00°00'00" W along the west line of said SW 1/4 NE 1/4 a distance of 543.00 feet to the CN 1/16 corner of said Section 19 ( said CN 1/16 corner also being the southeast corner of Lot 6, Block 1 of Pine Estates Filing No. 2 ); thence N 00°00'00" W along the west line of the NW 1/4 NE 1/4 of said Section 19 a distance of 1326.42 feet to the N 1/4 corner of said Section 19 and point of beginning.

### AREA OF ANNEXATION

|                      |             |
|----------------------|-------------|
| ANNEXATION PERIMETER | 5949.61 FT. |
| CONTIGUOUS PERIMETER | 2346.71 FT. |
| AREA IN SQUARE FEET  | 1760334.14  |
| AREA IN ACRES        | 40.41       |

### 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. This constitutes a legal survey, and is not intended to be a means for establishing or verifying property boundaries.

Star R Pace  
 SENIOR REAL ESTATE TECHNICIAN, PLS 22580



ORDINANCE NO.  
 3242

EFFECTIVE DATE  
 MAY 7, 2000

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

WHITE WILLOWS ANNEXATION